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

CITY COMMISSION AGENDA

Regular Meeting - Tuesday, September 7, 2021 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from August 16, 2021 Regular Meeting

6. **PROCLAMATIONS**

   a. Recognition of Commissioner Rufus J. Alexander by Senator Gayle Harrell

   b. Hunger Action Month Proclamation

   c. Suicide Awareness Month Proclamation being received by Kathryn Hensley of New Horizons of the Treasure Coast.

   d. 211 HelpLine Celebrating 50 Years of Service and Suicide Prevention

7. **LETTERS TO COMMISSION**

a. Email from Suzanne and Christopher Widing, Trustees, Ocean Village expressing their appreciation for the diligence of everyone involved in the planning process of the clubhouse project.

b. Email from Greg Dettmer thanking the following Building Department staff for their great support while remodeling a bathroom: Amaris Gil, Ed Smith, Frank Reming, Paul Julin, John Sellers, and Kim West.

c. Email from Sarah Knull expressing her gratitude and appreciation to Detective Alexander Quiles for exceeding her expectations in tracking down and finding her daughter.

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

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

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

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $23,170.08 against 1201 Avenue H, Fort Pierce, FL, Parcel ID# 2404-442-0023-010/4 owned by Clarence Ingram, by waiving the interest, penalties and a portion of the administrative costs in the amount of $17,503.41, leaving a **balance due of $5,666.67 payable in 60 days**. The applicant is asking to waive all costs in the amount of $23,170.07 leaving a balance due of $0.00, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.

b. Approve request by staff to issue a Final Notice of Condemnation in regards to 515 N 14th Street, owned by Eugene Brown Jr, 2602 Essex Drive, Fort Pierce, FL 34946 for failure to comply with conditions outlined in Section 3 of Resolution 21-R25, adopted by the City Commission on May 3, 2021.

c. Approval of Johnson-Davis, Inc. SA No. 3, Change Order No. 1, in the amount of $12,003.20.

d. Approval of Cardno, Inc., Specific Authorization No. 1 in an amount not to exceed $157,880. These funds will cover costs associated with the engineering design and permitting of the Ohio Avenue Roadway Reconstruction project located between U.S. Highway One and S. 11th Street.

e. Approval of the most recent negotiated contract with the Teamsters Local 769 which was ratified on 08/24/2021.

f. Approval of Agreement between City of Fort Pierce and Skinny Labs, Inc. for an Electric Scooter Share Program for period of three (3) years.

g. Approval to award Bid No. 2021-025 for Sale of Surplus Property on North 14th Street (2404-814-0012-000-2) to the highest ranked respondent, Telco Investments.

h. Approval to award Bid No. 2021-025 for Sale of Surplus Property on 701 North 14th Street (2404-814-0013-000-9) to the highest ranked respondent, Telco Investments.

i. Approval to award Bid No. 2021-025 for Sale of Surplus Property on 606 North 14th Street (2404-813-0011-000-2) to the highest ranked respondent, JBM Properties.

j. Approval to take no action on Bid No. 2021-025 for Sale of Surplus Property on North 25th Street (2408-501-0066-000-6).

k. Approval to take no action on Bid No. 2021-025 for Sale of Surplus Property on North 25th Street (2408-501-0067-000-3).

l. Approve letter of appreciation to Dr. Sara Matthews for the many years of services provided to the City and its Animal Control program.

m. Approval to partner with Treasure Coast Food Bank to submit a Rebuild Florida Infrastructure Program grant for the construction of a new regional emergency food distribution facility.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 21-027 - Text Amendment to Chapter 125-321: Coastal Construction Control Line (CCCL) to remove the requirement for a Conditional Use approval for structures seaward of the CCCL.
SECOND READING

b. Legislative Hearing - Ordinance No. 21-028 creating Chapter 12, Section12-7 of the Code of Ordinances establishing proof of residency requirements for candidates seeking the office of commissioner and/or mayor-commissioner.
SECOND READING

c. Quasi-Judicial Hearing - Review and approval of an application for Conditional Use approval with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of racquet courts and court covering proposed seaward of the Coastal Construction Control Line (CCCL) at 2400 South Ocean Drive. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

d. Quasi-Judicial Hearing - Review and approval of applications for Site Plan (Development Review and Design Review) submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., to construct a 6,426 square foot clubhouse, with racquet courts, at 2400 South Ocean Drive. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

f. Legislative Hearing - Ordinance 21-031 amending the Comprehensive Plan to incorporate a Property Rights Element as required by Florida Statutes. FIRST READING

g. Legislative Hearing - Ordinance 21-032 establishing Mayor and Commission compensation by ordinance, and clarifying the method of changing compensation in the future. FIRST READING

h. Legislative Hearing - Ordinance 21-033 amending Chapter 2, Sec. 2-49 to modify the order of business of City Commission Meetings and amending Sec. 2-48 to address remote participation by City Commissioners at their meetings.
FIRST READING

i. Legislative Hearing - Ordinance 21-034 - extending the territorial limits of the City of Fort Pierce, to a property at or near 1701 Woodward Drive in Fort Pierce, Florida. FIRST READING

13. **CITY COMMISSION**

a. Resolution No. 21-R50 determining that the structure located at 513 N 18th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on October 4, 2021.

b. Submittal of applications to serve on the Fort Pierce Utilities Authority Board as an at-large member.

c. Submittal of applications to serve on the Fort Pierce Youth Advisory Committee.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

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

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

City Commission Regular Meeting - 6:00 pm **5. a.**

Meeting Date: 09/07/2021

Re: 08 16, 2021

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of Minutes from August 16, 2021 Regular Meeting

Attachments

08.16.2021

Form Review

Form Started By: Latoya Ransom Started On: 08/30/2021 11:11 AM

Final Approval Date: 08/30/2021

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:30 P.M. ON MONDAY, **AUGUST 17, 2020**

1. CALL TO ORDER

Mayor Hudson called the August 17, 2020 Regular Meeting of the City Commission to order at 6:30 PM.

2. OPENING PRAYER - Father Yves Geffrard, Notre Dame Catholic Mission

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

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

Commissioner Alexander was present by telephone.

5. APPROVAL OF MINUTES

a. Approval of Minutes from August 03, 2020 Regular Meeting.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve the minutes from the August 03, 2020 Regular Meeting.

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

Passed

6. **PROCLAMATIONS**

a. Women's Equality Day Proclamation being received by Linda Ford Gallup

7. **LETTERS TO COMMISSION**

a. Letter from Gilbert E. Hyatt, III, President & Qualifier and Gilbert E. Hyatt, IV, Vice President of Gil Hyatt Construction in appreciation of the consistently pleasant and professional conduct of the following employees of the Building Department: Elizabeth Beck, Cristobal Bossano, Guillenno Carbonell, Shaun Coss, Cesar Flores, Kevin Grant, Paul Julin, Susan Keller, Kristie Kirstein, Tim Little, Ed Roseberry, Ed Smith, Paul Thomas and Kim West.

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

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

Dennis Murphy, Item 11b.

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

10. MISCELLANEOUS REPORTS

a. Third Quarter Financial Report

Director of Finance Johnna Morris provided an overview of the FY20 Third Quarter Financial Report. Ms. Morris summarized the Fund Evaluation Report for the General, Marina, Solid Waste, Golf Course, Sunrise Theatre, and Building and Code Funds. Ms. Morris reported on the General Fund projected shortages and overages for FY19-20. The City of Fort Pierce will apply for reimbursement of costs associated with COVID-19 through the CARES Act. Ms. Morris included a summary report on the FPRA.

11. CONSENT AGENDA

a. Approval of Specific Authorization No. 2 to Culpepper & Terpening, Inc (C&T) in an amount not to exceed $62,970.00. Pending City Attorney approval.

b. Approval of request to reduce demolition fees in the amount of $38,241.68 against 2152 S Jenkins Road, Fort Pierce, FL, Parcel ID Number 2418-333-0002-000-6 owned by BGDN, LLC, 1820 Avenue K, Brooklyn, NY 11230. In accordance with previously established policy, staff recommends the approval to waive the costs for interest, penalties, and fees leaving a balance due of $21,827.00 payable in 30 days. However, applicant is requesting a waiver of all charges $38,241.68, which requires a direct vote by Commission.

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

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

Passed

12. PUBLIC HEARINGS

Any Public Comment on these items, if not being offered in person, should be submitted by noon on the day of the meeting using the Sworn Public Comment Form which is available on the city's website at: http://www.cityoffortpierce.com/DocumentCenter/View/8741/Sworn-Public-Comment-for-Public-Hearings

a. Presentation and Public Hearing for the 2019-2020 Community Development Block Grant (CDBG) Program with CARES Act (CV) Amendment

Grants Administration Manager Caleta Scott provided a presentation on the 2019 Action Plan which is the fourth of five years under the Consolidated Plan for program years 2016–2020. The plan is amended to include the CARES Act funding. The community is informed through public presentations, hearings, advertising, and social media. The original Action Plan includes economic development, public services, improvements to public facilities, owner-occupied housing rehabilitation assistance and neighborhood revitalization. The amendment includes expansion of the original plan to include the CARES Act funding for COVID-19 relief through small business grants, COVID-19 testing coordination, food distributions and relief supplies, emergency housing assistance, and program administration.

Mayor Linda Hudson opened the public hearing. Seeing no one, Mayor Hudson closed the public hearing.

b. Quasi-Judicial Hearing for a Conditional Use Approval for an elevated dune crossover seaward of the Coastal Construction Control Line (CCCL) at 618 S Ocean Drive for private beach access

City Clerk Linda Cox introduced the application for Conditional Use for an elevated dune crossover seaward of the Coastal Construction Line (CCCL) at 618 S. Ocean Drive for private beach access.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Peter Sweeney would read regarding Quasi-Judicial Hearings as they apply to all subsequent Quasi-Judicial Hearings tonight.

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence.

Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona - none.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk Linda Cox was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff presentation:
Planning Director Jennifer Hofmeister provided an overview of the proposed Conditional Use with New Construction of an elevated dune crossover seward of the CCCL located at 618 South Ocean Drive. Ms. Hofmeister presented slides showing the Future Land Use, Zoning and Site Plan to further describe the property. The Department of Environmental Protection has approved this plan for seaward construction. One Hundred Fifty-Five (155) notices were sent to adjacent property owners: four (4) returned in favor and four (4) in opposition. The Planning Board has recommended approval of this application.

Staff recommends approval subject to one (1) condition:
1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

Commission questions for Staff:
A similar dune crossover at an adjacent property was approved by the City Commission last year.

Applicant presentation:
Lois Edwards, with RD Environmental Consultants as Applicant Representative, sworn was present and available to answer any questions.

Commission questions for Applicant: None.

Public comment: None.

Mayor Hudson closed the public hearing.

Comments by the City Commission: None.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Item 12b with staff conditions.

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

Passed

c. Quasi-Judicial Hearing for a Conditional Use Approval with no new construction for a Vacation Rental located at 1361 Binney Drive submitted by the applicant, Michelle Longarzo, for the property owner, Dana France.

City Clerk Linda Cox introduced the application for Conditional Use with no new construction for a Vacation Rental located at 1361 Binney Drive, submitted by the applicant, Michelle Longarzo, for the property owner, Dana France.

Mayor Hudson called the public hearing to order and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeney has read the legal requirements into the record.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - none.
Commissioner Perona – yes.
Commissioner Sessions - none.
Mayor Hudson – none.

Mayor Linda Hudson opened the public hearing.

City Clerk Linda Cox was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff presentation:
Planning Director Jennifer Hofmeister provided an overview of the proposed application for Conditional Use with no new construction for a vacation rental located at 1361 Binney Drive. Ms. Hofmeister provided slides showing the location, future land use and zoning maps. The applicant is seeking approval to operate a vacation rental offering lodging for less than six (6) months with a minimum rental period of two (2) days.

One hundred thirty (130) notifications were mailed to adjacent property owners with two (2) returned in favor and fifteen (15) opposed. Planning Board recommends approval.

Staff recommends approval subject to six (6) conditions:
1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4) There shall be a limitation of no more than no two (2) vehicles per unit.
5) The City of Fort Pierce Business Tax License number shall be included on all advertising.
6) Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

Commission questions for Staff:
Commissioner Perona inquired about the reason for opposition by neighbors. Ms. Hofmeister stated that most of the notifications returned in opposition were out of concern for a potential change of character for the neighborhood.
Commissioner Johnson inquired about the driveway apron along Binney Drive. Ms. Hofmeister stated that driveways must meet the standard conditions of the City Engineering requirements including the apron. Mr. Mimms added that the property owner is responsible for the maintenance of their driveway and apron up to the connection to a city roadway.

Applicant presentation:
Michelle Longarzo, Applicant Representative, sworn was present. Ms. Longarzo is concerned with consistency in approvals and conditions and, objects to any condition being required regarding the driveway and does not feel an applicant should be responsible for paying fees or costs for the notification mail to neighboring property owners. Ms. Longarzo referred to Opine 179 regarding conditional use permits and does not agree that a vacation rental is a substantial change of use. Ms. Longarzo further stated that vacation rental owners are protected under Hale vs. Hinkle and that under informal Opine 8079 sprinklers and other conditions should not be imposed.

Dana France, Applicant, sworn, was present. Ms. France purchased the property approximately two years ago and has invested a lot of money into improving this property which in turn, has improved the City of Fort Pierce by enhancing tourism. Ms. France does not agree with adding a sidewalk because there is one across the street.

Commission questions for Applicant: None.

Public comment: None

Mayor Hudson closed the public hearing.

Comments by the City Commission:
Commissioner Perona inquired of the City Attorney if the City of Fort Pierce has the authority to impose these conditions on this application. City Attorney Peter Sweeney stated that there is provision that is "in the best interest of the community" for any condition as long as it is reasonably tailored to what the conditional use is. Ms. Hofmeister stated that there is a driveway provision, and this is a "conditional use" and not permitted by right. The State of Florida regulates the duration and location of vacation rentals. The city can impose conditions that are in the best interest of the health, welfare and safety of the city.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Item 12c with staff conditions except that condition 6 is substituted with "The Property Owner will construct a driveway apron" consistent with City Code instead of the sidewalk condition.

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

d. Quasi-Judicial Hearing for a Conditional Use Approval with no new construction for a Vacation Rental located at 1218 S. 11th Street submitted by the applicant, Michelle Longarzo, for the property owner, Raul Arenas.

City Clerk Linda Cox introduced the application for Conditional Use with no new construction for a Vacation Rental located at 1218 S. 11th Street submitted by the applicant, Michelle Longarzo, for the property owner, Raul Arenas.

Mayor Hudson called the public hearing to order and reminded the Commission and Public that this proceeding is a Quasi-Judicial Hearing and that City Attorney Peter Sweeney has read the legal requirements into the record.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Alexander - none.
Commissioner Johnson - yes.
Commissioner Perona - yes.
Commissioner Sessions - yes.
Mayor Hudson – yes.

Mayor Linda Hudson opened the public hearing.

City Clerk Linda Cox was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff presentation:
Planning Director Jennifer Hofmeister provided an overview of the proposed application for Conditional Use with no new construction for a vacation rental located at 1218 S. 11th Street. Ms. Hofmeister provided slides showing the location, future land use and zoning maps. The applicant is seeking approval to operate a vacation rental offering lodging for less than six (6) months with a minimum rental period of two (2) days.

Sixty-five (65) notifications were mailed to adjacent property owners with zero (0) returned in favor and one (1) opposed. Planning Board recommends approval.

Staff recommends approval subject to five (5) conditions:
1) The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2) Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3) The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4) There shall be a limitation of no more than no two (2) vehicles at the site.
5) The City of Fort Pierce Business Tax License number shall be included on all advertising.

Commission questions for Staff: None.

Applicant questions for Staff:
Michelle Longarzo, Applicant Representative, sworn objects to condition 4 regarding the number of vehicles allowed on site. Ms. Hofmeister explained that this is a condition imposed by the Planning Board with the support of the City Commission and was added as a standard condition to single family homes.

Applicant presentation:
Michelle Longarzo, Applicant Representative, sworn was present. Ms. Longarzo reiterated her opposition to condition 4 regarding the number of vehicles per site. Ms. Longarzo stated the property owner will comply with conditions 1, 2, 3, and 5 and remains opposed to condition 4. Ms. Longarzo does not feel home rule applies. Ms. Longarzo read into the record a term from binding arbitration Opine 179 as well as the informal interpretation Opine 8079 regarding constitutional use of property.

Commission questions for Applicant:
Commissioner Johnson explained that stormwater holding is different for commercial transient business such as hotels. Bringing transient traffic to a single-family residence can possibly affect the health, safety and welfare of neighboring residences.

Public comment:
City Clerk Linda Cox read a sworn statement in opposition of the application based on safety concerns from Michael and Pamela Culley into the record.
Mike Menard, sworn, opposed to the application. As a licensed architect, he indicated that based upon the floor plan provided, the bathroom size and fire alarm locations appear to be inconsistent with the Florida Building Code.
Luca Fontaine Bradley, sworn, opposed to the application based upon traffic concerns.
Kia Fontaine, sworn, opposed to the application based upon a change to the neighborhood character.
Michelle Longarzo, sworn, supports application.

Mayor Hudson closed the public hearing.

Comments by the City Commission:
Mayor Hudson participates in a civics discussion with students at Dan McCarty Middle School. The students have raised concerns about having to walk along 11th Street in the road because there are no sidewalks. Mayor Hudson agrees that having transient traffic would not be appropriate at this location. Commissioner Perona is concerned that the floor plan submitted by the applicant has a discrepancy with the floor plan on the St. Lucie County Tax Assessor's record. If a three-bedroom home was modified to four bedrooms and it was not properly permitted, the inhabitants are at risk for their health, safety, and welfare. Commissioner Alexander is concerned with public safety if automobiles need to be parked on the street because the driveway is inadequate to accommodate the number of visitors

City Attorney Peter Sweeney explained that the City of Fort Pierce has a valid ordinance regarding vacation rentals. The ordinance has not been declared unconstitutional or illegal. State legislation prevents a municipality from regulating duration or location of a vacation rental.

Commissioner Johnson heard competent substantial evidence in the public comment from a professional with first-hand knowledge of the neighborhood regarding the health, safety, and welfare of the public.

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Thomas Perona to disapprove Item 12d.

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

Passed

e. Legislative Hearing - Ordinance 20-016 Establishing the Bent Creek Community Development District. SECOND READING

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

ORDINANCE NO. 20-016
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing.

Mr. Brian Nolan, Applicant Representative, sworn, was present. It is the developer's intention to move forward with the streetscape and light bank planning for the existing and future phases. Mr. Nolan further stated that existing homeowners and HOA's will not be assessed any fees associated with the Community Development District (CDD).

Seeing no one, Mayor Hudson closed the Public Hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Ordinance 20-016.

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

NAY: Commissioner Jeremiah Johnson

Passed

f. Legislative Hearing - Ordinance 20-019 adopting 2020 Fort Pierce Redevelopment Plan Update and providing for an extension of operational timeframe. SECOND READING

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

ORDINANCE NO. 20-019
AN ORDINANCE OF THE CITY OF FORT PIERCE, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN UPDATE FOR THE FORT PIERCE REDEVELOPMENT AGENCY; PROVIDING FOR AN EXTENSION OF THE COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME, PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT. SECOND READING

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance 20-019.

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

Passed

g. Legislative Hearing - Ordinance 20-008 amending the City's Comprehensive Plan to include revisions to the Future Land Use Element Subsection B, Commercial, to require the uses within the Central Business District (CBD) to have mixed-uses which may include commercial / retail, allow for single-family residential as part of those mixed-use developments, expand the range of office and retail uses which may be permissible. SECOND READING

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

ORDINANCE NO. 20-008
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE CITY'S COMPREHENSIVE PLAN TO INCLUDE REVISIONS TO THE FUTURE LAND USE ELEMENT SUBSECTION B, COMMERCIAL, TO REQUIRE THE USES WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) TO HAVE MIXED USES WHICH MAY INCLUDE COMMERCIAL / RETAIL, ALLOW FOR SINGLE-FAMILY RESIDENTIAL AS PART OF THOSE MIXED-USE DEVELOPMENTS, EXPAND THE RANGE OF OFFICE AND RETAIL USES WHICH MAY BE PERMISSIBLE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance 20-008.

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

Passed

h. Legislative Hearing - Ordinance 20-009 changing the home occupation use in the Central Commercial (C-4) zoning district from a prohibited use to a conditional use; permitting mixed uses to be constructed as individual buildings or developments in the Central Commercial (C-4) zoning district, both vertically and horizontally; changing duplex, detached house, and townhouse uses in the Central Commercial (C-4) zoning district from prohibited uses to conditional uses; defining the utilization of home occupations located on parcels within the central business district (CBD) Future Land Use designation. SECOND READING

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

ORDINANCE NO. 20-009
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, RELATING TO BASIC ZONING DISTRICTS, ALLOWED USES, AND SUPPLEMENTARY REGULATIONS, CHANGING THE HOME OCCUPATION USE IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM A PROHIBITED USE TO A CONDITIONAL USE; PERMITTING MIXED USES TO BE CONSTRUCTED AS INDIVIDUAL BUILDINGS OR DEVELOPMENTS IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT, BOTH VERTICALLY AND HORIZONTALLY; CHANGING DUPLEX, DETACHED HOUSE, AND TOWNHOUSE USES IN THE CENTRAL COMMERCIAL (C-4) ZONING DISTRICT FROM PROHIBITED USES TO CONDITIONAL USES; DEFINING THE UTILIZATION OF HOME OCCUPATIONS LOCATED ON PARCELS WITHIN THE CENTRAL BUSINESS DISTRICT (CBD) FUTURE LAND USE DESIGNATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Rufus Alexander to approve Ordinance 20-009.

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

Passed

i. Legislative Hearing - Ordinance 20-011 seeking a Future Land Use Map Amendment for eight (8) properties generally located at or near 322 North 2nd Street from Industrial (I) to Central Business District (CBD). SECOND READING

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

ORDINANCE NO. 20-011
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; FUTURE LAND USE MAP AMENDMENT FOR EIGHT (8) PROPERTIES GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET FROM INDUSTRIAL (I) TO CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance 20-011.

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

Passed

j. Legislative Hearing - Ordinance 20-017 abandoning all City right-of-way passing through or lying within two parcels of land bound By A.E. Backus Avenue to the north, North Indian River Drive to the east, Avenue B to the south, and North 2nd Street to the west. SECOND READING

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

ORDINANCE NO. 20-017
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING ALL CITY RIGHT-OF-WAY PASSING THROUGH OR LYING WITHIN TWO PARCELS OF LAND BOUND BY A.E. BACKUS AVENUE TO THE NORTH, NORTH INDIAN RIVER DRIVE TO THE EAST, AVENUE B TO THE SOUTH, AND NORTH 2ND STREET TO THE WEST, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING.

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

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Jeremiah Johnson to approve Ordinance 20-017.

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

Passed

k. Legislative Hearing - Ordinance 20-018 abandoning a portion of the Avenue B right-of-way, bound by A.E. Backus Avenue to the north, North 2nd Street to the east, Avenue A to the south, and the FEC Railroad to the west. SECOND READING

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

ORDINANCE NO. 20-018
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ABANDONING A PORTION OF THE AVENUE B RIGHT-OF-WAY, BOUND BY A.E. BACKUS AVENUE TO THE NORTH; NORTH 2ND STREET TO THE EAST, AVENUE A TO THE SOUTH, AND THE FEC RAILROAD TO THE WEST; BEING APPROXIMATELY 65.00 FEET WIDE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to approve Ordinance 20-018.

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

Passed

l. Legislative Hearing - Ordinance 20-012 rezoning ten (10) properties generally located at or near 322 North 2nd Street from Light Industrial (I-1) for eight (8) parcels and Central Commercial (C-4) for two (2) parcels to Planned Development (PD). SECOND READING

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

ORDINANCE NO. 20-012
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; REZONING TEN (10) PROPERTIES GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET FROM LIGHT INDUSTRIAL (I-1) FOR EIGHT (8) PARCELS AND CENTRAL COMMERCIAL (C-4) FOR TWO (2) PARCELS TO PLANNED DEVELOPMENT (PD); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance 20-012.

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

Passed

m. Legislative Hearing - Ordinance 20-021 - extending the territorial limits of the City of Fort Pierce, to include a 1.50 acre unaddressed parcel abutting 3280 South 25th Street in Fort Pierce, Florida. FIRST READING

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

ORDINANCE NO. 20-021
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE A 1.50 ACRE UNADDRESSED PARCEL ABUTTING 3280 SOUTH 25TH STREET IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Planner Brandon Creagan provided an overview of the proposed ordinance for the annexation of a parcel attached to 3280 South 25th Street. Mr. Creagan provided a Site Aerial Map, Future Land Use Map and Zoning Map to

further identify the parcel. As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends approval with the Future Land Use Designation of RL and Zoning of R-1.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Reginald Sessions to approve Ordinance 20-021.

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

Passed

13. CITY COMMISSION

a. Resolution No. 20-R38 establishing Community Response Department fees.

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

RESOLUTION NO. 20-R38
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING ANIMAL CONTROL FEES, TEMPORARY SIGN PERMIT FEE, AND CODE ENFORCEMENT ADMINISTRATION FEES; AND PROVIDING FOR AN EFFECTIVE DATE

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Reginald Sessions to approve Resolution 20-R38.

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

Passed

b. Resolution 20-R39 appointing a member to the Planning Board.

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

RESOLUTION NO. 20-R39
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox advised the City Commission that this at-large seat was held by Mr. O'Connell who is not seeking re-appointment. Ballots were distributed to the City Commission

Commissioner Alexander –	Marcia Baker
Commissioner Johnson –	Al Bernetti
Commissioner Perona –	Marcia Baker
Commissioner Sessions –	Marcia Baker
Mayor Hudson -	Al Bernetti

Motion was made by Commissioner Reginald Sessions, seconded by Commissioner Rufus Alexander to approve Resolution 20-R39 and appoint Marcia Baker, At Large to the City of Fort Pierce Planning Board.

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

Passed

c. Discussion and/or direction regarding the Mayor and Commission appointees to the Police Community Advisory Committee that have terms expiring on 9/3/2020; will members be reappointed or shall we seek additional applications.

Mayor and Commission appointees to the Police Community Advisory Committee have terms which are set to expire on September 03, 2020. A resolution for appointment or reappointment will be made at the next meeting.

14. COMMENTS FROM THE PUBLIC

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

Tim Gunther
Michelle Longarzo

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms has provided the City Commission with the City Manager COVID-19 update. At the food and school supplies distribution at Percy Peek Gymnasium, one randomly selected family was given a brand-new laptop computer. We have had wonderful community collaboration with our partners. It was a rewarding experience for the employee's and volunteers to bring joy to the children and families of our community. The City of Fort Pierce will continue to be conservative and are aiming to meet all the strategic objectives.

City Attorney Peter Sweeney had no further comments.

City Clerk Linda Cox provided the following Budget Hearing dates: September 14, 2020. The First Reading will be September 21, 2020, and the Second Reading will be at a special meeting on September 28, 2020. Ms. Cox reminded the City Commission that starting in September the new times for the City Commission meetings will come into effect.

16. COMMENTS FROM THE COMMISSION

Commissioner Alexander is concerned that people are not social distancing or wearing their masks in public despite the facial mask mandate.

Commissioner Perona mentioned that school starts next week, be safe everyone. Please vote!

Commissioner Sessions Please vote!

Commissioner Johnson stated that there are many opportunities with the CARES Act Funding. Human Resources for St. Lucie County has had some creative programs including information technology such as Microsoft Teams.

Mayor Hudson reported that the Florida League of Cities had it's first virtual General Session. Councilwoman Jolien Caraballo from Port St. Lucie was elected as the Second Vice President who is the first person from the Treasure Coast to be elected to office in the Florida League of Cities. Tomorrow is the day that the Tennessee Legislature ratified the 19th Amendment 100 years ago to allow women the right to vote. Please exercise your right to vote! Please complete your Census. The Census due at the end of September is extremely important for the community.

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at **9:49PM**

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 6:00 pm **6. a.**

Meeting Date: 09/07/2021

Re:

SUBJECT:

Recognition of Commissioner Rufus J. Alexander by Senator Gayle Harrell

Form Review

Form Started By: Linda Cox Started On: 08/30/2021 05:07 PM

Final Approval Date: 08/30/2021

City Commission Regular Meeting - 6:00 pm **6. b.**

Meeting Date: 09/07/2021

Re: Hunger Action Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Hunger Action Month Proclamation

Attachments

Hunger Action Month Proclamation

Form Review

Form Started By: Miriam Garcia Started On: 08/11/2021 04:02 PM

Final Approval Date: 08/11/2021

WHEREAS, hunger and poverty remain issues of grave concern in the United States, the State of Florida, the Treasure Coast, and the City of Ft. Pierce, with 49,932 children and adults in St. Lucie County now categorized as food insecure; and

WHEREAS, the City of Ft. Pierce is committed to taking steps to raise awareness about the need to combat hunger in every part of our City and to provide additional resources that the citizens of Ft. Pierce need; and

WHEREAS, the City of Ft. Pierce is committed to working with the Treasure Coast Food Bank in mobilizing people about the role and importance of food banks and other hunger relief organizations in addressing hunger and bringing attention to the need to devote more resources and attention to hunger issues; and

WHEREAS, food banks and hunger relief organizations across the country, including the Treasure Coast Food Bank, coordinated Hunger Action Day® on September 17, 2021 and will continue to host numerous events throughout the month of September to shed light on this important issue and encourage involvement in efforts to end hunger in their local community.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of September as:

Hunger Action Month

in the City of Fort Pierce and call this observance to the attention of our citizens.

.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 7th day of September 2021.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 6:00 pm **6. c.**

Meeting Date: 09/07/2021

Re: Suicide Prevention Awareness Month

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Suicide Awareness Month Proclamation being received by Kathryn Hensley of New Horizons of the Treasure Coast.

Attachments

Suicide Prevention Awareness Month

Form Review

Form Started By: Miriam Garcia Started On: 08/11/2021 04:06 PM

Final Approval Date: 08/11/2021

WHEREAS, September is National Suicide Prevention Awareness Month, which directs the community's attention to this public health epidemic destroying lives, whole families and sometimes entire communities; and

WHEREAS, suicide rates on the Treasure Coast and in Okeechobee were increasing in the first half of 2021 according to our Medical Examiner's Office; and,

WHEREAS, there were nearly two and a half times as many suicides (47,511) in the United States as there were homicides (19,141); and

WHEREAS, for every completed suicide in 2019, there were 29.05 attempts at suicide; and

WHEREAS, as the second leading cause of death for ages 10–34 and the fourth leading cause for ages 35–54, suicide is a major contributor to premature mortality; and

WHEREAS, suicide is the only type of death that is 100% preventable; and by offering the public education, data, support, and services we as a community have taken a step toward preventing another suicide by our residents; and

WHEREAS, we are honored to be part of the healing process, raising awareness for and support of those affected by suicide by offering supporting services addressing mental health illnesses and drug and alcohol addiction.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim the month of September as:

Suicide Prevention Awareness Month

in the City of Fort Pierce and urge our residents to learn how they may help because Suicide Prevention is everyone's business.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 7th day of September 2021.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 6:00 pm **6. d.**

Meeting Date: 09/07/2021

Re: 211 Helpline

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

211 HelpLine Celebrating 50 Years of Service and Suicide Prevention

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

211 Helpline

Form Review

Form Started By: Miriam Garcia Started On: 08/31/2021 09:13 AM

Final Approval Date: 08/31/2021

WHEREAS, responding to over 3 million requests for help since 1971, 2-1-1 HelpLine is a free, trusted, and confidential lifeline for people of all ages who are struggling, feeling overwhelmed, and don't know where to turn for help; and

WHEREAS, 2-1-1 HelpLine's highly trained staff handled 11,000 requests for help from St. Lucie County residents during its fiscal year with over 3,200 residents who requested help with their mental health and addictions, and of these 182 people were suicidal or had suicide concerns. 2-1-1 HelpLine provides crisis support, suicide prevention and help finding community resources and services 24/7. Additionally, 2-1-1 provides programming to support our most vulnerable populations. We proudly say "Help Starts Here" whether in times of personal struggle or disaster we are here to help everyone, especially when there may be no one else to answer the call and

WHEREAS, over the last year this has never been proven truer, as inquires to our helpline and website have doubled and at points tripled from years past due to the COVID-19 pandemic, with suicidal calls increasing; and

WHEREAS, 2-1-1 HelpLine is that central access point providing individuals and families with guidance and crisis support via telephone or text any time of day or night; and

WHEREAS, 2-1-1 HelpLine is also the regional responder for the National Suicide Prevention Lifeline (1-800-273-TALK). 2-1-1 staff work 24 hours a day to prevent suicide loss of life with a daily average of 126 mental health/crisis calls & contacts with 10 callers with concerns of suicide daily.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby extend recognition to

2-1-1 Helpline

for celebrating 50 years of service, and front-line Suicide Prevention and urge all citizens to be aware of the only telephone number they need to know to access information on 1600 agency providers with wide-ranging programs and services throughout our area.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 7th day of September 2021.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 6:00 pm **7. a.**

Meeting Date: 09/07/2021

Re: Email from Christopher Widing

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Suzanne and Christopher Widing, Trustees, Ocean Village expressing their appreciation for the diligence of everyone involved in the planning process of the clubhouse project.

Attachments

Email from Christopher Widing

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/17/2021 02:26 PM

Form Started By: Jennifer Robinson Started On: 08/17/2021 01:53 PM

Final Approval Date: 08/17/2021

From: Christopher Widing <cgwiding@sbcglobal.net>
Sent: Wednesday, August 11, 2021 6:54 PM
To: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Cc: Widing, Suzie <smwiding@sbcglobal.net>; jdobbinmd@gmail.com; eileen-emory@msn.com; Joan Smith <smithjmje@gmail.com>
Subject: Ocean Village Proposed Clubhouse Agenda Item on Monday 8.16.2021

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

Dear Ms. Gilmore,
Your communication has been a long time coming. We went to the Fort Pierce Planning Department site and studied the lengthy application and supporting documents and could not be more excited for the city commissioners to approve this long overdue amenity to Ocean Village. We were impressed with the thoroughness of the agencies and planning firms involved in the package of material.

This has been an almost generational labor of love from dedicated Ocean Village residents to bring the sorely needed and well planned clubhouse project to the city commission for approval. It is encouraging that your department has seen fit to recommend passage.

We will be traveling and unable to attend the Monday meeting. Please share this letter of support as you see fit.

Sincerely,
Suzanne and Christopher Widing, Trustees
2400 S. Ocean Dr. 8100-B
Fort Pierce, Florida 34949
614.440.2625

Sent from Mail for Windows

City Commission Regular Meeting - 6:00 pm **7. b.**

Meeting Date: 09/07/2021

Re: Email from Greg Dettmer

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Greg Dettmer thanking the following Building Department staff for their great support while remodeling a bathroom: Amaris Gil, Ed Smith, Frank Reming, Paul Julin, John Sellers, and Kim West.

Attachments

Email from Greg Dettmer

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/17/2021 02:26 PM

Form Started By: Jennifer Robinson Started On: 08/17/2021 01:47 PM

Final Approval Date: 08/17/2021

From: Greg Dettmer <gdettmer2018@gmail.com>
Sent: Monday, August 16, 2021 12:58:38 PM
To: Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Building Department - Thank You

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

From: Greg Dettmer <gdettmer2018@gmail.com>
Date: August 16, 2021 at 11:50:01 AM EDT
To: pthomas@cityoffortpierce.com
Cc: nimms@cityoffortpierce.com
Subject: Building Department - Thank You

Dear Mr Thomas,

I would just like to thank your department for their great support regarding my building permit number 20-2044.

Over the past year, we have been remodeling a bathroom and we have had the opportunity to interact numerous times with 6 ifferent members of your department.

- Aramis Gil
- Ed Smith
- Frank Remling
- Paul Julin
- John Sellers
- Kim West

Your team members were always professional, polite, and helpful. Considering the past year includes Covid lockdowns, assorted shortages and closures (stressful things for everyone), it makes your teams performance that much better.

So much thanks again to your Team.

Sincerely,

Greg Dettmer

City Commission Regular Meeting - 6:00 pm **7. c.**

Meeting Date: 09/07/2021

Re: Email from Sarah Null

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Sarah Knull expressing her gratitude and appreciation to Detective Alexander Quiles for exceeding her expectations in tracking down and finding her daughter.

Attachments

Email from Sarah Nutt

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:21 PM
City Manager	Nick Mimms	08/27/2021 12:22 PM

Form Started By: Jennifer Robinson Started On: 08/24/2021 09:10 AM

Final Approval Date: 08/27/2021

From: Linda Hudson <LHudson@cityoffortpierce.com>
Sent: Monday, August 23, 2021 5:17 PM
To: sarah nutt
Cc: Nick Mimms; Diane Hobley-Burney
Subject: Re: Det Quiles

Thank you for sharing this with me. I so appreciate hearing positive words about our city staff, and especially our police officers. I know how hard they work and their dedication to doing the right thing. It's wonderful when someone else notices and writes about it. Good luck to you and your daughter.

Get Outlook for iOS

From: sarah nutt <nuttsarah@me.com>
Sent: Monday, August 23, 2021 4:53:32 PM
To: Linda Hudson <LHudson@cityoffortpierce.com>
Subject: Det Quiles

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

Hi,

My name is Sarah, my daughter came to FL for drug treatment. She has a mental illness and walked away from the facility that was trying to help her. I reached out to the Ft. Pierce Police Station and was luckily transferred to Detective Alexander Quiles. I was worried that no one would look for my daughter considering the circumstances. Detective Quiles went above and beyond what I ever expected. He followed up on leads I had in real time. He located her and convinced her to check herself into the hospital. We are working on getting her home. I can't thank Detective Quiles enough. Thank you for having such caring detectives.

Thank you,
Sarah Nutt
(501)786-0928

City Commission Regular Meeting - 6:00 pm **11. a.**

Meeting Date: 09/07/2021

Re: 1201 Avenue H - Lot Clearing Reduction

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

SUBJECT:

Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $23,170.08 against 1201 Avenue H, Fort Pierce, FL, Parcel ID# 2404-442-0023-010/4 owned by Clarence Ingram, by waiving the interest, penalties and a portion of the administrative costs in the amount of $17,503.41, leaving a **balance due of $5,666.67 payable in 60 days**. The applicant is asking to waive all costs in the amount of $23,170.07 leaving a balance due of $0.00, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.

SUMMARY:

Request by applicant to waive all costs including City incurred charges, administrative fees, interest and penalties in the amount of $23,170.08.

RECOMMENDATION:

Staff recommends waiving the interest, penalties and a portion of the administrative costs in the amount of $17,503.41, leaving a balance due of $5,666.67 payable in 60 days. Included in this recommendation is retaining $560.00 of the administration fees to cover the recording fees.

28 cases = $280.00 recording fees for recording original lien and $280.00 recording fees for recording release of lien.

ALTERNATIVES:

Approve the applicant's request.
Determine an alternate amount.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Finance Department

Fiscal Impact

OTHER INFORMATION:

$5,666.67 to the general fund.

Attachments

Code Enforcement History
Property ID Card
Reduction Request
Financial Report

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/17/2021 02:24 PM

Form Started By: Peggy Arraiz
Started On: 08/09/2021 10:41 AM
Final Approval Date: 08/17/2021

2404-442-0023-010/4
1201 AVENUE H FT PIERCE FL 34950

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
90-00000380	LOT CLEARING	5/30/90	INVOLUNTARY COMPLIANCE	0/00/00
90-00001953	LOT CLEARING	11/15/90	IN COMPLIANCE	0/00/00
91-00001208	LOT CLEARING	6/05/91	INVOLUNTARY COMPLIANCE	0/00/00
91-00002322	LOT CLEARING	10/07/91	INVOLUNTARY COMPLIANCE	0/00/00
92-00000622	LOT CLEARING	4/20/92	IN COMPLIANCE	0/00/00
92-00001462	LOT CLEARING	8/17/92	VOIDED	0/00/00
92-00001900	LOT CLEARING	10/22/92	IN COMPLIANCE	11/20/92
93-00000079	LOT CLEARING	1/25/93	INVOLUNTARY COMPLIANCE	4/26/93
93-00000610	LOT CLEARING	6/09/93	INVOLUNTARY COMPLIANCE	11/12/93
93-00001817	LOT CLEARING	11/10/93	INVOLUNTARY COMPLIANCE	6/15/94
94-00000509	LOT CLEARING	3/24/94	INVOLUNTARY COMPLIANCE	6/16/94
94-00001086	LOT CLEARING	6/28/94	INVOLUNTARY COMPLIANCE	11/03/94
94-00001851	LOT CLEARING	11/02/94	INVOLUNTARY COMPLIANCE	3/15/95
95-00000749	LOT CLEARING	3/09/95	INVOLUNTARY COMPLIANCE	8/03/95
95-00002033	LOT CLEARING	8/02/95	INVOLUNTARY COMPLIANCE	11/30/95
96-00000678	LOT CLEARING	3/19/96	INVOLUNTARY COMPLIANCE	9/17/96
96-00006243	LOT CLEARING	11/01/96	VOIDED	12/20/96
96-00006413	LOT CLEARING	11/06/96	INVOLUNTARY COMPLIANCE	12/30/96
97-00001683	LOT CLEARING	3/29/97	IN COMPLIANCE	7/21/21
97-00003541	LOT CLEARING	7/02/97	INVOLUNTARY COMPLIANCE	9/12/97
97-00005406	MISC. COMPLAINTS	9/07/97	IN COMPLIANCE	9/16/97
97-00005648	LOT CLEARING	9/13/97	INVOLUNTARY COMPLIANCE	10/13/97
97-00007485	MISC. COMPLAINTS	10/24/97	IN COMPLIANCE	11/10/97
97-00008305	LOT CLEARING	11/21/97	INVOLUNTARY COMPLIANCE	2/03/98
98-00001230	LOT CLEARING	2/12/98	INVOLUNTARY COMPLIANCE	7/21/21
98-00004132	LOT CLEARING	6/05/98	IN COMPLIANCE	7/21/21
98-00005158	LOT CLEARING	7/27/98	INVOLUNTARY COMPLIANCE	9/10/98
98-00006182	LOT CLEARING	9/16/98	INVOLUNTARY COMPLIANCE	10/27/98
98-00007739	LOT CLEARING	12/10/98	INVOLUNTARY COMPLIANCE	2/25/99
99-00000440	LOT CLEARING	1/31/99	INVOLUNTARY COMPLIANCE	7/21/21
99-00001754	LOT CLEARING	4/21/99	INVOLUNTARY COMPLIANCE	6/14/99
99-00003281	LOT CLEARING	7/20/99	INVOLUNTARY COMPLIANCE	10/14/99
99-00005431	LOT CLEARING	10/18/99	INVOLUNTARY COMPLIANCE	7/21/21
00-00000516	LOT CLEARING	1/28/00	INVOLUNTARY COMPLIANCE	3/07/00
00-00002724	LOT CLEARING	5/16/00	INVOLUNTARY COMPLIANCE	7/21/21
00-00004652	LOT CLEARING	8/01/00	INVOLUNTARY COMPLIANCE	9/14/00
00-00006274	NUISANCE ABATEMENT	10/20/00	INVOLUNTARY COMPLIANCE	11/27/00
01-00002101	MISCELLANEOUS	4/25/01	INVOLUNTARY COMPLIANCE	6/04/01
01-00004341	NUISANCE ABATEMENT	7/23/01	IN COMPLIANCE	8/20/01
01-00006096	LOT CLEARING	11/06/01	INVOLUNTARY COMPLIANCE	12/03/01
02-00001147	CODE ENFORCEMENT VIOLATION	11/14/02	INVOLUNTARY COMPLIANCE	11/14/02
03-00001633	LOT CLEARING	5/15/03	INVOLUNTARY COMPLIANCE	5/15/03
03-00002384	LOT CLEARING	7/02/03	INVOLUNTARY COMPLIANCE	7/02/03
03-00003684	LOT CLEARING	10/08/03	INVOLUNTARY COMPLIANCE	10/08/03
04-00000552	CODE ENFORCEMENT VIOLATION	2/12/04	INVOLUNTARY COMPLIANCE	2/12/04
04-00001149	CODE ENFORCEMENT VIOLATION	5/18/04	INVOLUNTARY COMPLIANCE	5/18/04
04-00002615	CODE ENFORCEMENT VIOLATION	11/01/04	INVOLUNTARY COMPLIANCE	7/21/21
05-00000937	LOT CLEARING	4/11/05	INVOLUNTARY COMPLIANCE	7/21/21
05-00001661	LOT CLEARING	6/13/05	INVOLUNTARY COMPLIANCE	7/21/21
05-00003626	LOT CLEARING	12/15/05	INVOLUNTARY COMPLIANCE	9/22/08
06-00002996	LOT CLEARING	8/25/06	IN COMPLIANCE	6/13/07
08-00000566	LOT CLEARING	1/30/08	IN COMPLIANCE	2/19/08

CASE NUMBER	CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
2404-442-0023-010/4				
1201 AVENUE H	FT PIERCE	FL 34950		
09-00000556	LOT CLEARING	3/12/09	IN COMPLIANCE	4/10/09
09-00001522	LOT CLEARING	6/11/09	IN COMPLIANCE	7/14/09
10-00001234	LOT CLEARING	9/13/10	IN COMPLIANCE	10/20/10
13-00001818	LOT CLEARING	8/27/13	IN COMPLIANCE	9/10/13
19-00002405	LOT CLEARING	8/26/19	Destruction Date	3/16/20
20-00000185	LOT CLEARING	1/16/20	Destruction Date	3/16/20
21-00000686	LOT CLEARING	3/25/21	CLOSED	5/02/21
21-00000989	LOT CLEARING	5/05/21	ACTIVE	5/05/21

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Property Identification

Site Address: Avenue H
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-442-0023-010-4
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 16315
Map ID: 24/04S
Zoning: Medium Den

Ownership

Clarence Ingram
2221 N 53rd ST
Fort Pierce, FL 34946



Legal Description

04 35 40 FROM SE COR OF SEC RUN W 1320 FT, TH N 660 FT, TH E 556.8FT TH N 172 FT TO POB, TH N 102.6FT TO S R/W AV H, TH NELY ON R/W 103.76 FT, TH S 112 FT, TH W 103.41 FT TO POB

Current Values

Just/Market Value:	$6,600
Assessed Value:	$3,850
Exemptions:	$0
Taxable Value:	$3,850

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.26
Land Size (SF):	11,167

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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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THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR A REDUCTION OR RESCINDMENT OF LOT CLEARING OR DEMOLTION LIEN

Date:	6/28/21				
Property address:	0 Avenue H 24044420023010/4				
Owner(s) of record:	Clarence Ingram				
Mailing address:	2221 53rd St				
Property tax ID #:	24044420023010/4				
Original purchase date:	11/9/2018	Original purchase price:	Quit Claim		
Property is used for:	☐ Single Family	☐ Multi-family	☐ Commercial	☐ Industrial	☒ Vacant Lot
Name of person requesting reduction:	1	Relationship to owner(s)	NA		
Telephone #:	772-216-1542	Mobile phone #:	NA		
E-mail:	NA	Preferred contact method:	NA		
What are owner(s) intentions for property:	Liquidate				
Are there current code violations?	☐ No	☒ Yes	Explain: (please attached notice)		
Is property listed for sale?	☒ No	☐ Yes	If yes, what is listing price?		
Is property under contract for sale?	☐ No	☒ Yes	If yes, what is the sale price?		

City incurred charges (lot clearing, demolition, etc)	$5130.40
Administrative fees	$3820
Interest	$11859.10
Penalties	$2360.58
TOTAL AMOUNT DUE TO CITY	$23,170.08
DOLLAR AMOUNT REQUESTING TO BE WAIVED	$23,170.08
DOLLAR AMOUNT I AGREE TO PAY	$0

Signature of Owner or Representative — Date: 6/28/21 — Printed Name: Clarence Ingram

OWNER / REPRESENTATIVE REQUEST TO PROCESS APPLICATION

Property Address:	0 Avenue H 24044420023010/4

☐ I acknowledge that I have been provided a copy of Rule 17 of the Rules of Procedure for the City of Fort Pierce Code Enforcement Board and Special Magistrates and that I have read the rules and being advised as such make the following request:

☐ I am requesting that my application for lien reduction be processed administratively through the Rules of Procedure Sec. 17(h), I understand the requirements to be met and that I waive my right to a hearing before either the Special Magistrate or Code Enforcement Board.

☑ I am requesting that my application for lien reduction be considered and a determination made by the City Commission of the City of Fort Pierce.

Signature of Owner or Representative	Date	Printed Name
	6/28/21	CLARENCE INGRAM

COFP – APPLICATION PROCESS DETERMINATION

☑ Staff has reviewed the request for lien reduction and agrees to process the application as requested by the signing party.

☐ Staff has reviewed the request for lien reduction and do not agree to process the application as requested by the signing party. The matter will be placed before the City Commission for final determination.

City Representative	Date	Printed Name
	7/21/21	MARGARET M ARRAIZ

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

REQUEST FOR REDUCTION OF PENALTY

By completing this form, you are making statements under oath. Failure to be truthful is a violation of Fort Pierce City Code and Florida Statutes pertaining to perjury, which is a felony punishable by up to fifteen (15) years imprisonment.

INSTRUCTIONS:

1. Please fill in blanks completely.
2. Be specific when writing your statement. Use additional pages if necessary.
3. If you are claiming medical or financial hardship, attach supporting documentation (i.e. doctor's statement or proof of income).
4. Complete the appropriate application for lien reduction / rescindment.
5. For lot clearing or demolition liens, contact Kathy D'Arton in the Finance Department (772-467-3076) for cost / fees breakdown.
6. For code enforcement liens (those imposed by a Special Magistrate or Code Enforcement Board), contact Colleen Greer (772-467-3149) for cost / fees breakdown.
7. If you do not have access to a Notary Public, one will be provided to you by the Department at no charge. All forms must be signed in the presence of the Notary to be valid.
8. Return this form, the application and any other pertinent documentation to the Code Enforcement Department.
9. Requests for Reduction / Rescindment of code enforcement liens are governed by Rule 17 of the City's Rules & Regulation for Code Enforcement Board and Special Magistrate.

Property Address: 0 Avenue H 240444200230 10/4

Property Owner: CLARENCE INGRAM

Mailing Address: 2221 53RD

Telephone #: 772-216-1542 Cell Phone #: NA

E-Mail Address: NA

Is the property in compliance? NO If no, please explain in the narrative of your request.

I, CLARENCE INGRAM, do hereby submit this Petition in request for a reduction in the total amount of the penalty imposed and in support offer the following statement:

Im requesting assistance to bring property into code compliance.

Date: 6/28/21

Signed: [signature]

Print Name: Clarence Ingram

STATE OF FLORIDA

COUNTY OF ST. LUCIE

PERSONALLY APPEARED before me, the undersigned authority Clarence Ingram who acknowledged before me that the information contained herein is true and correct. (He) or She is / is not personally known to me and has produced Drivers License as identification.

SWORN TO AND SUBSCRIBED before me this 28 day of June, 2021.

Notary Public State of Florida
Ginger Williams
My Commission GG 218930
Expires 05/18/2022

Ginger Williams

Notary Public, State of Florida

MR430I01 CITY OF FORT PIERCE FINANCE DEPARTMENT 5/24/21
Miscellaneous Receivables Inquiry 11:36:48

Customer ID . . . : 269 Name: 1201 AV H INGRAM
Last statement . : 5/07/21 Addr: 240444200230104 INGRAM
Last invoice . . : 5/13/08 FT PIERCE, FL 34946
Current balance . : 23,170.08
Pending . . . . . : .00 Status: A ACTIVE
Previous balance : 23,170.08 Type: 001 0000 115 02 00 LC
Deposit balance . : .00
Type options, press Enter. Open Activity
1=Select

Opt	Code	Description	Total due	
	LC	FILING FEES/LOT CLEARING	23.73	
	LC	INTEREST CHARGE 6%/YR	11859.10	
		LOT CLEARING ADMIN FEE	3820.00	
		LOT CLEARING	5106.67	HC
	LC	PENALTY CHARGES OF .1%	2360.58	

28 LIENS x $20 RECORDING FEES
= $560.00

23,170.08
- 5,106.67 HC
18,063.41 IPA
- 560.00 RECORDING
17,503.41 TO BE WAIVED

23,170.08
- 17,503.41
5,666.67 due

City Commission Regular Meeting - 6:00 pm **11. b.**

Meeting Date: 09/07/2021

Re: 515 N 14th Street - Resolution 21-R25 Recall

SUBJECT:

Approve request by staff to issue a Final Notice of Condemnation in regards to 515 N 14th Street, owned by Eugene Brown Jr, 2602 Essex Drive, Fort Pierce, FL 34946 for failure to comply with conditions outlined in Section 3 of Resolution 21-R25, adopted by the City Commission on May 3, 2021.

SUMMARY:

On May 3, 2021, the City Commission adopted Resolution 21-R25 declaring the structure at 515 N 14th Street to be unsafe and a nuisance. The structure was condemned in accordance with the time frames and regulations outlined in the Rules of Procedure for Condemnation and Demolition unless the following conditions were met:

1. Owner shall remove the roof structure and interior walls within 45 days of demolition permit issuance (COMPLIED); and
2. Owner shall submit plans and a building permit application for reconstruction within 60 days from the date of this hearing, May 3, 2021 (CONDITION NOT MET - NO APPLICATION OR PLANS SUBMITTED AS OF 8/11/2021); and
3. Owner shall cause the first building inspection to occur within 45 days after reconstruction building permit is issued.

RECOMMENDATION:

Staff recommends issuing the Final Notice of Condemnation due to failure to comply with the conditions required pursuant to Resolution 21-R25.

ALTERNATIVES:

Grant additional extention of time to comply.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

City Clerk's Office

Fiscal Impact

OTHER INFORMATION:

If demolition is completed by a City vendor, a cost of $7,580.00 from the Clean & Safe Community Iniative.

Attachments

Current Property ID Card
List of Building Permits
Final Notice of Condemnation
Resolution 21-R25 - Signed

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/17/2021 02:25 PM

Form Started By: Peggy Arraiz
Started On: 08/11/2021 04:22 PM
Final Approval Date: 08/17/2021

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

Property Identification

Site Address: 515 N 14th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-503-0008-000-1
Jurisdiction: Fort Pierce
Use Type: 0100
Account #: 21332
Map ID: 24/09N
Zoning: Medium Den

Ownership

Eugene Brown Jr
2602 Essex DR
Fort Pierce, FL 34946



Legal Description

GOLDSMITH`S S/D BLK 1 LOT 7 AND E 7.5 FT OF VAC ALLEY ADJ ON W

Current Values

Just/Market Value:	$7,900
Assessed Value:	$7,900
Exemptions:	$0
Taxable Value:	$7,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	936
Gross Sketched Area (SF):	960
Land Size (acres):	0.17
Land Size (SF):	7,396

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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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NaviLine Workspaces | LX - Location inquiry | Agenda Item | Favorite Channels - Xfinity
Not secure | https://h5.cityhall.city-ftpierce.com:8100/naviline/session?fncid=LXS0000021&token=F1F8C8E9F283C8D1F6E4C2C1D8C1C1C1C1C1C794A7D1F8D2F781A5C1C1D87E7E&envParms=HT;;;
Home - PetAccess | H5 - NaviLine | H5-VPN | Sign-In | Destiny Software In... | City of Fort Pierce... | Municode | Saint Lucie County... | Imported From IE | Benchmark | St. Lucie County Pu... | SeeClickFix | CryWolf Web Portal | Other favorites

CENTRALSQUARE TECHNOLOGIES

Global Location Inquiry - Building Permit Applications

- OK
- Exit
- Cancel

Display Location Images

Property Address 515 N 14TH ST **TAX ID #** 2409-503-0008-000/1

Export

Option	Year	Number	Type	Status	Date	Number	Name
	21	00002552	DM	AP	04/23/2021		
	20	00000873	DM	PC	03/17/2020		
	02	00000181	EM	AP	02/12/2002		

1

Production

THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida

August 11, 2021

Case #: 19-0583

EUGENE BROWN JR
2602 ESSEX DRIVE
FT PIERCE, FL 34946

RE: Address: 515 N 14TH ST
Tax ID #: 2409-503-0008-000/1

FINAL NOTICE OF CONDEMNATION

To Whom it May Concern:

On May 3, 2021, the City Commission of the City of Fort Pierce declared that the building or structure located at the above address is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community. Pursuant to Resolution 21-R25, they ordered the structure condemned and to be scheduled for demolition unless the following conditions contained in Section 3 of the Resolution were met in full:

1. Owner shall remove the roof structure and interior walls within 45 days of demolition permit issued. (COMPLIED)
2. Owner shall submit plans and a building permit application for reconstruction within 60 days from the date of this hearing on May 3, 2021. (CONDITION NOT MET)
3. Owner shall cause the first building inspection to occur within 45 days after reconstruction building permit is issued.

If no action is taken to meet Condition #2 within the next fifteen (15) days, the City will initiate demolition proceedings in accordance with our City Code of Ordinances and the Rules of Procedure for Condemnation and Demolition. The City will hire a demolition contractor to remove the building or structure and all costs incurred will be charged against the owner and lien filed upon such real estate.

Should you have questions regarding this matter, you may contact my office at (772) 467-3720.

Sincerely,

Margaret M. Arraiz
Code Compliance Manager
City of Fort Pierce

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende ingles consiga traducción inmediatamente.
Atansyon: Dokuman sa impòtan an rapò avek droi è responsablitè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun póu nou espliké sa tou suit.

RESOLUTION NO. 21-R25

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **515 NORTH 14TH STREET** IN FORT PIERCE, FLORIDA 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT SAID BUILDING OR STRUCTURE **SHALL BE DEMOLISHED**; DECLARING THE PARTIES OF INTEREST WERE PROVIDED THE OPPORTUNITY TO BE HEARD AND ARE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING OR STRUCTURE; AND ORDERING THE CITY OF FORT PIERCE TO PROCEED WITH SUCH REMOVAL AND PLACE A LIEN UPON THE PROPERTY IDENTIFIED IF COMPLETED BY THE CITY OF FORT PIERCE; PROVIDING FOR APPEAL; PROVIDING FOR NOTICE TO ALL PARTIES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Code of Ordinances for the City of Fort Pierce, Florida provides the City Commission the authority to declare a building or structure unsafe and require its removal or destruction; and

WHEREAS, a public hearing was held before the City Commission on this date, May 3, 2021 to determine if the building or structure located at 515 N 14th Street, Fort Pierce, FL, 34950 is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community; and

WHEREAS, all parties with interest to the property were properly provided notice of the hearing and given the opportunity to show cause why the structure should not be demolished;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

515 N 14TH STREET

GOLDSMITH`S S/D BLK 1 LOT 7 AND E 7.5 FT OF VAC ALLEY ADJ ON W (OR 498-553: 2380-1716)

Parcel ID: 2409-503-0008-000/1

is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community and, in accordance with the Code of Ordinances of the City of Fort Pierce, order its removal by demolition in accordance with the time frames and regulations outlined in the Rules of Procedure for Condemnation and Demolition as adopted by the City Commission. This resolution shall be null and void should the conditions in Section 3 are met in full.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, were provided the opportunity to be heard and to show cause why said building or structure should not be removed or demolished.

EUGENE BROWN JR
2602 ESSEX DRIVE
FT PIERCE, FL, 34946

SECTION 3. The hereinbefore named persons, firms, or corporations are responsible for making certain improvements to said property to avoid demolition, as follows:

1. Owner shall remove the roof structure and interior walls within 45 days of demolition permit issuance; and
2. Owner shall submit plans and a building permit application for reconstruction within 60 days from the date of this hearing on May 3, 2021; and
3. Owner shall cause the first building inspection to occur within 45 days after reconstruction building permit is issued.

SECTION 4. The hereinbefore named persons, firms, or corporations shall have the right to appeal this resolution to the Circuit Court of St. Lucie County, within thirty (30) days of the effective date of this resolution pursuant to the Florida Rules of Appellate Procedure.

SECTION 5. A certified copy of this resolution shall be mailed by registered or certified mail to the hereinbefore named persons, firms, or corporations, by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 3rd day of May, 2021.

Linda Hudson

Linda Hudson, Mayor

ATTEST:

Linda W. Cox

Linda W. Cox, City Clerk

(SEAL)

Approved as to Form
And Correctness:

Peter J. Sweeney, Esq.
City Attorney

City Commission Regular Meeting - 6:00 pm **11. c.**

Meeting Date: 09/07/2021

Re: Approval of Johnson-Davis, Inc. SA No. 3 Change Order No. 1 - $12,003.20 - REf. Bid No. 2017-024

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Johnson-Davis, Inc. SA No. 3, Change Order No. 1, in the amount of $12,003.20.

SUMMARY:

The original S. 2nd Street construction project proposed the construction of an exfiltration trench system and associated storm inlets, and roadway repair work at the south end of S. 2nd Street. Existing conditions of the area warranted extending the limits of construction which increased associated quantities and project cost. Approval of this change order will provide additional compensation to the contractor for the unforeseen project expenses.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Deny and leave the project unfinished.

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

Public Works

Fiscal Impact

Budgeted Y/N: N/A

Fiscal Year: N/A

Account: 109-1111-519-6310

Amount: $12,003.20

FISCAL IMPACT:

The $12,003.20 shall be encumbered from the Stormwater Impact Fees Account No. 109-1111-519-6310.

Attachments

CO No. 1 - SA No. 3

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/25/2021 10:35 AM
City Manager	Nick Mimms	08/27/2021 12:20 PM
Form Started By: Tracy Telle		Started On: 08/17/2021 02:45 PM
Final Approval Date: 08/27/2021		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	
Due Date:	
Hours:	

REQUEST FOR LEGAL SERVICES

TO: TANYA EARLEY, INTERIM CITY ATTORNEY

SUBMITTED BY: TRACY TELLE, ASSISTANT CITY ENGINEER TST

THROUGH: JOHN R. ANDREWS, P.E., CITY ENGINEER JRA

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

RE: SOUTH 2ND STREET DRAINAGE IMPROVEMENTS CO NO. 1
SPECIFIC AUTHORIZATION NO. 3
REF. BID 2017-024

DATE: AUGUST 17, 2021

Service Required: (please circle or underline)

Review Documents — **Draft Document** — **Written Opinion Requested**

Attend Meetings — **Advise** — **Other:** _____

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

1. **Brief statement of the nature of the request or problem:** Review and approval of Specific Authorization No. 3 Change Order No. 1 for Form and Correctness

2. **Discussion of the implications and the possible impact if not apparent from preceding information:** N/A

3. **Time considerations and their significance:** Staff anticipates placement on the September 7, 2021, City Commission agenda.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** A request to utilize SMU funding will be submitted to the City Commission for approval upon return of the review of Change Order No. 1.

5. **Factual background:** N/A

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

    - Change Order No. 1 (2 each)

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

    N/A

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

    a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:** This specific change order has been reviewed and approved by the City Engineer

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

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**

CHANGE ORDER NO. 1

UNIT PRICE CONTRACT FOR STORMWATER UTILITY INFRASTRUCTURE REPAIRS

PROJECT: SPECIFIC AUTHORIZATION NO. 3 2ND STREET DRAINAGE IMPROVEMENTS

Bid No. 2017-024

DATE: August 17, 2021

CONTRACTOR: Johnson-Davis, Inc.

OWNER: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 69,000.00
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 69,000.00
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 12,003.20**
PROPOSED ANNUAL CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 81,003.20**
CURRENT CONTRACT EXPIRATION DATE	:	September 30, 2021
PROPOSED CONTRACT EXPIRATION DATE	:	September 30, 2021

CHANGES ORDERED:

I. GENERAL:

This Change Order includes compensation for an increase in construction quantities as a result of extending the project limits of the construction work. The additional pay items are listed below. All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions, of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	*Unit*	*Qty*	*Unit Price*	*Amount*
1. Type "D" Curb	LF	38	$25.00	$950.00
2. Road Base Rock	TN	80	$11.00	$880.00
3. Tack Coat	TN	2	$65.00	$130.00
4. Bedding Stone (#4) & Filter Fabric	TN	20.16	$20.00	$403.20
5. 15" Slotted RCP	LF	16	$25.50	$408.00
6. Trucking	HR	15	$64.00	$960.00
7. Gopher Tortoise Inlet Protection	LS	1	$200.00	$200.00
8. Asphalt	TN	25	$72.00	$1,800.00
9. Laborers and Equipment	HR	16	$392.00	$6,272.00
NET INCREASE BY THIS CHANGE ORDER				**$12,003.20**

III. JUSTIFICATION:

Field conditions led to requiring the scope of work be increased from what was originally proposed.

IV. PAYMENT:

This change order work will increase the 2nd Street Drainage Improvements (SA No. 3) by $12,003.20. **Funding shall be encumbered from Stormwater Impact Fees Account No. 109-1111-519-6310.**

V. APPROVAL AND CHANGE AUTHORIZATION:

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

RECOMMENDED BY:

John R. Andrews, P.E.
City Engineer

By: _____
Signature

Date: 8/17/21

APPROVED AS TO FORM AND CORRECTNESS:

Tanya Earley
Interim City Attorney

By: _____
Signature

Date: _____

APPROVED BY:

Linda Hudson
Mayor

By: _____
Signature

Date: _____

ACCEPTED BY:

Scott J. Johnson, President
Johnson-Davis, Inc.

By: _____
Signature

Date: 8/17/24

City Commission Regular Meeting - 6:00 pm **11. d.**

Meeting Date: 09/07/2021

Re: Ohio Avenue Reconstruction (US 1 to 11th Street) - Cardno, Inc.SA No. 1 (RFQ No. 2019-027) - $157,880.00

Submitted For: John Andrews, City Engineer, Engineering

SUBJECT:

Approval of Cardno, Inc., Specific Authorization No. 1 in an amount not to exceed $157,880. These funds will cover costs associated with the engineering design and permitting of the Ohio Avenue Roadway Reconstruction project located between U.S. Highway One and S. 11th Street.

SUMMARY:

This specific authorization authorizes Cardno, Inc. to provide professional engineering and permitting services for the Ohio Avenue reconstruction project. Improvements of the U.S. 1 to 11th Street corridor will include reconstruction of Ohio Avenue complete with sidewalks, drainage improvements, utility conversion from aerial to underground, curb & gutter, street lighting, limited landscaping and irrigation, and ADA upgrades.

RECOMMENDATION:

Staff recommends approval

ALTERNATIVES:

Deny and negotiate with another consultant on the City's list of continuing service providers

RESPONSIBLE STAFF:

Engineering

COORDINATED WITH:

Public Works

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: FY 20/21

Account: 114-1111-519-6310

Amount: $157,880.00

FISCAL IMPACT:

The $157,880.00 shall be compensated with surtax funds having an account number 114-1111-519-6310.

Attachments

Cardno SA No. 1

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	08/11/2021 01:57 PM
City Manager	Nick Mimms	08/17/2021 02:25 PM
Form Started By: Tracy Telle		Started On: 08/10/2021 01:06 PM
Final Approval Date: 08/17/2021		

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	Tracy Telle, Assistant City Engineer
FROM:	Tanya Earley, Interim City Attorney TME
RE:	Ohio Avenue Roadway Reconstruction (US1 to 11th) Cardino Specific Authorization No. 1 REF. RFQ No. 2019-027
CAO RLS FILE:	No. 21-174
DATE:	August 4, 2021

The above-referenced document is approved as to form and correctness. I have signed in the appropriate spaces.

If I can be of further assistance, please do not hesitate to call or e-mail.

Thank you.

TE/mm

cc: Nicholas C. Mimms, P.E., City Manager
John R. Andrews, P.E., City Engineer
Linda Cox, City Clerk

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

CITY ATTORNEY USE ONLY

Date Received:	
Assigned To:	
File:	21-186
Due Date:	
Hours:	

RECEIVED
JUL 29 2021
City Attorney

Received
JUL 27 2021
City of Fort Pierce
City Manager's Office

REQUEST FOR LEGAL SERVICES

TO: ~~PETER J. SWEENEY,~~ CITY ATTORNEY

SUBMITTED BY: TRACY TELLE, ASSISTANT CITY ENGINEER

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

CITY MANAGER AUTHORIZATION: NICHOLAS C. MIMMS, P.E., ICMA-CM, CITY MANAGER

RE: OHIO AVENUE ROADWAY RECONSTRUCTION (US 1 TO 11TH)
CARDNO SPECIFIC AUTHORIZATION NO. 1
REF. RFQ NO. 2019-027

DATE: JULY 22, 2021

Service Required: (please circle or underline)

Review Documents **Draft Document** **Written Opinion Requested**

Attend Meetings **Advise** **Other:** _____

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

1. **Brief statement of the nature of the request or problem:** Review for form and correctness of Cardno, Inc. Specific Authorization No. 1.

2. **Discussion of the implications and the possible impact if not apparent from preceding information:**

3. **Time considerations and their significance:** This project has been deemed a high priority by the City Manager's office.

4. **Are City funds required? If so, list approvals obtained for expenditure of funds:** Yes, funding requirements will be presented to the City Commission for approval.

5. **Factual background:** Cardno, Inc. is one of the City's continuing services contractors selected under RFQ No. 2019-027. This is a request for approval of Specific Authorization No. 1 pertaining

to the engineering design of a project identified as Ohio Avenue Roadway Reconstruction (US Highway 1 to 11th Street).

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

    - Specific Authorization No. 1 (2 EA)

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

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

    a. **List of individuals who have read and approved the business terms and conditions of the contract and confirmed the ability to carry out the terms of the contract as they apply to the City:** (This office is not responsible for reviewing either the accuracy or value of the business terms and conditions or product specifications of the contract as agreed upon between the department and contractor. However, this office is available to negotiate the terms as desired by the City upon request.)

    Specific Authorization No. 1 has been reviewed by the City Engineer

    b. **Insurance requirements that differ from the City's template insurance terms:** (The department should consult with the Risk Manager for each contract to determine whether there are any special insurance requirements.) N/A

CITY ATTORNEY USE ONLY			
Routed for Review	**Date**	**Response Deadline**	**Response**
			APPROVED AS TO FORM AND CORRECTNES: BY: _____ Assistant City Attorney

SPECIFIC AUTHORIZATION NO. 1

OHIO AVENUE ROADWAY RECONSTRUCTION (US 1 TO 11TH STREET)

PROFESSIONAL SERVICES

SCOPE OF SERVICES

Pursuant to the continuing agreement related to "RFQ No. 2019-027 – Engineering Services" (hereinafter referred to as "AGREEMENT" between the **City of Fort Pierce** (hereinafter referred to as "CITY") and **Cardno, Inc.**, (hereinafter referred to as "ENGINEER") dated the 4th day of August 2020, CITY authorizes the ENGINEER to provide professional services as detailed herein.

The CITY desires professional services related to the Ohio Avenue Roadway Reconstruction, hereinafter referred to as the "Project".

Section 1 - Scope of Work and Schedule of Services

ENGINEER will provide the following services in accordance with this AUTHORIZATION:

Professional consultant services are required for the preparation of engineering plans and specification package to support the design and bidding of improvements to Ohio Avenue between U.S. Highway 1 (SR 5) and 11th Street. The proposed services and scope of work are more particularly described in Exhibit "A", which is attached hereto and incorporated by reference herein.

Section 2 - Deliverables

ENGINEER shall provide the following deliverables to the CITY as list below and described in Exhibit "A", which is attached hereto and incorporated by reference herein:

60% Design Drawings	90 Calendar Days from NTP
100% Design Drawings	165 Calendar Days from NTP
Final Certified Plans	210 Calendar Days from NTP

Section 3 - Method and Amount of Compensation

CITY will compensate ENGINEER for services under this AUTHORIZATION in accordance with the payment method as set forth in Exhibit "A", which is attached hereto and incorporated by reference herein.

The budget (or fee) for the services is not to exceed $157,880.00

SPECIFIC AUTHORIZATION NO. 1

OHIO AVENUE ROADWAY RECONSTRUCTION (US 1 TO 11TH STREET)

PROFESSIONAL SERVICES

Section 4 - CITY's Responsibilities

CITY hereby designates the City Engineer or his designee as CITY's representative for matters related to this AUTHORIZATION.

Section 5 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the ENGINEER by its duly authorized officer, and the CITY has caused the same to be duly executed in its name and in its behalf, effective as of the date herein above written.

CITY OF FORT PIERCE, FLORIDA:

By: _____ Date: _____
Linda Hudson, Mayor

CARDNO, INC.

By: _____ Date: 23 July 2021
Douglas Stoker, P.E., Vice President

APPROVED AS TO FORM & CORRECTNESS:

By: _____ Date: 8/4/2021
~~Peter J. Sweeney, City Attorney~~
Tanya Earley, Interim City Attorney

Exhibit A

WORK ASSIGNMENT No. 1
SCOPE OF SERVICES

PROFESSIONAL ENGINEERING SERVICES
Contract No.
RFQ 2019-027

Design Services
For
Ohio Avenue from 11th Street to U.S. 1
Roadway Improvements

Prepared for:
City of Fort Pierce
Engineering Department
100 North U.S 1
Fort Pierce, FL 34950

Prepared by:

Cardno, Inc.
380 Park Place Boulevard
Suite 300
Clearwater, Florida 34677

July 2021

Contents

I. PROJECT TITLE 1

II. OBJECTIVE 1

III. PROJECT DESCRIPTION 1

IV. SCOPE OF WORK 1

Task 1: General 1

Task 2: Roadway Design Analysis 1

Task 3: Drainage Design 2

Task 4 Construction Plans Preparation 2

Task 5 Sub-Consultants 3

V. COMPENSATION 3

VI. SCHEDULE 4

VII. INVOICES & PROGRESS REPORTS 4

SCOPE OF SERVICES FOR CONSULTING ENGINEERING SERVICES

This Exhibit forms an integral part of the agreement between City of Fort Pierce (hereinafter referred to as the CITY) and Cardno, Inc. (hereinafter referred to as the CONSULTANT) relative to the transportation facility described as follows:

I. PROJECT TITLE

Design Services for the Roadway Improvements along Ohio Avenue from 11th Street to U.S. 1.

II. OBJECTIVE

The objective of this project is for the CONSULTANT to provide final design services for the roadway design along Ohio Avenue from 11th Street to U.S. 1. The final design will include reconstruction of the existing roadway, curb and gutter, sidewalks, drainage improvements, and landscaping. The CONSULTANT shall develop plans and specifications for the design of approximately half mile of roadway.

III. PROJECT DESCRIPTION

The project consists of the final design of roadway improvements along Ohio Avenue from 11th Street to U.S. 1 in the City of Fort Pierce. This half mile section of roadway is currently a 30' wide roadway with 10 feet of buffer between the sidewalk and raised curb and intermittent sections of sidewalks on the north side within 50 feet of right of way. The proposed typical section is a two-lane undivided section with raised curb and gutter and continuous concrete sidewalk on both sides. The existing roundabout at Sunrise Boulevard will be exempt from this project. No right of way acquisition is anticipated for this project. Any lighting design or analysis will be completed by FPUA. Permitting is not included with this scope of work. The total project length excluding the roundabout is 2,400 feet.

IV. SCOPE OF WORK

The general objective is for the CONSULTANT to prepare a set of plans and specifications to be used by the construction contractor to build the project. Improvements shall be in accordance with the City of Fort Pierce's requirements, the Manual of Uniform Minimum Standards for Design Construction and Maintenance (Florida Greenbook), and South Florida Water Management District (SFWMD) regulations and FDOT drainage manual. SFWMD ERP Permits exemptions are anticipated for this project.

The following tasks will be required for the design service to complete the proposed roadway and drainage improvements detailed above:

Task 1: General

Staff Meetings and Field Reviews: Status meetings will be held with the CITY only as needed for CITY involvement during the development of the design. The CONSULTANT will conduct field reviews to confirm the design survey and evaluate site conditions.

Task 2: Roadway Design Analysis

The CONSULTANT will provide analysis for the final design of Ohio Avenue. The proposed typical section will be applied along the entire corridor. It is anticipated that the existing roadway will be reconstructed.

2.1 Horizontal and Vertical Design

Provide analysis for the final roadway design for the corridor. This task will include

horizontal and vertical geometry design of the roadway, intersection detailing, ADA analysis, and depiction of existing utilities.

2.2 Cross Sections – N/A

Cross sections are not included with this project.

2.3 Utility Coordination

The CONSULTANT will send out utility check letters to applicable Utility Agency Owners (UAO) within the project limits. The information and comments received from the utility companies will be depicted within the plans. Known conflicts with existing utility facilities will be coordinated with the UAO for resolution.

2.4 Engineer's Cost Estimate

The CONSULTANT will develop an opinion of probable construction cost for the project at only the 100% phase submittal.

2.5 Roadway Design Documentation – N/A

Design Documentation is not included with this project.

Task 3: Drainage Design

The CONSULTANT will analyze the existing drainage systems including the best available information regarding offsite contributing areas received by the existing systems. The proposed design will maintain existing drainage patterns. The storm sewer design will be based on the CITY requirements. Based on the existing sub-basin boundaries, the western portion of the project, from 11th Street to 10th Street, drains west into the storm sewer system along the 11th Street and stormwater runoff from 10th Street to U.S. Highway 1 drains into existing inlets which are part of the existing storm sewer system that runs northeast along the Chipola Road and join with the U.S. 1 storm sewer system. No stormwater management facility design anticipated for this project.

3.1 Drainage Analysis

- Evaluate and analyze the existing drainage systems for proposed tie-ins.
- Spread analysis.

3.2 Drainage Design

- Design storm sewer systems to collect the stormwater runoff and conveyance to the existing outfall points at 11th Street and Chipola Road.
- Include storm sewer system on roadway plan and profile sheets.

3.3 Design Documentation – N/A

Drainage design documentation is not included for this project.

Task 4 Construction Plans Preparation

Construction Plans: The CONSULTANT must prepare all required sidewalk construction plans within the project limits. These plans must be in accordance with the FDOT FDM and any CITY standards that include the following (Scale; 1"=20' (H) & 1"=2' (V)):

- Key Sheet (1 Sheet)
- Drainage map (1 Sheet)
- Survey Notes (1 Sheet)
- Typical Sections (2 Sheets)

- General Notes (1 Sheet)
- Plan / Profile (8 Sheets)
- Drainage structures (16 Sections)
- Drainage Detail (2 sheets)
- Stormwater Pollution Prevention Plans (3 Sheets)
- Erosion control (8 Sheets)
- Special Details Sheet (1 Sheet)
- Temporary Traffic Control Notes and Typical Sections (2 Sheets)
- Signing and Pavement Markings (8 Sheets)

Task 5 Sub-Consultants

5.1 Survey Services

The CONSULTANT will provide a full topographic survey to be used primarily for final design. Survey services will comply with pertinent Florida Statutes and applicable rules in the Florida Administrative Code. See the attachments for the full Survey scope. Subsurface Utility Engineering (SUE) is an optional service and not included in this scope.

5.2 Geotechnical Investigation

The CONSULTANT will provide a geotechnical services to be used for the final design. The Geotechnical Investigation will include twenty-five (25) Standard Penetration Test (SPT) boring to a depth of 6 feet, three (3) Borehole Permeability (BHP) tests, four (4) asphalt cores, and three (3) Limerock Bearing Ratio (LBR). See the attachments for the full Geotechnical Services scope.

5.3 Landscape Design

The landscape plan will be designed to enhance the three intersections on the northside of Ohio Avenue and the long triangle on the south side of Ohio Avenue. The plan and specifications will include the location, botanical name, common name, size at time of planting and the recommended size of container that the plants should be purchased in. Landscape design services will include a meeting with the CLIENT to determine what type of irrigation will be provided to the proposed plantings prior to developing the plans.

V. COMPENSATION

The CONSULTANT shall provide the above outline Basic Services for the following fixed fee or estimated amounts.

Task 1	General	$ 5,680.00	Lump Sum
Task 2	Roadway Design Analysis	$ 26,700.00	Lump Sum
Task 3	Drainage Analysis	$ 16,020.00	Lump Sum
Task 6	Construction Plans Preparation	$ 64,915.00	Lump Sum
Task 7	Sub-Consultants		
	Survey - Velcon	$ 29,000.00	Lump Sum
	Geotechnical – TSF	$ 14,065.00	Lump Sum
	Landscape – Daniel Sugg	$ 1,500.00	Lump Sum
Total Fee		$157,880.00	

VI. SCHEDULE

CONSULTANT shall commence professional services upon written receipt of Notice to Proceed (NTP) from CITY. CONSULTANT shall complete the final design in accordance with the following or better project schedule:

Milestone (duration)	Due Date After receive the NTP
NTP	
60% Plans Submittal (90 days)	90 Calendar Days
CITY Review (15 days)	105 Calendar Days
100% Plans Submittal (60 days)	165 Calendar Days
CITY Review (15 days)	180 Calendar Days
Final Plans Submittal (30 days)	210 Calendar Days
CITY Review (15 days)	225 Calendar Days
Signed and Sealed Plans (15 days)	240 Calendar Days

The CONSULTANT shall also provide responses to comments for the each submittal. Any other delays beyond the CONSULTANT'S control shall be documented in writing by the CONSULTANT and submitted to CITY for consideration to grant a schedule time extension.

VII. INVOICES & PROGRESS REPORTS

Invoicing must take place monthly and will include a progress report summarizing the work completed during the invoice period as well as a schedule update. The CONSULTANT must pre-submit invoices to the Project Manager prior to an official monthly submittal. The final invoice will be marked ``FINAL" on the invoice and be accompanied by a letter from the CONSULTANT stating that this is the Final Invoice and that compensation for tasks completed, as described in the Scope of Services Agreement, is now concluded.

ATTACHMENT
COST BREAKDOWN SUMMARY - SCOPE OF SERVICES

Indicate project Consultant: Cardno Submitted: 7/19/2021
PROJECT NAME: Design Services for Ohio Avenue from 11th Street to U.S. 1
Work Order #: 1
GEC Contract #: 18-07JM

GEC Approved Job Classification	Principal	Chief Engineer	Senior PM	Engineer	Senior Designer	Engineer Intern	Clerical	Senior Engineer				Line Item Hours	Task Total	Sub Consultant Fees
GEC Billable Rate ($/hour)	$290.00	$215.00	$180.00	$135.00	$130.00	$100.00	$80.00	$155.00	$0.00	$0.00	$0.00			
TASK DESCRIPTIONS														
1.0 Task 1 - General														
1.1 Meetings (2)	0.0	8.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0		
1.2 Field Review (2 Reviews - 1 staff @ 8 hours each)	0.0	0.0	8.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.0		
Task 1 Hours	0.0	8.0	16.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		32.00	
Task 1 Costs	$0.00	$1,720.00	$2,880.00	$1,080.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		$5,680.00	
2.0 Task - Roadway Design Analysis														
2.1 Horizontal/Vertical Master design files	0.0	4.0	8.0	24.0	60.0	32.0	0.0	0.0	0.0	0.0	0.0	128.0		
2.2 Cross-section design files - N/A	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
2.3 Utility Coordination	0.0	0.0	8.0	16.0	0.0	14.0	0.0	0.0	0.0	0.0	0.0	38.0		
2.4 Engineer's Cost Estimate	0.0	2.0	2.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0		
2.5 Roadway Design Documentation - N/A	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
2.6 QA/QC	2.0	8.0	4.0	6.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0		
Task 2 Hours	2.0	14.0	22.0	50.0	60.0	46.0	0.0	0.0	0.0	0.0	0.0		194.00	
Task 2 Costs	$580.00	$3,010.00	$3,960.00	$6,750.00	$7,800.00	$4,600.00	$0.00	$0.00	$0.00	$0.00	$0.00		$26,700.00	
3.0 Task - Drainage Analysis														
3.1 Drainage Analysis	0.0	4.0	0.0	2.0	0.0	6.0	0.0	0.0	0.0	0.0	0.0	12.0		
3.2 Drainage Design	0.0	12.0	0.0	16.0	0.0	24.0	0.0	0.0	0.0	0.0	0.0	52.0		
3.3 Design Documentation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
3.4 QA/QC	2.0	8.0	0.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.0		
3.5 Field visit and Meetings	0.0	16.0	0.0	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	24.0		
Task 3 Hours	2.0	40.0	0.0	30.0	0.0	38.0	0.0	0.0	0.0	0.0	0.0		110.00	
Task 3 Costs	$580.00	$8,600.00	$0.00	$4,050.00	$0.00	$3,800.00	$0.00	$0.00	$0.00	$0.00	$0.00		$17,030.00	
4.0 Task - Construction Plans Preparation														
4.1 Construction Plans (See Plans Breakdown Summary Sheet)	0.0	44.0	34.0	21.0	86.0	228.0	0.0	0.0	0.0	0.0	0.0	413.0		
4.2 QA/QC (60%, 100%, Final)	2.0	48.0	9.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	59.0		
Task 4 Hours	2.0	92.0	43.0	21.0	86.0	228.0	0.0	0.0	0.0	0.0	0.0		472.00	
Task 4 Costs	$580.00	$19,780.00	$7,740.00	$2,835.00	$11,180.00	$22,800.00	$0.00	$0.00	$0.00	$0.00	$0.00		$64,915.00	
Total Hours	6.0	154.0	81.0	109.0	146.0	312.0	0.0	0.0	0.0	0.0	0.0		808.00	
Total Costs	$1,740.00	$33,110.00	$14,580.00	$14,715.00	$18,980.00	$31,200.00	$0.00	$0.00	$0.00	$0.00	$0.00		$114,325.00	
5.0 Task - Sub-Consultant														
Survey - Velcon														$29,000.00
Geotechnical - TSF														$14,065.00
Landscape - Daniel Sugg														$1,500.00
Total Sub-consultant Costs														$44,565.00
TOTAL PROJECT COST													**$158,890.00**	

City Commission Regular Meeting - 6:00 pm **11. e.**

Meeting Date: 09/07/2021

Re: Collective Bargaining Agreement with the Teamsters Local 769

Submitted For: Kevin Browning, Human Resources Manager, Human Resources

SUBJECT:

Approval of the most recent negotiated contract with the Teamsters Local 769 which was ratified on 08/24/2021.

SUMMARY:

City of Fort Pierce and Teamsters Local 769 Agreement ready for approval.
The City and the Teamsters have agreed to:
$1.22 Per hour raise.
Adding June 19th as a federal holiday.
Removing discontinued medical Plan 3559.
Adding a 5% Certification Incentive for Traffic Control

RECOMMENDATION:

Recommend approval.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Kevin Browning, Human Resources Director
Barbara Moore, Human Resources Coordinator

COORDINATED WITH:

Robert Ridle, Deputy Chief of Police
Mike Reals, Public Works Director
Teamsters Business Agent

Fiscal Impact

Budgeted Y/N: Y

Fiscal Year: 2022

OTHER INFORMATION:

Budgeted annual raise of $1.22 per hour for Teamsters employees.

Attachments

TEAMSTERS REDLINED FINAL AGREEMENT

TEAMSTERS FINAL AGREEMENT

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/31/2021 09:13 AM
Finance Department	Johnna Morris	09/01/2021 09:56 AM
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CITY OF FORT PIERCE

AND THE

TEAMSTERS LOCAL UNION NUMBER 769

(GENERAL EMPLOYEE UNIT)

OCTOBER 1, 2020 to SEPTEMBER 30, 2023

Contract Ratified: **August 24, 2021**
City Commission Approval: **September 7, 2021**

CITY OF FORT PIERCE

UNION CONTRACT

WITH

TEAMSTERS LOCAL UNION NUMBER 769

Table of Contents

Article		
	PREAMBLE	
	RECOGNITION	2
3	MANAGEMENT RIGHTS	3
4	SUBCONTRACTING	4
5	STRIKES AND LOCKOUTS	5
6	DISCRIMINATION	6
7	BULLETIN BOARDS	7
8	WORKING OUT OF CLASSIFICATION	8
9	OVERTIME	9
10	GRIEVANCE/ARBITRATION PROCEDURE	10
11	CITY-WIDE SENIORITY	12
12	REDUCTION IN FORCE	13
13	REGULAR PROMOTIONS AND PROBATIONARY PERIODS	14
14	INSURANCE	15
15	CHECKOFF	16
16	UNION REPRESENTATIVES	17
17	HOLIDAYS	18

Article

18	VACATION LEAVE	19
19	SICK LEAVE	21
20	MAINTENANCE OF STANDARDS	23
21	EDUCATIONAL REIMBURSEMENT	24
22	WAGES	25
23	SEVERABILITY	29
24	ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES	30
25	SAFETY	34
26	BEREAVEMENT LEAVE	35
27	RETIREMENT PLAN	36
28	DURATION OF AGREEMENT	37

ARTICLE 1

PREAMBLE

SECTION 1.0

This Agreement is entered by and between the City of Fort Pierce, Florida, hereinafter referred to as the EMPLOYER and Teamsters Local #769, hereinafter referred to as the UNION. It is the purpose of this Agreement to achieve and maintain harmonious relations between the Employer and the Union; to insure the continuous, uninterrupted, efficient operations of the City; to provide prompt and peaceful adjustment of differences which may arise; and to establish the standards of wages, hours and other conditions of employment.

ARTICLE 2

RECOGNITION

SECTION 2.0

The City of Fort Pierce recognizes Teamsters Local #769, affiliated with the International Brotherhood of Teamsters, as the sole and exclusive bargaining agent for the job classifications in the unit designated by the Florida Public Employees Relations Commission in certification #287, excluding all other employees. Employees in an initial probationary period shall have no rights of appeal under the Agreement.

ARTICLE 3

MANAGEMENT RIGHTS

SECTION 3.0

Except as expressly provided for in this Agreement, the City retains the sole right to determine, and from time to time to re-determine how to manage its operations and direct the working force, including the rights to decide the scope of service to be performed, the method of service, the schedule of work time, the size and composition of work force; to contract and subcontract existing and future work; to determine whether and to what extent the work required in its operations or jobs, shall be performed by employees covered by this Agreement; to maintain ·order and efficiency in its work locations; to curtail or discontinue temporarily or permanently in whole or in part, operations whenever in the opinion of the City's good business judgment makes such curtailment or discontinuance advisable; to hire, layoff, assign, transfer, classify and reclassify, promote and determine the qualifications of employees; to determine the starting and quitting time and the number of hours to be worked.

SECTION 3.1

The City retains the sole right to discipline, suspend and discharge employees for just cause, including violations of any of the terms of this Agreement.

SECTION 3.2

The exercise of the above rights in Sections 3.0 and 3.1 does not preclude employees or their representatives from conferring or raising questions about the practical consequences that decisions on these matters may have on terms and conditions of employment. However, the exercise of the rights in Section 3.1 is subject to grievance arbitration.

SECTION 3.3

The above rights of the City in Sections 3.0 and 3.1 are not all-inclusive but indicates the type of matters of rights which belong to and are inherent to the City in its capacity as management of the City of Fort Pierce.

SECTION 3.4

If the City determines that a civil emergency condition exists, including but not limited to riots, civil disorders, hurricane conditions or similar catastrophes, the provisions of this Agreement may be suspended for a reasonable period of time during the time of the declared emergency. All pay provisions will continue in case of emergency condition.

ARTICLE 4

SUBCONTRACTING

SECTION 4.0

Subcontracting shall mean for the purpose of this contract, work which will be contracted out by the City to another agency, person, company, group, etc., which results in the direct displacement (layoff) of bargaining unit employees.

SECTION 4.1

The employer reserves the right to subcontract work while recognizing the Union's obligation to represent regular unit employees' jobs who are presently employed. Should subcontracting occur, which displaces regular unit employees currently on the payroll, the Employer agrees to notify the Union at least seven (7) days prior to when the request to subcontract is put on the City Commission Agenda. Simultaneous with such notice to subcontract which displaces regular unit employees, those employees will be notified and permitted to accept vacant advertised budgeted positions of the same job classification within the City. The Union reserves the right to appear before the City Commission and express its position to the City Commission at the time the Commission considers the subcontracting agenda item. The City Commission's decision is final and not subject to appeal through the grievance arbitration procedure.

ARTICLE 5

STRIKES AND LOCKOUTS

SECTION 5.0

There will be no strikes, work stoppages, picket lines**, slowdowns, boycotts or concerted failure or refusal to perform assigned work by the employees or the Union and there will be no lockouts by the City for the duration of the Agreement. The Union supports the City fully in maintaining normal operations. It is recognized by the parties that the City is responsible for and engaged in activities which are the basis of the health and welfare of the citizens, that any violation of this section could give rise to irreparable damage to the City and to the public at large. Accordingly, it is understood and agreed that the union shall not be responsible for any act alleged to constitute a breach of the section if neither the Union or any of its officers instigated, authorized, condoned, sanctioned or ratified such action, and further, that the union and its officers have used every possible means to prevent or terminate such action. It is agreed that any violation of the section shall be grounds for discharge and shall not be subject to a grievance except to determine if the violations did in fact occur.

**Picketing, as used in this article, shall be defined as picketing to support a work stoppage.

SECTION 5.1

Employees shall be required to cross picket lines to perform their duties regardless of which labor organization or group is conducting the picketing.

ARTICLE 6

DISCRIMINATION

SECTION 6.0

Employer and the Union agree that there will be no discrimination against any employee covered by this Agreement because of race, color, creed, religion, national origin, sex, age or physical handicap. The Employer and the Union agree not to discriminate against any employee for his/her membership or non-membership in the Union.

ARTICLE 7

BULLETIN BOARDS

SECTION 7.0

The City agrees to furnish the below listed bulletin board space for the use of the Union. All Union notices will be approved and signed by a Union Representative prior to posting.

1) Public Work's Office (Hallway)

2) Streets Division

3) Building Maintenance

4) Parks Division

5) Garage Division

6) Solid Waste Department

7) Police Department

8) City Hall

ARTICLE 8

WORKING OUT OF CLASSIFICATION

SECTION 8.0

If an employee covered by this Agreement is temporarily assigned to a higher job classification than that which the employee occupies at the time of the temporary assignment, then the employee shall be paid a stipend of one (1) hour pay at time-and-a- half for each work day of the temporary assignment, beginning the first full work day of the assignment.

SECTION 8.1

An employee who temporarily performs work in a lower classification, totally different from his/her normally assigned tasks, shall not receive a reduction in pay for this period. Employees who are assigned this temporary duty shall not have the right to refuse to perform the work assigned.

ARTICLE 9

OVERTIME

SECTION 9.0

An employee covered by this Agreement shall be paid at the rate of one and one-half (1.5) times his/her regular hourly base rate for all hours worked over forty (40) hours per week.

SECTION 9.1

The City shall not change an employee's hours of work solely for the purpose of avoiding overtime pay to the employees.

SECTION 9.2

Leave, excused and unexcused absences, will not be computed as time worked. HOLIDAYS will be computed as time worked.

SECTION 9.3

Standby pay- An employee on standby duty, and who is required to be available for call out at any time during the standby duty period, shall receive one hour token pay at time and one-half his/her regular rate for each regular work day on such standby status, and two (2) times his regular rate for such standby status on the employees' day off, holidays included. In addition, such employee in standby status will be paid, at his/her regular rate of pay, for all work actually performed when called to work from standby status.

SECTION 9.4

All overtime shall be offered equally by classification using an overtime distribution list. The list shall include the number of hours worked and offered to each employee by classification. Such list shall be updated daily to insure proper distribution of overtime.

SECTION 9.5

Compensatory time may be granted in lieu of overtime cash payments (by written agreement between the employee and supervisor). Compensatory time will be computed in the same manner as financial compensation would otherwise be computed. Compensatory time off shall be taken under this article as provided by the Fair Labor Standards Act, if such provision continues to be applicable for local government employees.

ARTICLE 10

GRIEVANCE/ARBITRATION PROCEDURE

SECTION 10.0

It is agreed between the parties that this grievance procedure is to be used to settle all disputes or differences between the City and the Union or any of its members employed by the City as to the meaning and the application of the provisions of this Agreement.

SECTION 10.1 - STEP 1

An employee, his/her duly certified representative, or a designated member of a group having a grievance, who believes there has been a violation of this Agreement, shall reduce his/her complaint to writing on a form provided by the union, sign and date the form and file it with his immediate supervisor within five (5) working days from the date the alleged violation occurred. The written grievance shall contain the article(s) violated and a statement citing the complaint along with the remedy sought. The immediate supervisor shall answer the grievance in writing, within five (5) calendar days of the receipt of the grievance.

SECTION 10.2 – STEP 2

If the dispute is not resolved in Step 1, the member, through his/her steward, shall submit the grievance to the Department Head within five (5) working days of the receipt of the grievance in Step 2, the Department Head shall hold a meeting with the grievant, his/her representative(s), and any other person the Department Head feels is necessary to discuss the allegations contained in the grievance.

The Department Head shall answer the grievance, in writing, within five (5) calendar days of the meeting.

SECTION 10.3 - STEP 3

If the dispute is not resolved in Step 2, the Union may submit the written grievance to the City Manager within five (5) working days of receipt of the Step 2 answer. The City Manager shall schedule a meeting with the parties in Step 2 within five (5) working days of receipt of the grievance. The agenda of the meeting shall be limited to the matters raised in the original grievance. A final written decision on the dispute shall be given by the City Manager within ten (10) calendar days of the meeting described in this Step.

If the decision of the City Manager does not resolve the dispute, either the City or the union may request that the grievance be appealed to arbitration in the manner described below. The time limits established in the article may be extended by mutual agreement or the parties.

Notwithstanding the procedure provided herein, a grievance may be submitted directly into the second or third step by mutual agreement of the City and the Union.

It is agreed that any grievance involving discharge of a non-probationary employee will be filed directly to Step 3.

SECTION 10.4 ARBITRATION

Any grievance which is not resolved in any of the Steps provided above may be appealed to arbitration. The party desiring arbitration shall give written notice of its intent to the other party within thirty (30) days, excluding weekends and holidays, following the date the Union receives the written answer in Step 3.

The party requesting arbitration shall apply to the Federal Mediation and Conciliation Service (FMCS) for a panel of seven (7) arbitrators. As soon as possible after receipt of the panel, the City and the Union shall meet to select an arbitrator. The appealing party shall first strike the first name and then the parties shall strike names alternately until only one name remains, who shall be the Arbitrator.

The decision of the Arbitrator must be within the scope of his authority, as set forth herein, and confined to the grievance submitted for this determination.

A. The Arbitrator shall confine him/herself to the facts developed at the hearing and which are directly related to the matter at issue.

B. The Arbitrator shall not have the power to amend, modify, or delete any provision of the Agreement.

C. In making his/her ruling, the Arbitrator shall have due regard for the essential and proper rights and responsibilities of management and shall not interpret this Agreement so as to further restrict or limit those rights and responsibilities.

D. The Arbitrator may make no award which extends the period covered by the grievance.

E. The decision of the Arbitrator shall be final and binding.

F. If the Arbitrator finds he/she lacks authority to rule on the grievance, the matter shall be referred to the parties without decision or recommendation.

The parties shall each bear the cost for their own witnesses, other than the grievant, attending the hearing at their request. The losing party shall pay the cost of the Arbitrator's fees and expenses. Arbitrations shall be conducted at City facilities. The cost of transcript of the proceedings shall be borne by the party or parties requesting the transcript. Each party will pay its own Attorney's fees and expenses.

ARTICLE 11

CITY-WIDE SENIORITY

SECTION 11.0

City-Wide seniority is defined as the length of employment with the City. Such seniority shall be acquired by full-time employees after completion of a probationary period, at which time seniority shall be retroactive to the first day of employment.

SECTION 11.1 - DEPARTMENTAL SENIORITY

Departmental seniority is defined as the length of employment within the employee's current department. Departmental seniority shall accrue as of the first day of employment or transfer into a new department.

SECTION 11.2 - CLASSIFICATION SENIORITY

Classification seniority Is defined as the length of employment within a particular classification. Seniority shall accumulate during absences because of illness, injury, vacation or other authorized leave. Seniority will be lost when an employee:

A. Terminates voluntarily;

B. Is discharged for cause;

C. Exceeds an authorized leave of absence;

D. Fails to return from recall within ten (10) days after receipt of such notice of recall given by the City (Certified Mail/Return Receipt Requested).

ARTICLE 12

REDUCTION IN FORCE

SECTION 12.0

Should a reduction in the public employer's work force become necessary, termination by force reduction, hereinafter referred to as layoff, shall be accomplished in the following manner:

A. Layoff shall be by classification within a department. Upon establishing the number of employees to be laid *off* within a classification in a department, the employer shall layoff in accordance with qualifications, which reflects quality and quantity of work, work habits and classification and departmental seniority.

B. No regular employee shall be laid *off* while there is an emergency, temporary, part- time or probationary employee serving in the same classification within the same department.

C. The laid-off employee shall have the right to bump into a lower classification within the Department. This will be also based upon his/her qualifications and ability to do the work.

D. The laid-off employee shall have the right to utilize his/her City seniority as defined in this Agreement, to bump into an existing position previously held by the employee in a lower or equal classification. This bumping right shall be contingent upon the employee's qualifications and current ability to perform the work of the position. For the purposes of this Article, position is defined as a classification within a specific department.

E. The City will make available, annually, a seniority list of Bargaining Unit members.

F. The City will maintain a list of bargaining unit employees who were laid off by the City for two (2) years from their layoff date. The City will not hire any new employees for the positions shown on such layoff list without first notifying these laid off employee(s) of such job openings and offering the open position to them if they are currently qualified. The City shall notify the qualified laid off employee(s) of such open position(s) by regular mail. USPS postage prepaid, at their last known address on file with the City. The laid *off* employee(s) shall have ten (10) calendar days from the date such notice was mailed to notify the City in writing they are interested in and will accept the position.

ARTICLE 13

REGULAR PROMOTION AND PROBATIONARY PERIODS

SECTION 13.0

A. Whenever there are promotional opportunities, the City shall promote the most qualified employee based upon the following factors:

- Ability to perform all the available work in the classification.
- Ability to meet reasonable performance standards for quality and quantity of work.
- Length of continuous service with the City, or cumulative length of service in the classification, if applicable.
- Overall work record with the City, if relevant to the employee's suitability for the job.
- Prior formal education, apprenticeship programs, specialized training schools, military training and assignments, job experience and any other relevant qualifications the individual may possess.

Employees serving an initial probationary period will not be considered for promotions during this initial probationary period.

B. Employees serving an initial probationary period shall not have their initial period extended beyond the six (6) months period.

The City shall have the sole prerogative and right for determining whether the promotional vacancy shall be filled.

ARTICLE 14

INSURANCE

SECTION 14.0

A. The present or improved health insurance plans identified as Medical Plan 3559 (Basic Plan), ~~Medical Plan 3359,~~ Medical Plan 5901 and Medical Plan 0727 (Buy-Up Plan) will be continued until the end of the current BlueCross/BlueShield (BCBS) contract. Additionally, the present dental plan~~s~~ identified as ~~Guardian Dental Plan 1 (Basic Plan) and Guardian Dental Plan 2 (High Plan)~~ Florida Combined Life will be continued.

B. At the beginning of each fiscal year, October 1, bargaining unit members electing any of the City's Medical Health Plans, ~~which consist of BCBS Plan 3359~~, Base Plan 3559, the "Buy-Up" Plan BCBS Medical Plan 0727, or the Affordable Care Act Plan 5901, shall be required to pay the CITY approved amount for employee only coverage. Currently, the City agrees to pay 91.25% and the employee will pay 8.75% for employee only coverage. If the bargaining unit member elects dependent coverage under either medical plan, the CITY agrees to pay at least 50% of the cost of all premiums. Any additional expenses incurred for improved coverage under any Buy-Up Plan shall be paid by the Bargaining Unit member.

C. The City will furnish life insurance coverage in the amount of $20,000 for all full-time regular bargaining unit members.

D. Should the City provide improved insurance coverage benefits. or offer the same benefit at a lesser cost, to any other bargaining unit or classified civil service employee then such benefit shall be offered to the bargaining unit members.

ARTICLE 15

CHECKOFF

SECTION 15.0

A. The City agrees to deduct monthly, from the earnings of the employees who have so authorized in writing, membership dues and initiation fees and remit same to the Union in an amount certified by the Union. Such authorization to be valid shall conform to applicable State and Federal law.

B. The Union shall indemnify the City and hold it harmless against any and all suits, claims, demands and liabilities which arise out of or by reason of any action taken or not taken by the City to comply with the provisions of this Article.

ARTICLE 16

UNION REPRESENTATIVES

SECTION 16.0

A written list of the Union Stewards shall be furnished to the City prior to the effective date of their assuming duties of office. The Union shall notify the City promptly of any changes of such Union Stewards. One of the Union Stewards may be designated to serve as Chief Shop Steward in the absence of another Steward; however, approval may be denied by the immediate supervisor for extenuating circumstances as shortage of help or disruption of work during a special work project.

SECTION 16.1

The following sections outline the duties and responsibilities of Stewards in performance of their functions as recognized Union representatives. In those cases which cannot be resolved otherwise, Union Stewards shall be granted reasonable time off during working hours to investigate and settle grievances on the job site which are within their jurisdiction, upon notifying and securing the approval of their immediate supervisor, without loss of pay. Productivity loss must be minimized. Union Stewards shall not investigate, present or adjust grievances or disputes on premium time. Upon returning to his/her work assignment, each Union Steward shall report to his immediate supervisor unless prior consent not to do so has been secured.

SECTION 16.2

It is agreed that all Union Stewards have productive work to perform as assigned by the City. The parties agree that each will cooperate with the other in reducing to a minimum the actual time spent by the Union Stewards in investigating, presenting and adjusting grievances or disputes. Solicitation of membership shall not be engaged in during working hours. No general Union membership meeting shall be held on city time.

SECTION 16.3

Union Stewards are subject to all City rules regarding the conduct of employees of the City.

SECTION 16.4

Upon request of the Union, employees may be granted leave without pay for Union business, with the approval of the City Manager.

SECTION 16.5

Any Bargaining Unit employee being disciplined shall be advised of their rights to representation.

ARTICLE 17

HOLIDAYS

SECTION 17.0

The following days will be observed as holidays for all employees, subject to this Agreement:

- January 1st
- Martin Luther King's Birthday
- President's Day
- Memorial Day
- June 19th
- July 4th
- Labor Day
- Veteran's Day
- Thanksgiving Day
- Day after Thanksgiving Day
- Christmas Eve
- Christmas Day

SECTION 17.1

Whenever a holiday falls on a Sunday, the following Monday shall be considered a holiday. When a designated holiday falls on a Saturday, the preceding Friday will be observed as a holiday.

SECTION 17.2

Holidays which occur during annual leave shall not be charged against vacation leave. An employee who is not on approved leave and fails to report on the day before or the day after a holiday shall not be paid for the holiday, unless excused by management.

SECTION 17.3

All employees shall receive holiday pay at their regular straight time rate for all recognized holidays. Should a holiday fall on an employees' regular day off, his/her next regularly scheduled work day shall be considered as his/her holiday.

SECTION 17.4

Any employee who performs work on a recognized holiday shall be compensated at the rate of one and one-half times his regular rate for all hours worked, if the hours worked total over forty (40) hours in a work week.

ARTICLE 18

VACATION LEAVE

SECTION 18.0

A. All full time, regular and provisional employees shall be entitled to earn and accrue vacation leave, with pay, which will be computed from the starting date of employment.

B. Temporary employees shall not be eligible for vacation leave.

C. Part-time employees who work 25 hours or more per week shall be entitled to accrue leave in proportion to the number of hours worked. An employee who normally works less than 25 hours per week shall not be entitled to any vacation leave.

D. Employees serving a probationary period, on an original appointment, shall accrue vacation leave, in accordance with the provisions of this section. If an employee serving a probationary period, on an original appointment, leaves the City's service without satisfactorily completing the probationary period, he/she shall not be compensated for any accrued vacation leave.

SECTION 18.1 - RATE AT WHICH LEAVE IS EARNED, ACCUMULATED AND PAID

A. All regular employees shall accumulate vacation leave as follows:

1. One (1) year of service, but less than five (5) years - 12 days/yr.

2. Five (5) years of service, but less than ten (10) years - 14 days/yr.

3. Ten (10) years of service but less than 15 years - 17 days/yr.

4. Fifteen (15) years of continuous service and over - 20 days/yr.

B. Earned vacation leave may be accumulated to a maximum, not to exceed forty-five (45) working days (effective October 1, 2012). Any accumulation over thirty (30) working days will be considered forfeited and lost at the beginning of the fiscal year. No employee can start with an accumulation of more than 30 days on October 1st. Vacation pay will be at the basic rate of pay for the normal work day.

SECTION 18.2 - USE OF VACATION LEAVE

A. Subsequent to the successful completion of the first six (6) months employment, vacation leave may be taken as earned, subject to the approval of the Department Head, who shall schedule vacation leave, so as to meet the operating requirements of the department. Vacation leave assignments will be made in accordance with the preference of the employee, whenever possible. However, leave must be taken at the convenience of the Department. The Department Head's decision as to when leave may or may not be taken will be final.

B. Vacation leave may be granted for the following purposes:

1. Vacation leave.

2. Absences for transaction of personal business which cannot be conducted during off-duty hours.

3. Religious holidays.

4. Sickness, once sick leave has been exhausted through illness.

5. Any absences from work not covered by other types of leave provisions established by these rules.

SECTION 18.3 - PAYMENT OF UNUSED VACATION LEAVE

Regular employees who have completed six (6) months or more service shall, upon leaving the City's service in good standing, be compensated for vacation leave accrued to the date of separation, but not to exceed forty-five (45) days.

ARTICLE 19

SICK LEAVE

SECTION 19.0

A. **RATE AT WHICH SICK LEAVE IS EARNED -** All bargaining unit employees earn sick leave credits, at the rate of one (1) working day per calendar month, or major portion thereof. Any employee who has taken sixteen (16) or more calendar days of sick leave, with or without pay in one month, shall not earn sick leave for that month.

B. **REQUEST FOR SICK LEAVE -** To receive compensation while absent on sick leave, the employee shall notify his/her immediate supervisor, division or department head prior to, or within two (2) hours after the time set for beginning the daily duties. An employee in a unit operating on a work schedule other than 8:00 a.m. to 5:00 p.m., must notify the Department within the time limit established by the appropriate Department Head.

C. **USE OF SICK LEAVE** - Sick leave may be granted for the following purposes:

1. Personal injury or illness not connected with work.

2. Pregnancy.

3. Necessary appointments with physicians or dentists.

4. Exposure to a contagious disease which would endanger others.

5. Illness of a member of the employee's household which requires the personal care and attention of the employee.

D. **ACCUMULATION OF SICK LEAVE -** The maximum number of accumulated sick leave hours shall be unlimited. Sick leave shall not be used within the first thirty (30) days of employment.

E. **CERTIFICATION BY A PHYSICIAN** - Whenever an employee uses sick leave in excess of two (2) consecutive days, they may be required by the Department Head to submit a certificate from a licensed physician. When it is determined that an employee's use of sick leave is not justified, the absent time may be deducted from the employee's pay or accrued vacation leave. Claiming sick leave, when physically fit, shall be cause for disciplinary action up to suspension or dismissal.

F. **UNUSED SICK LEAVE -** Employees who leave the City's service in good standing and have at least three (3) through nine (9) years of continuous service with the City, will receive pay for one-half (1/2) of their accumulated sick leave balance up to a maximum of forty-five (45) days.

G. Employees who leave the City's service in good standing and have at least ten (10) or more years of continuous service with the City, will receive pay for their accumulated sick leave balance up to a maximum of ninety (90) days.

H. Employees who do not use all their sick leave because of sickness or disability may use this toward early

retirement. At the employee's request for early retirement, the employer shall take the total hours of unused accumulated sick leave and divide this by the hours the employee works per week. This figure shall be the amount of time in weeks that the employee may be absent from the Department and continue to draw full pay, provided, however, such time shall not exceed ninety (90) days. The employee who requests and uses unused accumulated sick leave in this manner shall be considered retired when the sick leave time is exhausted. Said request shall be irrevocable.

ARTICLE 20

MAINTENANCE OF STANDARDS

SECTION 20.0

It is agreed that the specific benefits, rights and privileges enumerated in this Contract shall remain in force throughout the term of the Contract. Past practices of the employer, not contained in this Contract, shall not be a part of this Agreement. The following benefits, procedures and practices will be continued for the life of this Agreement; Standby duty, Pension, St. Lucie County Credit Union, City time for approved examinations and funeral leave (in accordance with the Personnel Rules and Regulations).

ARTICLE 21

EDUCATIONAL REIMBURSEMENT

SECTION 21.0

The CITY agrees to reimburse employees for tuition costs at the current state rate and books required in pursuing and achieving college degrees, from a college or university certified by an accreditation entity recognized by the U.S. Department of Education, for pre-approved, work- related courses. This reimbursement is based upon the student achieving a grade "C" or better. When the employee successfully completes and is reimbursed for a thirty (30) semester hour block, the employee shall agree to work at least two (2) years beyond this date or reimburse the CITY for any funds expended on tuition. The two (2) years applies to an employee who resigns. Employees in the DROP are not eligible for this program.

Bargaining Unit members who wish to participate in the educational reimbursement program should notify the department head no later than one month prior to the planned course enrollment date. Those who did not make the notification should be left out of the reimbursement program for the upcoming fiscal year.

Educational reimbursement should be limited to fifteen (15) credit hours per calendar year.

ARTICLE 22

WAGES

SECTION 22.0

A. Employees in the designated classification list in Attachment "A", who obtain certificates or licenses beyond those required, as a condition precedent for being employed in the position, will receive an additional percentage of their base salary or hourly wage for each additional certificate or license they obtain and maintain.

The City shall post and make available to the affected employees the incentive percentages, as well as the procedures and details of the incentive programs, as they apply to different departments.

~~For FY 2020-2021 the parties agree that the City will increase Teamsters bargaining unit employees' wages by eight percent (8%), effective April 1, 2021.~~ For FY 2021 – 2022 the parties agree that the City will increase Teamsters bargaining Unit employees' wages by $1.22 per hour, effective October 1, 2021. A bargaining unit employee who has reached the top of his / her pay range shall receive a one-time bonus in lieu of a wage increase, subject to the limitations set forth in section 22.0 (B), below.

B. Pay (wage) Increases will only be awarded to employees who were employed and on the payroll on ~~April 1~~ October 1, 2021 and are currently working. Retroactive Pay shall only be awarded to unit members currently employed at the time the contract is approved by the CITY and implemented (paid) by payroll.

C. All employees in the following classifications will receive a two and one-half (2 ½) hour minimum call-out for call backs and court appearances: Police Aides, Crime Scene Investigators, Animal Control Officers, and Evidence Custodians. All other contract Articles will remain in force.

D. The City Manager can institute selective increases for Bargaining Unit members with the approval of the Union, without having to re-open the Collective Bargaining Unit Agreement.

E. EMERGENCY PAY

F. In the case of declared emergency, the rate of pay shall follow the City of Fort Pierce Emergency Pay Policies, which are in the City's Personnel Rules and Regulations.

ATTACHMENT A

INCENTIVES

Certification Compensation Schedule for all Departments (that have an agreed upon 5% incentive) *

1. First certification compensated at 5% pay increase
2. Second certification compensated at 5% pay increase
3. Third certification compensated at 5% pay increase
4. Fourth certification compensated at 3% pay increase
5. Fifth certification compensated at 3% pay increase
6. Sixth certification compensated at 3% pay increase
7. All additional certifications compensated at 1% pay increase

*Note: Each pay increase is contingent upon the employee's agreement to utilize each acquired certification, in performance of his/her duties as assigned by the Department Head, for a minimum of two calendar years from the date the certification is posted on the State DBPR website (for Building Department) or received by the employee for other Departments. This two-year period will be referred to as the employee retention period, the employee will be responsible to refund the Department for all expenses incurred, i.e.: testing, seminars, continuing education courses, study materials and training classes.

Certifications must be in the skills area provided by the City and a skill that is utilized by the employee in performing his/her essential job functions.

If a certificate was obtained by the individual, prior to employment by the City of Fort Pierce, and the employee was compensated above the minimum pay rate of the classification in which he/she works, an increase shall not be given.

Documentation must be provided within forty-five (45) calendar days of receiving the certification to the HR office.

No retro payment will be made if time elapses (45 days) between the employee receiving the certificate and notifying HR.

Certification must be maintained via Continuing Ed courses or by re-certifying (or the updated version) in order to be in compliance with the incentive.

In the event of a significant job/ duties change (one department to another) or promotion, the 5% certification process begins again.

DEPARTMENT: BUILDING

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Building Inspector	DBPR	5%
Electrical Inspector	DBPR	5%
Mechanical, Gas & Plumbing Inspector	DBPR	5%

Building Inspectors & Plan Reviewers:

Employees that strive for additional certifications enhance their value to the Department, thus obtaining additional certifications is encouraged. Below is a listing of the 16 certifications that may be obtained by a building inspector or plan reviewer:

INSPECTOR CLASSIFICATION	PLANS EXAM CLASSIFICATION
1 & 2 Fam. Dwelling Inspector	1&2 Fam. Dwelling Plans Examiner
Commercial Building Inspector	Commercial Building Plans Examiner
Commercial Electrical Inspector	Commercial Electrical Plans Examiner
Commercial Plumbing Inspector	Commercial Plumbing Plans Examiner
Commercial Mechanical Inspector	Commercial Mechanical Plans Examiner
Coastal Construction Inspector	
Certified Flood Plain Manager	PERMIT SPECIALIST / OFFICE PERSONNEL
Certified Building Official	ICC Permit Technician Certification
ICC Permit Technician Certification	Certified Flood Plain Manager
ICC Property Maintenance Inspector	ICC Property Maintenance Inspector

DEPARTMENT: PUBLIC WORKS

ASE Certification- five percent (5%) each for a limit of three (3) Certifications per employee.

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Mechanic, Garage Foreman	ASE	5%
Sr. Storekeeper (parts) Garage Foreman	Automotive Service Consultant ASE (C1)	5%
Sr. Storekeeper (parts) Garage Foreman	Parts Specialist Certification ASE Test P1, P2	5%
Parks	NPRA – Parks Recreation	5%
Streets	IMSA – Sign, pavement marking	5%
Fac. Maint., Streets, Parks	MOT – Maintenance of Traffic – TTC (Temporary Traffic Control)	5%
Streets	Stormwater Operator (FSA)	5%
Parks	Certified ISA Arborist	5%
Parks	Certified Irrigation Landscape Designer	5%
Parks	FNGLA Certified Landscape Maintenance	5%
Maintenance Personnel	Playground Maintenance Certification	5%
Parks and Recs Personnel	Master Gardener Certification	5%
Sanitation Drivers	SWANA (Solid Waste Association of North America	5%

Garbage drivers will receive 5% additional pay, if qualified to operate three vehicles (Grapple, Sideloader, Frontloader)

DEPARTMENT:	CODE COMPLIANCE & ANIMAL CONTROL	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Violations Inspector/ Code Compliance Officer	FACE, AACE	5%
	Parking Enforcement Specialist	5%
Animal Control Officer	Chemical Capture	2%
	Euthanasia	2%
	Animal Cruelty Investigations	2%
	FACA	5%
SWANA (must meet Recertification reqs)	Sanitation Drivers	5%

DEPARTMENT:	POLICE	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Investigative Assistant	NCIC/FCIC	3%
Crime Analyst	Crime Analyst Certification	3%
Crime Analyst	Crime Prevention Techniques	3%
Crime Scene Investigator	NCIC/FCIC- User	3%
Crime Scene Investigator	Fingerprint ID & Classification	5%
Crime Scene Investigator	IAI/ FDIA	3%
Records Specialist	NCIC/FCIC - Limited Access	3%
Records Specialist	NCIC/FCIC - User	3%
Records Specialist	Terminal Agency Coordinator (TAC)	3%
Community Service Officer	NCIC/FCIC	3%
Community Service Officer	Terminal Agency Coordinator (TAC)	3%
Community Service Officer (as assigned by the city)	Parking Enforcement Specialist	5%
Evidence Technician	NCIC/FCIC	3%
Secretary II	NCIC/FCIC	3%

ARTICLE 23

SEVERABILITY

SECTION 23.0

Should any final decision of any Court of competent jurisdiction affect any practice of provision of this Agreement, only the practice or provision so affected shall be come null and *void;* otherwise, all other provisions or practices under this Agreement shall remain in full force and effect.

ARTICLE 24

ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES

SECTION 24.0

The City reserves the right to require all employees to be tested for the use of alcohol, drugs or controlled substances (hereinafter referred to as "drugs", "drug testing", or "testing"). If a state or federal law or regulation requires random or other types of drug testing of any employee in this bargaining unit, the City will begin conducting such testing of employees, as soon as required, and as provided by the law. The City will provide a list to the Union of the job classifications identified. All testing will be done at Florida Health and Rehabilitative Services (HRS) approved facilities.

SECTION 24.1

The City reserves the right, at any time, to request any employee to take a drug test and/or physical examination based on reasonable suspicion. Reasonable suspicion is a belief that an employee is using or has used drugs in violation of this Article, drawn from specific, objective, and articulate facts and reasonable inferences drawn from those facts.

SECTION 24.2

The testing outlined for drugs in Sections 24.0 and 24.1 of this Article will be administered in accordance with the following provisions:

A. Any employee may be subject to an investigation which may include, but not limited to, drug detection and testing, urinalysis, saliva testing, or any other medically recognized testing procedure. Prior to being tested, the employee will be given the opportunity to present any evidence of legal substances he/she has taken which may affect the accuracy of the test results. The employee may consult with his/her Union Steward before being tested, providing such consultation does not delay the testing for more than thirty (30) minutes.

If the employee is ordered to be tested based upon reasonable suspicion or the City is advised of any positive test result, the City in its sole discretion, shall decide whether the employee should be returned to a limited duty capacity or relieved of duty pending the results of the testing. If relieved of duty, the employee will be suspended without pay. If permitted to continue working pending the results of the testing, the employee shall not be permitted to operate any equipment or perform any function that could present a danger to the health, safety, or welfare of the public, co-workers, or the employee, and shall not be permitted to operate a motor vehicle. If the test results are negative for the presence of drugs, an employee who has been suspended will be paid for time lost. Using the initial sample will be conducted to ensure accurate results.

B. An employee who is tested on a reasonable suspicion basis will be placed on an administrative *leave* with pay status, pending the outcome of the test(s). In those cases when a drug test is negative, departmental "field calendars" will not reflect an absence.

C. If the test result is negative, a second test will not be conducted, and the employee will be returned to work. If the first test is positive and the second test is negative, the employee will be returned to work. In the event either the first or second test is negative, no disciplinary action related to drug use will be taken, and no record will be placed in an employee's file that the drug testing occurred.

D. When an employee is suspected of using or being under the influence of drugs, as opposed to alcohol, a test will be conducted for the presence of drugs only.

SECTION 24.3

Employees suspected of using or being under the influence of alcohol will be subject to undergo a Breathalyzer examination only. This test will be administered by qualified personnel.

SECTION 24.4

An initial probationary employee who tests positive will be terminated and no appeal shall be permitted. Prior to being a subject for testing, a classified employee may seek assistance for drug/alcohol use or abuse and will not be disciplined. Any employee who uses this one-time option shall be subject to random testing, while on duty, for a period of two years. The City retains the right to discipline employees for other serious offenses that have been committed. The City will not pursue criminal prosecution as a routine part of its substance testing procedures.

The City is a zero-based drug/alcohol tolerance employer. An employee testing positive for drugs (as determined illegal by Federal or State Law) shall be terminated. Employees testing positive for alcohol concentration as low as 0.02 shall be terminated.

In the event the Employee Assistance Program is no longer offered, the employee must seek, either through self-referral or recommendation of a professional counselor/doctor or counseling service, the assistance of any medical facility or agency (i.e., various hospitals offering dependency programs, PAR, Inc., or similar agency) licensed to provide a comprehensive rehabilitative program(s) for individuals with substance use problems. The rest of this Section would continue to be applicable.

SECTION 24.5

In the recognition of the importance of having a drug-free work force worthy of the respect and trust of the public, the following shall be the policy for employees who are guilty or plead nolo contendere of misconduct related to the use, possession, or sale of drugs:

Employees who sell illegal drugs or controlled substances, whether on or off duty, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are in possession of or using illegal substances, or are consuming alcohol while on duty, including meal and rest periods, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are under the influence of illegal substances or alcohol while on duty shall be disciplined in accordance with the City's Code of Conduct, although other misconduct occurring at the same time may result in more severe discipline, depending upon the nature of the misconduct.

Employees who are in possession of illegal substances or drug paraphernalia while off duty, and said possession constitutes a misdemeanor, shall be disciplined (City's Code of Conduct) for the first offense and terminated for the second offense, unless a nexus exists between the employee's position and the drug possession, in which case the employee shall be terminated for the first offense.

Employees involved in an accident or employee(s) directly contributing to an accident (defined as a sudden unexpected event) that requires medical treatment from a Doctor or is involved in an accident that causes damage to City equipment or citizens property will be subject to drug and alcohol testing.

The policy contained in the City's Rules and Regulations regarding what occurs in the event an employee who is required to possess a driver's license for his/her position and who loses his/her driver's license shall apply to an employee who is off duty and driving under the influence.

SECTION 24.6

When an employee requests Union assistance, the City agrees to make a reasonable effort to contact a Union Officer, following the chain of command designated on the Union organizational chart. In no instance will the City delay the substance test for more than half an hour while attempting to contact a Union Official.

SECTION 24.7

At the time of implementation of this Contract, all employees shall be put on notice that the City is committed to employing a drug-free work force. Said notice will also include encouragement for employees, who may have a substance use or abuse problem, to seek professional assistance on a confidential basis from the City's Employee Assistance Program or a source of their own choosing. The penalties for both on or off-duty use, possession, or sale of illegal substances, controlled substances, or alcohol contained in this Article shall also be communicated to employees.

SECTION 24.8

To ensure that illegal contraband (drugs, alcohol, etc.,) do not enter or affect the workplace, the City of Fort Pierce reserves the right to search all City vehicles, containers, lockers or other items on City of Fort Pierce's property. In furtherance of this policy, individuals may be required to display personal property for visual inspection upon the City of Fort Pierce's request. Failure to consent to a search or display of personal property for visual inspection will be grounds for discharge and denial of access to City premises.

SECTION 24.9

In the event of invalidation of this Article, or Section of this Article, both the Employer and Union agree to meet within thirty (30) days of such determination for the purpose of arriving at a mutually satisfactory replacement for said Article or Section.

SECTION 24.10

All civilian employees, who work in the Evidence Section or as Crime Scene Investigators of the Police Department, will be subject to random drug testing on the same basis currently in use for certified law enforcement personnel.

ARTICLE 25

SAFETY

SECTION 25.0

The City and the Union agree that the safety of employees and the public at large is of primary concern. To that end, no employee shall be required to operate unsafe equipment or vehicles. If the employee has reason to believe the equipment or vehicles are unsafe, he/she will immediately contact the Supervisor, who will examine or have the equipment or vehicle examined, to determine its usable condition.

SECTION 25.1

The appropriate departmental Steward will be permitted to sit as a member of the Accident Review Committee and will provide necessary input in discussing situations concerning his/her Department.

ARTICLE 26

BEREAVEMENT LEAVE

SECTION 26.0

The employee may be granted up to three (3) days bereavement leave for death in their immediate family, without charge to any other accrued leave time. Immediate family is defined as the employee's father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, half-sister, grandfather, grandmother, grandson, granddaughter, great-grand parents, grandparents-in-law, step grandparents, foster parents, and foster children. Employees must use the bereavement leave within 30 calendar days of the immediate family member's death.

For the purpose of funeral flowers, immediate family is defined as the employee's father, mother, son, daughter, husband, wife, stepfather, stepmother, stepson, stepdaughter, grandson, and granddaughter. Maximum amount is not to exceed $50.00 in US funds (including tax and shipping).

ARTICLE 27

RETIREMENT PLAN

SECTION 27.0

The ordinance pertaining to the City of Fort Pierce Retirement and Benefit System will be amended to provide for a benefit accrual rate of three percent (3%) for Teamsters members employed by the City who are subject to collective bargaining. This change will be effective upon final adoption of the ordinance amendment.

Below are the changes for new employees only effective October 1, 2012:

1. Change the vesting period from 5 to 10 years
2. Capping the 3.0 percent multiplier to a maximum ceiling of 75 percent. The first 25 years of service covers the 75 percent with an annual maximum pension payment not to exceed $100,000.
3. Overtime hours used in the calculation of pension benefits are capped at 300 hours. The first 300 hours in a fiscal year.
4. Accrued unused vacation and sick cannot be used in the calculation of pension benefits.

Below are the changes for current members:

1. The annual maximum pension payment cannot exceed $100,000.
2. The maximum of 300 overtime hours can be used in the calculation of pension benefits annually. The first 300 hours in a fiscal year only.
3. Accrued unused vacation and sick leave under the current policy through September 30, 2012 can be used in the calculation of pension benefits; those hours earned after September 30, 2012 cannot be used in the benefit calculations.

dd

SECTION 27.1

1. Change the vesting period from 10 years to 5 years effective November 5, 2018.
2. The parties agree to the 2019 – 2020 amendment to Section 13-36 in the Code of Ordinances referring to Disability Retirement – all other bargaining units must agree to the changes also.

ARTICLE 28

DURATION OF AGREEMENT

SECTION 28.0

This Agreement shall take effect October 1, 2020 and shall continue in full force and effect until midnight of September 30, 2023.

SECTION 28.1

The parties agree to open this Contract for wage negotiations for the 2021-2022 fiscal year no later than the end of June 2021 .

The parties also agree to open this Contract for wage negotiations for the 2022-2023 fiscal year no later than the end of June 2022.

The parties also agree to open this entire Contract for negotiations no later than the end of June 2023.

FOR THE CITY OF FORT PIERCE		**FOR TEAMSTERS LOCAL UNION 769**	
MAYOR	**DATE**	**UNION REPRESENTATIVE**	**DATE**
CITY MANAGER	**DATE**	**UNION STEWARD**	**DATE**
WITNESS	**DATE**	**WITNESS**	**DATE**
CHIEF NEGOTIATOR	**DATE**		

APPROVED AS TO FORM AND CORRECTNESS

BY: _____

Tanya Earley, Esq.
CITY ATTORNEY

CITY OF FORT PIERCE

AND THE

TEAMSTERS LOCAL UNION NUMBER 769

(GENERAL EMPLOYEE UNIT)

OCTOBER 1, 2020 to SEPTEMBER 30, 2023

Contract Ratified: **August 24, 2021**
City Commission Approval: **September 7, 2021**

CITY OF FORT PIERCE

UNION CONTRACT

WITH

TEAMSTERS LOCAL UNION NUMBER 769

Table of Contents

Article		
	PREAMBLE	
	RECOGNITION	2
3	MANAGEMENT RIGHTS	3
4	SUBCONTRACTING	4
5	STRIKES AND LOCKOUTS	5
6	DISCRIMINATION	6
7	BULLETIN BOARDS	7
8	WORKING OUT OF CLASSIFICATION	8
9	OVERTIME	9
10	GRIEVANCE/ARBITRATION PROCEDURE	10
11	CITY-WIDE SENIORITY	12
12	REDUCTION IN FORCE	13
13	REGULAR PROMOTIONS AND PROBATIONARY PERIODS	14
14	INSURANCE	15
15	CHECKOFF	16
16	UNION REPRESENTATIVES	17
17	HOLIDAYS	18

Article

18	VACATION LEAVE	19
19	SICK LEAVE	21
20	MAINTENANCE OF STANDARDS	23
21	EDUCATIONAL REIMBURSEMENT	24
22	WAGES	25
23	SEVERABILITY	29
24	ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES	30
25	SAFETY	34
26	BEREAVEMENT LEAVE	35
27	RETIREMENT PLAN	36
28	DURATION OF AGREEMENT	37

ARTICLE 1

PREAMBLE

SECTION 1.0

This Agreement is entered by and between the City of Fort Pierce, Florida, hereinafter referred to as the EMPLOYER and Teamsters Local #769, hereinafter referred to as the UNION. It is the purpose of this Agreement to achieve and maintain harmonious relations between the Employer and the Union; to insure the continuous, uninterrupted, efficient operations of the City; to provide prompt and peaceful adjustment of differences which may arise; and to establish the standards of wages, hours and other conditions of employment.

ARTICLE 2

RECOGNITION

SECTION 2.0

The City of Fort Pierce recognizes Teamsters Local #769, affiliated with the International Brotherhood of Teamsters, as the sole and exclusive bargaining agent for the job classifications in the unit designated by the Florida Public Employees Relations Commission in certification #287, excluding all other employees. Employees in an initial probationary period shall have no rights of appeal under the Agreement.

ARTICLE 3

MANAGEMENT RIGHTS

SECTION 3.0

Except as expressly provided for in this Agreement, the City retains the sole right to determine, and from time to time to re-determine how to manage its operations and direct the working force, including the rights to decide the scope of service to be performed, the method of service, the schedule of work time, the size and composition of work force; to contract and subcontract existing and future work; to determine whether and to what extent the work required in its operations or jobs, shall be performed by employees covered by this Agreement; to maintain ·order and efficiency in its work locations; to curtail or discontinue temporarily or permanently in whole or in part, operations whenever in the opinion of the City's good business judgment makes such curtailment or discontinuance advisable; to hire, layoff, assign, transfer, classify and reclassify, promote and determine the qualifications of employees; to determine the starting and quitting time and the number of hours to be worked.

SECTION 3.1

The City retains the sole right to discipline, suspend and discharge employees for just cause, including violations of any of the terms of this Agreement.

SECTION 3.2

The exercise of the above rights in Sections 3.0 and 3.1 does not preclude employees or their representatives from conferring or raising questions about the practical consequences that decisions on these matters may have on terms and conditions of employment. However, the exercise of the rights in Section 3.1 is subject to grievance arbitration.

SECTION 3.3

The above rights of the City in Sections 3.0 and 3.1 are not all-inclusive but indicates the type of matters of rights which belong to and are inherent to the City in its capacity as management of the City of Fort Pierce.

SECTION 3.4

If the City determines that a civil emergency condition exists, including but not limited to riots, civil disorders,hurricane conditions or similar catastrophes, the provisions of this Agreement may be suspended for a reasonable period of time during the time of the declared emergency. All pay provisions will continue in case of emergency condition.

ARTICLE 4

SUBCONTRACTING

SECTION 4.0

Subcontracting shall mean for the purpose of this contract, work which will be contracted out by the City to another agency, person, company, group, etc., which results in the direct displacement (layoff) of bargaining unit employees.

SECTION 4.1

The employer reserves the right to subcontract work while recognizing the Union's obligation to represent regular unit employees' jobs who are presently employed. Should subcontracting occur, which displaces regular unit employees currently on the payroll, the Employer agrees to notify the Union at least seven (7) days prior to when the request to subcontract is put on the City Commission Agenda. Simultaneous with such notice to subcontract which displaces regular unit employees, those employees will be notified and permitted to accept vacant advertised budgeted positions of the same job classification within the City. The Union reserves the right to appear before the City Commission and express its position to the City Commission at the time the Commission considers the subcontracting agenda item. The City Commission's decision is final and not subject to appeal through the grievance arbitration procedure.

ARTICLE 5

STRIKES AND LOCKOUTS

SECTION 5.0

There will be no strikes, work stoppages, picket lines**, slowdowns, boycotts or concerted failure or refusal to perform assigned work by the employees or the Union and there will be no lockouts by the City for the duration of the Agreement. The Union supports the City fully in maintaining normal operations. It is recognized by the parties that the City is responsible for and engaged in activities which are the basis of the health and welfare of the citizens, that any violation of this section could give rise to irreparable damage to the City and to the public at large. Accordingly, it is understood and agreed that the union shall not be responsible for any act alleged to constitute a breach of the section if neither the Union or any of its officers instigated, authorized, condoned, sanctioned or ratified such action, and further, that the union and its officers have used every possible means to prevent or terminate such action. It is agreed that any violation of the section shall be grounds for discharge and shall not be subject to a grievance except to determine if the violations did in fact occur.

**Picketing, as used in this article, shall be defined as picketing to support a work stoppage.

SECTION 5.1

Employees shall be required to cross picket lines to perform their duties regardless of which labor organization or group is conducting the picketing.

ARTICLE 6

DISCRIMINATION

SECTION 6.0

Employer and the Union agree that there will be no discrimination against any employee covered by this Agreement because of race, color, creed, religion, national origin, sex, age or physical handicap. The Employer and the Union agree not to discriminate against any employee for his/her membership or non-membership in the Union.

ARTICLE 7

BULLETIN BOARDS

SECTION 7.0

The City agrees to furnish the below listed bulletin board space for the use of the Union. All Union notices will be approved and signed by a Union Representative prior to posting.

1) Public Work's Office (Hallway)

2) Streets Division

3) Building Maintenance

4) Parks Division

5) Garage Division

6) Solid Waste Department

7) Police Department

8) City Hall

ARTICLE 8

WORKING OUT OF CLASSIFICATION

SECTION 8.0

If an employee covered by this Agreement is temporarily assigned to a higher job classification than that which the employee occupies at the time of the temporary assignment, then the employee shall be paid a stipend of one (1) hour pay at time-and-a- half for each work day of the temporary assignment, beginning the first full work day of the assignment.

SECTION 8.1

An employee who temporarily performs work in a lower classification, totally different from his/her normally assigned tasks, shall not receive a reduction in pay for this period. Employees who are assigned this temporary duty shall not have the right to refuse to perform the work assigned.

ARTICLE 9

OVERTIME

SECTION 9.0

An employee covered by this Agreement shall be paid at the rate of one and one-half (1.5) times his/her regular hourly base rate for all hours worked over forty (40) hours per week.

SECTION 9.1

The City shall not change an employee's hours of work solely for the purpose of avoiding overtime pay to the employees.

SECTION 9.2

Leave, excused and unexcused absences, will not be computed as time worked. HOLIDAYS will be computed as time worked.

SECTION 9.3

Standby pay- An employee on standby duty, and who is required to be available for call out at any time during the standby duty period, shall receive one hour token pay at time and one-half his/her regular rate for each regular work day on such standby status, and two (2) times his regular rate for such standby status on the employees' day off, holidays included. In addition, such employee in standby status will be paid, at his/her regular rate of pay, for all work actually performed when called to work from standby status.

SECTION 9.4

All overtime shall be offered equally by classification using an overtime distribution list. The list shall include the number of hours worked and offered to each employee by classification. Such list shall be updated daily to insure proper distribution of overtime.

SECTION 9.5

Compensatory time may be granted in lieu of overtime cash payments (by written agreement between the employee and supervisor). Compensatory time will be computed in the same manner as financial compensation would otherwise be computed. Compensatory time off shall be taken under this article as provided by the Fair Labor Standards Act, if such provision continues to be applicable for local government employees.

ARTICLE 10

GRIEVANCE/ARBITRATION PROCEDURE

SECTION 10.0

It is agreed between the parties that this grievance procedure is to be used to settle all disputes or differences between the City and the Union or any of its members employed by the City as to the meaning and the application of the provisions of this Agreement.

SECTION 10.1 - STEP 1

An employee, his/her duly certified representative, or a designated member of a group having a grievance, who believes there has been a violation of this Agreement, shall reduce his/her complaint to writing on a form provided by the union, sign and date the form and file it with his immediate supervisor within five (5) working days from the date the alleged violation occurred. The written grievance shall contain the article(s) violated and a statement citing the complaint along with the remedy sought. The immediate supervisor shall answer the grievance in writing, within five (5) calendar days of the receipt of the grievance.

SECTION 10.2 – STEP 2

If the dispute is not resolved in Step 1, the member, through his/her steward, shall submit the grievance to the Department Head within five (5) working days of the receipt of the grievance in Step 2, the Department Head shall hold a meeting with the grievant, his/her representative(s), and any other person the Department Head feels is necessary to discuss the allegations contained in the grievance.

The Department Head shall answer the grievance, in writing, within five (5) calendar days of the meeting.

SECTION 10.3 - STEP 3

If the dispute is not resolved in Step 2, the Union may submit the written grievance to the City Manager within five (5) working days of receipt of the Step 2 answer. The City Manager shall schedule a meeting with the parties in Step 2 within five (5) working days of receipt of the grievance. The agenda of the meeting shall be limited to the matters raised in the original grievance. A final written decision on the dispute shall be given by the City Manager within ten (10) calendar days of the meeting described in this Step.

If the decision of the City Manager does not resolve the dispute, either the City or the union may request that the grievance be appealed to arbitration in the manner described below. The time limits established in the article may be extended by mutual agreement or the parties.

Notwithstanding the procedure provided herein, a grievance may be submitted directly into the second or third step by mutual agreement of the City and the Union.

It is agreed that any grievance involving discharge of a non-probationary employee will be filed directly to Step 3.

SECTION 10.4 ARBITRATION

Any grievance which is not resolved in any of the Steps provided above may be appealed to arbitration. The party desiring arbitration shall give written notice of its intent to the other party within thirty (30) days, excluding weekends and holidays, following the date the Union receives the written answer in Step 3.

The party requesting arbitration shall apply to the Federal Mediation and Conciliation Service (FMCS) for a panel of seven (7) arbitrators. As soon as possible after receipt of the panel, the City and the Union shall meet to select an arbitrator. The appealing party shall first strike the first name and then the parties shall strike names alternately until only one name remains, who shall be the Arbitrator.

The decision of the Arbitrator must be within the scope of his authority, as set forth herein, and confined to the grievance submitted for this determination.

A. The Arbitrator shall confine him/herself to the facts developed at the hearing and which are directly related to the matter at issue.

B. The Arbitrator shall not have the power to amend, modify, or delete any provision of the Agreement.

C. In making his/her ruling, the Arbitrator shall have due regard for the essential and proper rights and responsibilities of management and shall not interpret this Agreement so as to further restrict or limit those rights and responsibilities.

D. The Arbitrator may make no award which extends the period covered by the grievance.

E. The decision of the Arbitrator shall be final and binding.

F. If the Arbitrator finds he/she lacks authority to rule on the grievance, the matter shall be referred to the parties without decision or recommendation.

The parties shall each bear the cost for their own witnesses, other than the grievant, attending the hearing at their request. The losing party shall pay the cost of the Arbitrator's fees and expenses. Arbitrations shall be conducted at City facilities. The cost of transcript of the proceedings shall be borne by the party or parties requesting the transcript. Each party will pay its own Attorney's fees and expenses.

ARTICLE 11

CITY-WIDE SENIORITY

SECTION 11.0

City-Wide seniority is defined as the length of employment with the City. Such seniority shall be acquired by full-time employees after completion of a probationary period, at which time seniority shall be retroactive to the first day of employment.

SECTION 11.1 - DEPARTMENTAL SENIORITY

Departmental seniority is defined as the length of employment within the employee's current department. Departmental seniority shall accrue as of the first day of employment or transfer into a new department.

SECTION 11.2 - CLASSIFICATION SENIORITY

Classification seniority Is defined as the length of employment within a particular classification. Seniority shall accumulate during absences because of illness, injury, vacation or other authorized leave. Seniority will be lost when an employee:

A. Terminates voluntarily;

B. Is discharged for cause;

C. Exceeds an authorized leave of absence;

D. Fails to return from recall within ten (10) days after receipt of such notice of recall given by the City (Certified Mail/Return Receipt Requested).

ARTICLE 12

REDUCTION IN FORCE

SECTION 12.0

Should a reduction in the public employer's work force become necessary, termination by force reduction, hereinafter referred to as layoff, shall be accomplished in the following manner:

A. Layoff shall be by classification within a department. Upon establishing the number of employees to be laid *off* within a classification in a department, the employer shall layoff in accordance with qualifications, which reflects quality and quantity of work, work habits and classification and departmental seniority.

B. No regular employee shall be laid *off* while there is an emergency, temporary, part- time or probationary employee serving in the same classification within the same department.

C. The laid-off employee shall have the right to bump into a lower classification within the Department. This will be also based upon his/her qualifications and ability to do the work.

D. The laid-off employee shall have the right to utilize his/her City seniority as defined in this Agreement, to bump into an existing position previously held by the employee in a lower or equal classification. This bumping right shall be contingent upon the employee's qualifications and current ability to perform the work of the position. For the purposes of this Article, position is defined as a classification within a specific department.

E. The City will make available, annually, a seniority list of Bargaining Unit members.

F. The City will maintain a list of bargaining unit employees who were laid off by the City for two (2) years from their layoff date. The City will not hire any new employees for the positions shown on such layoff list without first notifying these laid off employee(s) of such job openings and offering the open position to them if they are currently qualified. The City shall notify the qualified laid off employee(s) of such open position(s) by regular mail. USPS postage prepaid, at their last known address on file with the City. The laid *off* employee(s) shall have ten (10) calendar days from the date such notice was mailed to notify the City in writing they are interested in and will accept the position.

ARTICLE 13

REGULAR PROMOTION AND PROBATIONARY PERIODS

SECTION 13.0

A. Whenever there are promotional opportunities, the City shall promote the most qualified employee based upon the following factors:

- Ability to perform all the available work in the classification.
- Ability to meet reasonable performance standards for quality and quantity of work.
- Length of continuous service with the City, or cumulative length of service in the classification, if applicable.
- Overall work record with the City, if relevant to the employee's suitability for the job.
- Prior formal education, apprenticeship programs, specialized training schools, military training and assignments, job experience and any other relevant qualifications the individual may possess.

Employees serving an initial probationary period will not be considered for promotions during this initial probationary period.

B. Employees serving an initial probationary period shall not have their initial period extended beyond the six (6) months period.

The City shall have the sole prerogative and right for determining whether the promotional vacancy shall be filled.

ARTICLE 14

INSURANCE

SECTION 14.0

A. The present or improved health insurance plans identified as Medical Plan 3559 (Basic Plan), Medical Plan 5901 and Medical Plan 0727 (Buy-Up Plan) will be continued until the end of the current BlueCross/BlueShield (BCBS) contract. Additionally, the present dental plans identified as Florida Combined Life will be continued.

B. At the beginning of each fiscal year, October 1, bargaining unit members electing any of the City's Medical Health Plans, Base Plan 3559, the "Buy-Up" Plan BCBS Medical Plan 0727, or the Affordable Care Act Plan 5901, shall be required to pay the CITY approved amount for employee only coverage. Currently, the City agrees to pay 91.25% and the employee will pay 8.75% for employee only coverage. If the bargaining unit member elects dependent coverage under either medical plan, the CITY agrees to pay at least 50% of the cost of all premiums. Any additional expenses incurred for improved coverage under any Buy-Up Plan shall be paid by the Bargaining Unit member.

C. The City will furnish life insurance coverage in the amount of $20,000 for all full-time regular bargaining unit members.

D. Should the City provide improved insurance coverage benefits. or offer the same benefit at a lesser cost, to any other bargaining unit or classified civil service employee then such benefit shall be offered to the bargaining unit members.

ARTICLE 15

CHECKOFF

SECTION 15.0

A. The City agrees to deduct monthly, from the earnings of the employees who have so authorized in writing, membership dues and initiation fees and remit same to the Union in an amount certified by the Union. Such authorization to be valid shall conform to applicable State and Federal law.

B. The Union shall indemnify the City and hold it harmless against any and all suits, claims, demands and liabilities which arise out of or by reason of any action taken or not taken by the City to comply with the provisions of this Article.

ARTICLE 16

UNION REPRESENTATIVES

SECTION 16.0

A written list of the Union Stewards shall be furnished to the City prior to the effective date of their assuming duties of office. The Union shall notify the City promptly of any changes of such Union Stewards. One of the Union Stewards may be designated to serve as Chief Shop Steward in the absence of another Steward; however, approval may be denied by the immediate supervisor for extenuating circumstances as shortage of help or disruption of work during a special work project.

SECTION 16.1

The following sections outline the duties and responsibilities of Stewards in performance of their functions as recognized Union representatives. In those cases which cannot be resolved otherwise, Union Stewards shall be granted reasonable time off during working hours to investigate and settle grievances on the job site which are within their jurisdiction, upon notifying and securing the approval of their immediate supervisor, without loss of pay. Productivity loss must be minimized. Union Stewards shall not investigate, present or adjust grievances or disputes on premium time. Upon returning to his/her work assignment, each Union Steward shall report to his immediate supervisor unless prior consent not to do so has been secured.

SECTION 16.2

It is agreed that all Union Stewards have productive work to perform as assigned by the City. The parties agree that each will cooperate with the other in reducing to a minimum the actual time spent by the Union Stewards in investigating, presenting and adjusting grievances or disputes. Solicitation of membership shall not be engaged in during working hours. No general Union membership meeting shall be held on city time.

SECTION 16.3

Union Stewards are subject to all City rules regarding the conduct of employees of the City.

SECTION 16.4

Upon request of the Union, employees may be granted leave without pay for Union business, with the approval of the City Manager.

SECTION 16.5

Any Bargaining Unit employee being disciplined shall be advised of their rights to representation.

ARTICLE 17

HOLIDAYS

SECTION 17.0

The following days will be observed as holidays for all employees, subject to this Agreement:

- January 1st
- Martin Luther King's Birthday
- President's Day
- Memorial Day
- June 19th
- July 4th
- Labor Day
- Veteran's Day
- Thanksgiving Day
- Day after Thanksgiving Day
- Christmas Eve
- Christmas Day

SECTION 17.1

Whenever a holiday falls on a Sunday, the following Monday shall be considered a holiday. When a designated holiday falls on a Saturday, the preceding Friday will be observed as a holiday.

SECTION 17.2

Holidays which occur during annual leave shall not be charged against vacation leave. An employee who is not on approved leave and fails to report on the day before or the day after a holiday shall not be paid for the holiday, unless excused by management.

SECTION 17.3

All employees shall receive holiday pay at their regular straight time rate for all recognized holidays. Should a holiday fall on an employees' regular day off, his/her next regularly scheduled work day shall be considered as his/her holiday.

SECTION 17.4

Any employee who performs work on a recognized holiday shall be compensated at the rate of one and one-half times his regular rate for all hours worked, if the hours worked total over forty (40) hours in a work week.

ARTICLE 18

VACATION LEAVE

SECTION 18.0

A. All full time, regular and provisional employees shall be entitled to earn and accrue vacation leave, with pay, which will be computed from the starting date of employment.

B. Temporary employees shall not be eligible for vacation leave.

C. Part-time employees who work 25 hours or more per week shall be entitled to accrue leave in proportion to the number of hours worked. An employee who normally works less than 25 hours per week shall not be entitled to any vacation leave.

D. Employees serving a probationary period, on an original appointment, shall accrue vacation leave, in accordance with the provisions of this section. If an employee serving a probationary period, on an original appointment, leaves the City's service without satisfactorily completing the probationary period, he/she shall not be compensated for any accrued vacation leave.

SECTION 18.1 - RATE AT WHICH LEAVE IS EARNED, ACCUMULATED AND PAID

A. All regular employees shall accumulate vacation leave as follows:

1. One (1) year of service, but less than five (5) years - 12 days/yr.

2. Five (5) years of service, but less than ten (10) years - 14 days/yr.

3. Ten (10) years of service but less than 15 years - 17 days/yr.

4. Fifteen (15) years of continuous service and over - 20 days/yr.

B. Earned vacation leave may be accumulated to a maximum, not to exceed forty-five (45) working days (effective October 1, 2012). Any accumulation over thirty (30) working days will be considered forfeited and lost at the beginning of the fiscal year. No employee can start with an accumulation of more than 30 days on October 1st. Vacation pay will be at the basic rate of pay for the normal work day.

SECTION 18.2 - USE OF VACATION LEAVE

A. Subsequent to the successful completion of the first six (6) months employment, vacation leave may be taken as earned, subject to the approval of the Department Head, who shall schedule vacation leave, so as to meet the operating requirements of the department. Vacation leave assignments will be made in accordance with the preference of the employee, whenever possible. However, leave must be taken at the convenience of the Department. The Department Head's decision as to when leave may or may not be taken will be final.

B. Vacation leave may be granted for the following purposes:

1. Vacation leave.

2. Absences for transaction of personal business which cannot be conducted during off-duty hours.

3. Religious holidays.

4. Sickness, once sick leave has been exhausted through illness.

5. Any absences from work not covered by other types of leave provisions established by these rules.

SECTION 18.3 - PAYMENT OF UNUSED VACATION LEAVE

Regular employees who have completed six (6) months or more service shall, upon leaving the City's service in good standing, be compensated for vacation leave accrued to the date of separation, but not to exceed forty-five (45) days.

ARTICLE 19

SICK LEAVE

SECTION 19.0

A. **RATE AT WHICH SICK LEAVE IS EARNED -** All bargaining unit employees earn sick leave credits, at the rate of one (1) working day per calendar month, or major portion thereof. Any employee who has taken sixteen (16) or more calendar days of sick leave, with or without pay in one month, shall not earn sick leave for that month.

B. **REQUEST FOR SICK LEAVE -** To receive compensation while absent on sick leave, the employee shall notify his/her immediate supervisor, division or department head prior to, or within two (2) hours after the time set for beginning the daily duties. An employee in a unit operating on a work schedule other than 8:00 a.m. to 5:00 p.m., must notify the Department within the time limit established by the appropriate Department Head.

C. **USE OF SICK LEAVE** - Sick leave may be granted for the following purposes:

1. Personal injury or illness not connected with work.

2. Pregnancy.

3. Necessary appointments with physicians or dentists.

4. Exposure to a contagious disease which would endanger others.

5. Illness of a member of the employee's household which requires the personal care and attention of the employee.

D. **ACCUMULATION OF SICK LEAVE -** The maximum number of accumulated sick leave hours shall be unlimited. Sick leave shall not be used within the first thirty (30) days of employment.

E. **CERTIFICATION BY A PHYSICIAN** - Whenever an employee uses sick leave in excess of two (2) consecutive days, they may be required by the Department Head to submit a certificate from a licensed physician. When it is determined that an employee's use of sick leave is not justified, the absent time may be deducted from the employee's pay or accrued vacation leave. Claiming sick leave, when physically fit, shall be cause for disciplinary action up to suspension or dismissal.

F. **UNUSED SICK LEAVE -** Employees who leave the City's service in good standing and have at least three (3) through nine (9) years of continuous service with the City, will receive pay for one-half (1/2) of their accumulated sick leave balance up to a maximum of forty-five (45) days.

G. Employees who leave the City's service in good standing and have at least ten (10) or more years of continuous service with the City, will receive pay for their accumulated sick leave balance up to a maximum of ninety (90) days.

H. Employees who do not use all their sick leave because of sickness or disability may use this toward early

retirement. At the employee's request for early retirement, the employer shall take the total hours of unused accumulated sick leave and divide this by the hours the employee works per week. This figure shall be the amount of time in weeks that the employee may be absent from the Department and continue to draw full pay, provided, however, such time shall not exceed ninety (90) days. The employee who requests and uses unused accumulated sick leave in this manner shall be considered retired when the sick leave time is exhausted. Said request shall be irrevocable.

ARTICLE 20

MAINTENANCE OF STANDARDS

SECTION 20.0

It is agreed that the specific benefits, rights and privileges enumerated in this Contract shall remain in force throughout the term of the Contract. Past practices of the employer, not contained in this Contract, shall not be a part of this Agreement. The following benefits, procedures and practices will be continued for the life of this Agreement; Standby duty, Pension, St. Lucie County Credit Union, City time for approved examinations and funeral leave (in accordance with the Personnel Rules and Regulations).

ARTICLE 21

EDUCATIONAL REIMBURSEMENT

SECTION 21.0

The CITY agrees to reimburse employees for tuition costs at the current state rate and books required in pursuing and achieving college degrees, from a college or university certified by an accreditation entity recognized by the U.S. Department of Education, for pre-approved, work- related courses. This reimbursement is based upon the student achieving a grade "C" or better. When the employee successfully completes and is reimbursed for a thirty (30) semester hour block, the employee shall agree to work at least two (2) years beyond this date or reimburse the CITY for any funds expended on tuition. The two (2) years applies to an employee who resigns. Employees in the DROP are not eligible for this program.

Bargaining Unit members who wish to participate in the educational reimbursement program should notify the department head no later than one month prior to the planned course enrollment date. Those who did not make the notification should be left out of the reimbursement program for the upcoming fiscal year.

Educational reimbursement should be limited to fifteen (15) credit hours per calendar year.

ARTICLE 22

WAGES

SECTION 22.0

A. Employees in the designated classification list in Attachment "A", who obtain certificates or licenses beyond those required, as a condition precedent for being employed in the position, will receive an additional percentage of their base salary or hourly wage for each additional certificate or license they obtain and maintain.

The City shall post and make available to the affected employees the incentive percentages, as well as the procedures and details of the incentive programs, as they apply to different departments.

For FY 2021 – 2022 the parties agree that the City will increase Teamsters bargaining Unit employees' wages by $1.22 per hour, effective October 1, 2021. A bargaining unit employee who has reached the top of his / her pay range shall receive a one-time bonus in lieu of a wage increase, subject to the limitations set forth in section 22.0 (B), below.

B. Pay (wage) Increases will only be awarded to employees who were employed and on the payroll on October 1, 2021 and are currently working. Retroactive Pay shall only be awarded to unit members currently employed at the time the contract is approved by the CITY and implemented (paid) by payroll.

C. All employees in the following classifications will receive a two and one-half (2 ½) hour minimum call-out for call backs and court appearances: Police Aides, Crime Scene Investigators, Animal Control Officers, and Evidence Custodians. All other contract Articles will remain in force.

D. The City Manager can institute selective increases for Bargaining Unit members with the approval of the Union, without having to re-open the Collective Bargaining Unit Agreement.

E. EMERGENCY PAY

F. In the case of declared emergency, the rate of pay shall follow the City of Fort Pierce Emergency Pay Policies, which are in the City's Personnel Rules and Regulations.

ATTACHMENT A

INCENTIVES

Certification Compensation Schedule for all Departments (that have an agreed upon 5% incentive) *

1. First certification compensated at 5% pay increase
2. Second certification compensated at 5% pay increase
3. Third certification compensated at 5% pay increase
4. Fourth certification compensated at 3% pay increase
5. Fifth certification compensated at 3% pay increase
6. Sixth certification compensated at 3% pay increase
7. All additional certifications compensated at 1% pay increase

*Note: Each pay increase is contingent upon the employee's agreement to utilize each acquired certification, in performance of his/her duties as assigned by the Department Head, for a minimum of two calendar years from the date the certification is posted on the State DBPR website (for Building Department) or received by the employee for other Departments. This two-year period will be referred to as the employee retention period, the employee will be responsible to refund the Department for all expenses incurred, i.e.: testing, seminars, continuing education courses, study materials and training classes.

Certifications must be in the skills area provided by the City and a skill that is utilized by the employee in performing his/her essential job functions.

If a certificate was obtained by the individual, prior to employment by the City of Fort Pierce, and the employee was compensated above the minimum pay rate of the classification in which he/she works, an increase shall not be given.

Documentation must be provided within forty-five (45) calendar days of receiving the certification to the HR office.

No retro payment will be made if time elapses (45 days) between the employee receiving the certificate and notifying HR.

Certification must be maintained via Continuing Ed courses or by re-certifying (or the updated version) in order to be in compliance with the incentive.

In the event of a significant job/ duties change (one department to another) or promotion, the 5% certification process begins again.

DEPARTMENT: BUILDING

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Building Inspector	DBPR	5%
Electrical Inspector	DBPR	5%
Mechanical, Gas & Plumbing Inspector	DBPR	5%

Building Inspectors & Plan Reviewers:

Employees that strive for additional certifications enhance their value to the Department, thus obtaining additional certifications is encouraged. Below is a listing of the 16 certifications that may be obtained by a building inspector or plan reviewer:

INSPECTOR CLASSIFICATION	PLANS EXAM CLASSIFICATION
1 & 2 Fam. Dwelling Inspector	1&2 Fam. Dwelling Plans Examiner
Commercial Building Inspector	Commercial Building Plans Examiner
Commercial Electrical Inspector	Commercial Electrical Plans Examiner
Commercial Plumbing Inspector	Commercial Plumbing Plans Examiner
Commercial Mechanical Inspector	Commercial Mechanical Plans Examiner
Coastal Construction Inspector	
Certified Flood Plain Manager	PERMIT SPECIALIST / OFFICE PERSONNEL
Certified Building Official	ICC Permit Technician Certification
ICC Permit Technician Certification	Certified Flood Plain Manager
ICC Property Maintenance Inspector	ICC Property Maintenance Inspector

DEPARTMENT: PUBLIC WORKS

ASE Certification- five percent (5%) each for a limit of three (3) Certifications per employee.

POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Mechanic, Garage Foreman	ASE	5%
Sr. Storekeeper (parts) Garage Foreman	Automotive Service Consultant ASE (C1)	5%
Sr. Storekeeper (parts) Garage Foreman	Parts Specialist Certification ASE Test P1, P2	5%
Parks	NPRA – Parks Recreation	5%
Streets	IMSA – Sign, pavement marking	5%
Fac. Maint., Streets, Parks	MOT – Maintenance of Traffic – TTC (Temporary Traffic Control)	5%
Streets	Stormwater Operator (FSA)	5%
Parks	Certified ISA Arborist	5%
Parks	Certified Irrigation Landscape Designer	5%
Parks	FNGLA Certified Landscape Maintenance	5%
Maintenance Personnel	Playground Maintenance Certification	5%
Parks and Recs Personnel	Master Gardener Certification	5%
Sanitation Drivers	SWANA (Solid Waste Association of North America	5%

Garbage drivers will receive 5% additional pay, if qualified to operate three vehicles (Grapple, Sideloader, Frontloader)

DEPARTMENT:	CODE COMPLIANCE & ANIMAL CONTROL	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Violations Inspector/ Code Compliance Officer	FACE, AACE	5%
	Parking Enforcement Specialist	5%
Animal Control Officer	Chemical Capture	2%
	Euthanasia	2%
	Animal Cruelty Investigations	2%
	FACA	5%
SWANA (must meet Recertification reqs)	Sanitation Drivers	5%

DEPARTMENT:	POLICE	
POSITION	LICENSE/CERTIFICATION	INCENTIVE INCREASE
Investigative Assistant	NCIC/FCIC	3%
Crime Analyst	Crime Analyst Certification	3%
Crime Analyst	Crime Prevention Techniques	3%
Crime Scene Investigator	NCIC/FCIC- User	3%
Crime Scene Investigator	Fingerprint ID & Classification	5%
Crime Scene Investigator	IAI/ FDIA	3%
Records Specialist	NCIC/FCIC - Limited Access	3%
Records Specialist	NCIC/FCIC - User	3%
Records Specialist	Terminal Agency Coordinator (TAC)	3%
Community Service Officer	NCIC/FCIC	3%
Community Service Officer	Terminal Agency Coordinator (TAC)	3%
Community Service Officer (as assigned by the city)	Parking Enforcement Specialist	5%
Evidence Technician	NCIC/FCIC	3%
Secretary II	NCIC/FCIC	3%

ARTICLE 23

SEVERABILITY

SECTION 23.0

Should any final decision of any Court of competent jurisdiction affect any practice of provision of this Agreement, only the practice or provision so affected shall be come null and *void;* otherwise, all other provisions or practices under this Agreement shall remain in full force and effect.

ARTICLE 24

ALCOHOL, DRUGS AND CONTROLLED SUBSTANCE EXAMINATION/TESTING PROCEDURES

SECTION 24.0

The City reserves the right to require all employees to be tested for the use of alcohol, drugs or controlled substances (hereinafter referred to as "drugs", "drug testing", or "testing"). If a state or federal law or regulation requires random or other types of drug testing of any employee in this bargaining unit, the City will begin conducting such testing of employees, as soon as required, and as provided by the law. The City will provide a list to the Union of the job classifications identified. All testing will be done at Florida Health and Rehabilitative Services (HRS) approved facilities.

SECTION 24.1

The City reserves the right, at any time, to request any employee to take a drug test and/or physical examination based on reasonable suspicion. Reasonable suspicion is a belief that an employee is using or has used drugs in violation of this Article, drawn from specific, objective, and articulate facts and reasonable inferences drawn from those facts.

SECTION 24.2

The testing outlined for drugs in Sections 24.0 and 24.1 of this Article will be administered in accordance with the following provisions:

A. Any employee may be subject to an investigation which may include, but not limited to, drug detection and testing, urinalysis, saliva testing, or any other medically recognized testing procedure. Prior to being tested, the employee will be given the opportunity to present any evidence of legal substances he/she has taken which may affect the accuracy of the test results. The employee may consult with his/her Union Steward before being tested, providing such consultation does not delay the testing for more than thirty (30) minutes.

   If the employee is ordered to be tested based upon reasonable suspicion or the City is advised of any positive test result, the City in its sole discretion, shall decide whether the employee should be returned to a limited duty capacity or relieved of duty pending the results of the testing. If relieved of duty, the employee will be suspended without pay. If permitted to continue working pending the results of the testing, the employee shall not be permitted to operate any equipment or perform any function that could present a danger to the health, safety, or welfare of the public, co-workers, or the employee, and shall not be permitted to operate a motor vehicle. If the test results are negative for the presence of drugs, an employee who has been suspended will be paid for time lost. Using the initial sample will be conducted to ensure accurate results.

B. An employee who is tested on a reasonable suspicion basis will be placed on an administrative *leave* with pay status, pending the outcome of the test(s). In those cases when a drug test is negative, departmental "field calendars" will not reflect an absence.

C. If the test result is negative, a second test will not be conducted, and the employee will be returned to work. If the first test is positive and the second test is negative, the employee will be returned to work. In the event either the first or second test is negative, no disciplinary action related to drug use will be taken, and no record will be placed in an employee's file that the drug testing occurred.

D. When an employee is suspected of using or being under the influence of drugs, as opposed to alcohol, a test will be conducted for the presence of drugs only.

SECTION 24.3

Employees suspected of using or being under the influence of alcohol will be subject to undergo a Breathalyzer examination only. This test will be administered by qualified personnel.

SECTION 24.4

An initial probationary employee who tests positive will be terminated and no appeal shall be permitted. Prior to being a subject for testing, a classified employee may seek assistance for drug/alcohol use or abuse and will not be disciplined. Any employee who uses this one-time option shall be subject to random testing, while on duty, for a period of two years. The City retains the right to discipline employees for other serious offenses that have been committed. The City will not pursue criminal prosecution as a routine part of its substance testing procedures.

The City is a zero-based drug/alcohol tolerance employer. An employee testing positive for drugs (as determined illegal by Federal or State Law) shall be terminated. Employees testing positive for alcohol concentration as low as 0.02 shall be terminated.

In the event the Employee Assistance Program is no longer offered, the employee must seek, either through self-referral or recommendation of a professional counselor/doctor or counseling service, the assistance of any medical facility or agency (i.e., various hospitals offering dependency programs, PAR, Inc., or similar agency) licensed to provide a comprehensive rehabilitative program(s) for individuals with substance use problems. The rest of this Section would continue to be applicable.

SECTION 24.5

In the recognition of the importance of having a drug-free work force worthy of the respect and trust of the public, the following shall be the policy for employees who are guilty or plead nolo contendere of misconduct related to the use, possession, or sale of drugs:

Employees who sell illegal drugs or controlled substances, whether on or off duty, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are in possession of or using illegal substances, or are consuming alcohol while on duty, including meal and rest periods, shall be terminated from employment unless the Department Director can document mitigating circumstances and obtain the approval of the Personnel Director not to terminate.

Employees who are under the influence of illegal substances or alcohol while on duty shall be disciplined in accordance with the City's Code of Conduct, although other misconduct occurring at the same time may result in more severe discipline, depending upon the nature of the misconduct.

Employees who are in possession of illegal substances or drug paraphernalia while off duty, and said possession constitutes a misdemeanor, shall be disciplined (City's Code of Conduct) for the first offense and terminated for the second offense, unless a nexus exists between the employee's position and the drug possession, in which case the employee shall be terminated for the first offense.

Employees involved in an accident or employee(s) directly contributing to an accident (defined as a sudden unexpected event) that requires medical treatment from a Doctor or is involved in an accident that causes damage to City equipment or citizens property will be subject to drug and alcohol testing.

The policy contained in the City's Rules and Regulations regarding what occurs in the event an employee who is required to possess a driver's license for his/her position and who loses his/her driver's license shall apply to an employee who is off duty and driving under the influence.

SECTION 24.6

When an employee requests Union assistance, the City agrees to make a reasonable effort to contact a Union Officer, following the chain of command designated on the Union organizational chart. In no instance will the City delay the substance test for more than half an hour while attempting to contact a Union Official.

SECTION 24.7

At the time of implementation of this Contract, all employees shall be put on notice that the City is committed to employing a drug-free work force. Said notice will also include encouragement for employees, who may have a substance use or abuse problem, to seek professional assistance on a confidential basis from the City's Employee Assistance Program or a source of their own choosing. The penalties for both on or off-duty use, possession, or sale of illegal substances, controlled substances, or alcohol contained in this Article shall also be communicated to employees.

SECTION 24.8

To ensure that illegal contraband (drugs, alcohol, etc.,) do not enter or affect the workplace, the City of Fort Pierce reserves the right to search all City vehicles, containers, lockers or other items on City of Fort Pierce's property. In furtherance of this policy, individuals may be required to display personal property for visual inspection upon the City of Fort Pierce's request. Failure to consent to a search or display of personal property for visual inspection will be grounds for discharge and denial of access to City premises.

SECTION 24.9

In the event of invalidation of this Article, or Section of this Article, both the Employer and Union agree to meet within thirty (30) days of such determination for the purpose of arriving at a mutually satisfactory replacement for said Article or Section.

SECTION 24.10

All civilian employees, who work in the Evidence Section or as Crime Scene Investigators of the Police Department, will be subject to random drug testing on the same basis currently in use for certified law enforcement personnel.

ARTICLE 25

SAFETY

SECTION 25.0

The City and the Union agree that the safety of employees and the public at large is of primary concern. To that end, no employee shall be required to operate unsafe equipment or vehicles. If the employee has reason to believe the equipment or vehicles are unsafe, he/she will immediately contact the Supervisor, who will examine or have the equipment or vehicle examined, to determine its usable condition.

SECTION 25.1

The appropriate departmental Steward will be permitted to sit as a member of the Accident Review Committee and will provide necessary input in discussing situations concerning his/her Department.

ARTICLE 26

BEREAVEMENT LEAVE

SECTION 26.0

The employee may be granted up to three (3) days bereavement leave for death in their immediate family, without charge to any other accrued leave time. Immediate family is defined as the employee's father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, half-sister, grandfather, grandmother, grandson, granddaughter, great-grand parents, grandparents-in-law, step grandparents, foster parents, and foster children. Employees must use the bereavement leave within 30 calendar days of the immediate family member's death.

For the purpose of funeral flowers, immediate family is defined as the employee's father, mother, son, daughter, husband, wife, stepfather, stepmother, stepson, stepdaughter, grandson, and granddaughter. Maximum amount is not to exceed $50.00 in US funds (including tax and shipping).

ARTICLE 27

RETIREMENT PLAN

SECTION 27.0

The ordinance pertaining to the City of Fort Pierce Retirement and Benefit System will be amended to provide for a benefit accrual rate of three percent (3%) for Teamsters members employed by the City who are subject to collective bargaining. This change will be effective upon final adoption of the ordinance amendment.

Below are the changes for new employees only effective October 1, 2012:

1. Change the vesting period from 5 to 10 years
2. Capping the 3.0 percent multiplier to a maximum ceiling of 75 percent. The first 25 years of service covers the 75 percent with an annual maximum pension payment not to exceed $100,000.
3. Overtime hours used in the calculation of pension benefits are capped at 300 hours. The first 300 hours in a fiscal year.
4. Accrued unused vacation and sick cannot be used in the calculation of pension benefits.

Below are the changes for current members:

1. The annual maximum pension payment cannot exceed $100,000.
2. The maximum of 300 overtime hours can be used in the calculation of pension benefits annually. The first 300 hours in a fiscal year only.
3. Accrued unused vacation and sick leave under the current policy through September 30, 2012 can be used in the calculation of pension benefits; those hours earned after September 30, 2012 cannot be used in the benefit calculations.

dd

SECTION 27.1

1. Change the vesting period from 10 years to 5 years effective November 5, 2018.
2. The parties agree to the 2019 – 2020 amendment to Section 13-36 in the Code of Ordinances referring to Disability Retirement – all other bargaining units must agree to the changes also.

ARTICLE 28

DURATION OF AGREEMENT

SECTION 28.0

This Agreement shall take effect October 1, 2020 and shall continue in full force and effect until midnight of September 30, 2023.

SECTION 28.1

The parties agree to open this Contract for wage negotiations for the 2021-2022 fiscal year no later than the end of June 2021 .

The parties also agree to open this Contract for wage negotiations for the 2022-2023 fiscal year no later than the end of June 2022.

The parties also agree to open this entire Contract for negotiations no later than the end of June 2023.

FOR THE CITY OF FORT PIERCE		**FOR TEAMSTERS LOCAL UNION 769**	
MAYOR	**DATE**	**UNION REPRESENTATIVE**	**DATE**
CITY MANAGER	**DATE**	**UNION STEWARD**	**DATE**
WITNESS	**DATE**	**WITNESS**	**DATE**
CHIEF NEGOTIATOR	**DATE**		

APPROVED AS TO FORM AND CORRECTNESS

BY: _____

Tanya Earley, Esq.
CITY ATTORNEY

City Commission Regular Meeting - 6:00 pm **11. f.**

Meeting Date: 09/07/2021

Re: Scooter Share Agreement

Submitted For: Shyanne Harnage, Communications + Economic Development Manager, City Manager

SUBJECT:

Approval of Agreement between City of Fort Pierce and Skinny Labs, Inc. for an Electric Scooter Share Program for period of three (3) years.

SUMMARY:

In September 2019, the City of Fort Pierce launched a scooter share pilot program with the goal of learning how best to realize the benefits of micro-mobility programs while addressing common pitfalls. The pilot program ended on September 12, 2020, and the vendor (Superpedestrian) continued operating on a month-to-month basis. At the request of the City Commission, staff initiated a Request for Proposals (RFP) to solicit proposals from vendors interested in operating a turn-key, financially self-sustaining, automated, on-demand public electric scooter sharing system within the City of Fort Pierce. The RFP was developed based on the lessons learned in the pilot program, best practices from other jurisdictions, and feedback from stakeholders. On March 15, 2021, the City Commission authorized staff to enter negotiations with the highest ranked respondent, Skinny Labs, Inc. dba Spin. The negotiation period has concluded and a proposed agreement is being presented for the consideration of the Fort Pierce City Commission.

RECOMMENDATION:

Approve Electric Scooter Share Program Agreement.

ALTERNATIVES:

Amend or deny agreement.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Tanya Early, Assistant City Attorney
Sheritta Johnson, Risk Manager
Nicholas C. Mimms, City Manager

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	Length of agreement
Account:	General Fund

Amount: $2,500 + $0.25/ride

FISCAL IMPACT:

Vendor shall pay to the City: (i) a non-refundable flat fee of $2,500 to be paid annually; the first such payment shall be made prior to deploying the E-Scooters and each additional payment to be made within thirty (30) days following Vendor's receipt of an annual invoice for such fee thereafter; and (ii) a non-refundable monthly fee of $0.25 per ride., to be made within thirty (30) days following Vendor's receipt of a monthly invoice for such fee.

Attachments

Electric Scooter Share Program Agreement

Scooter Share Overview

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	07/09/2021 09:40 AM
Finance Department	Shyanne Harnage	07/14/2021 08:34 AM
City Manager	Nick Mimms	08/27/2021 11:59 AM
Finance Department	Johnna Morris	09/01/2021 09:57 AM
City Manager	Nick Mimms	09/01/2021 10:37 AM

Form Started By: Shyanne Harnage Started On: 06/14/2021 08:14 AM

Final Approval Date: 09/01/2021

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ELECTRIC SCOOTER SHARE PROGRAM AGREEMENT

8/25/2021

This Electric Scooter Share Agreement ("Agreement") is entered into this _____ day of 8/25/2021, 2021 by and between the City of Fort Pierce, a Florida municipal corporation, whose address is 100 North US Highway 1, Fort Pierce, Florida 34950 ("City") and Skinny Labs Inc., a Delaware corporation doing business as Spin, whose address is 450 Mission Street, Suite 400, San Francisco, California 94105 ("Vendor"). The City and Vendor are each individually referred to as "Party," and collectively as the "Parties."

WHEREAS, the City desires to provide safe and affordable multimodal transportation options to residents and visitors; and

WHEREAS, the City previously engaged in a twelve-month pilot program for the use of electric scooters ("E-Scooters") within the City; and

WHEREAS, the City subsequently solicited vendors to participate in a longer-term program; and

WHEREAS, Vendor submitted a conforming bid and City accepted Vendor's bid,

NOW, THEREFORE, in consideration of the promises and mutual covenants of the Parties hereto, the City and Vendor hereby enter into this Agreement subject to the following terms and conditions:

1. **Initial Term; Extension; Removal of E-Scooters**.

(a). Initial Term. This Agreement shall take effect on the date last signed by the Parties and it shall expire three (3) years thereafter, unless extended or terminated pursuant to the terms of this Agreement. The Initial Term and any extension pursuant to Section 1(b) are collectively referred to herein as the "Term".

(b). Extension. This Agreement may be extended by mutual agreement of the Parties for two (2) additional terms, each of which shall be one (1) year in duration.

(c). Removal of E-Scooters. Upon expiration of the Term, Vendor shall cease operations and within two (2) business days of the expiration of the Term remove all E-Scooters from the City. Failure to remove all E-Scooters within the two (2) business day timeframe, may result in the City removing the E-Scooters and Vendor will have to pay applicable fees to recover E-Scooters

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from the City.

2. **Exclusivity**. The Vendor is hereby granted a temporary, exclusive license to operate a shared electric scooter device system in accordance with the Code of Ordinances of the City of Fort Pierce and subject to the terms and conditions of this Agreement. Vendor is authorized to deploy no more than 200 E-Scooters upon the commencement of the Term. City staff retains the discretion to adjust the number of E-Scooters authorized to be deployed to meet market demands. However, the total number of E-Scooters authorized to be deployed within the City shall not exceed 500, but shall not be less than 200. Nothing in this Agreement shall be construed to grant Vendor any other rights or interest in the Public Rights-of-Way ("ROW"). This Agreement shall not be deemed or construed to create an easement, lease, fee, or any other interest, in the ROW, shall be personal to Vendor, and shall not run with the land. This Agreement shall not be recorded or any memorandum of it, without each Parties' express written consent. The City may terminate this Agreement, as provided under its terms, without the need for court action or court order and shall not be deemed to breach the peace as a result of such termination or other exercise of self-help under this Agreement.

3. **Definitions and Applicable City Codes.** The definitions and all regulations contained in the Code of Ordinances of the City of Fort Pierce are hereby incorporated by reference and shall apply to this Agreement.

4. **Fees.** Vendor shall pay to the City: (i) a non-refundable flat fee of $2,500 to be paid annually; the first such payment shall be made prior to deploying the E-Scooters and each additional payment to be made within thirty (30) days following Vendor's receipt of an annual invoice for such fee thereafter; and (ii) a non-refundable monthly fee of $0.25 per ride, to be made within thirty (30) days following Vendor's receipt of a monthly invoice for such fee. Vendor, upon City's request, shall provide the City with any reasonable documents or data appropriate for the City to calculate its entitlement under this Section.

5. **Operation.**

(a) Vendor shall use reasonable efforts to ensure that its E-Scooters comply with all applicable local, state, and federal laws, including without limitation, the Code of Ordinances of the City of Fort Pierce and the Florida Uniform Traffic Code. The Vendor represents and warrants that it knows, and will comply with, the foregoing laws.

(b) E-Scooters shall be operated only within the hours of 7:00 a.m. and 10:00 p.m. City staff retains discretion to extend such hours administratively based on market demands.

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(c) Subject to site plan approval and regulatory approvals related to signage and advertisement, Vendor may install ad-enabled Spin Charing Hub parking infrastructure on public rights of way.

6. **Parking**. Vendor shall provide parking instructions to users of Vendor's E-Scooters, indicating that the E-Scooters should be parked next to a bicycle rack or designated parking area, if possible, or in other parking areas designated by the City. If there is no bicycle rack or designated parking area nearby, instructions should indicate that E-Scooters are prohibited from blocking the sidewalk and should take reasonable measures to ensure that E-Scooters do not prevent ADA accessibility at all times. E-Scooters shall be parked upright at all times, and parking is prohibited on private property without the private property owner's permission. Parking must also maintain a minimum four-foot pedestrian path on sidewalks and is prohibited from blocking the following:

- Sidewalks;
- Fire hydrants;
- Curb ramps;
- Parking spaces;
- Handicap accessible areas (ramps, parking spots, etc.);
- Street furniture such as benches, parklets, trash and recycling receptacles, and parking meters; and
- Business or residential entryways.

7. **Deployment Locations; Geofencing Capabilities; Rebalancing**.

(a) Deployment locations for E-Scooters shall be set and amended by the City with written notice to Vendor.

(b) Vendor shall have the capability to restrict E-Scooter usage in areas not authorized by the City for deployment. Vendor represents it will utilize proper technology (i.e., geofencing) or other appropriate measures to ensure E-Scooters are only deployed and utilized within the designated deployment locations as approved in writing by the City.

(c) Vendor shall have the capability of controlling the speeds of the E-Scooters in certain area as designated by the City and create a "slow-zone" in those areas.

(d) Vendor shall rebalance the E-Scooters nightly for optimal deployment at the start of each day.

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(e) Vendor shall utilize a driver's license scanner as a means of ensuring age-appropriate operation of E-Scooters.

8. **Abandonment or Improperly Parking E-Scooters.** Vendor shall promptly recover and take custody of all abandoned or improperly parked E-Scooters. Vendor shall respond to a City-initiated request to relocate E-Scooter(s) as soon as is reasonably practicable with the ideal response time being within one (1) hour. Failure of Vendor to timely respond may result in the E-Scooter(s) being relocated or removed by the City subject to applicable fines and fees.

9. **Markings.** Vendor shall ensure that each E-Scooter is conspicuously marked with Vendor's unique branding, a unique serial number and Vendor's contact information, including a 24-hour toll-free phone number and e-mail address to respond to User and City issues with the E-Scooters. Vendor shall not apply any other markings or advertising to any E-Scooter.

10. **Maintenance.** Vendor shall maintain E-Scooters in a good and safe working manner and in accordance with all applicable laws and shall promptly remove from the rights-of-way any E-Scooter that is not in good and safe working manner or fails to comply with this Agreement or applicable laws. Vendor shall follow the regular and preventative maintenance plans set forth on pages 38-40 of Vendor's response to City's Request for Proposals (RFP) Number 2021-010.

11. **Data Sharing; Customer Survey.** During the term of this Agreement, on a monthly basis, or as reasonably requested by the City, the Vendor shall provide City the following data, if collected, by the Vendor, in a format acceptable to the City, but subject to applicable consumer privacy laws:

- Number of E-Scooters in circulation;
- Number of daily, weekly, and monthly riders;
- Number of daily, weekly, and monthly rides;
- Total number of miles traveled by users (daily, monthly, quarterly, annually);
- Number of rides per E-Scooter per day;
- Average duration of ride per day of the week;
- Start point of ride;
- End point of ride;
- Trip patterns;
- Location of scooter pick up and drop offs;
- Monthly summary of E-Scooter distribution and GPS-based natural movement in heat map format;
- Details of complaints and issues, including accidents or injuries;

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- Summary of customer comments/complaints, resolution to, and time it took to resolve each complaint; and
- Average trip in miles per day of the week.

Vendors shall provide the following performance indicators to be included in a dashboard or report, including, but not limited to, the following:

- Utilization rates;
- Total downloads, active users, and repeat user information;
- Total trips by day of week and time of day;
- Origins and destinations;
- Trips E-Scooter by day of week, time of day;
- Average trip distance;
- E-Scooter maintenance reports (including but not limited to Vehicle identification number and maintenance performed);
- Incidents of theft and vandalism;
- Number of complaints;
- Crash information;
- Rebalancing to designated service areas;

Vendors shall provide anonymized real-time data available via a public API or dashboard in the data standard developed by the North American Bikeshare Association, known as the "General Bikeshare Feed Specification (GBFS)". Vendors shall make anonymized real-time data in Mobility Data Standard (MDS) format available to the City and/or a designated, third party transportation data analysis platform, for purposes of aggregating this data, evaluating or enforcing the requirements in this permit. Precise origin and destination points will be obscured to a one-block (or equivalent) radius to protect user privacy.

Any MDS compatible API must expose data where:

The trip starts in the City of Fort Pierce, or
The trip ends in the City of Fort Pierce,
Must also provide a link to your open GBFS.

Additionally, accidents and injuries should be reported to the City immediately. Upon request from the City, Vendor shall provide information relating to dispute resolutions and settlements with Users.
(b) Within ninety (90) days of the Effective Date, Vendor shall distribute a customer satisfaction survey developed and hosted by the City in a format compatible with Vendor's application, the summary and raw

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results of which shall be provided to the City. Vendor agrees to distribute a customer satisfaction survey, from time to time, as requested by the City during the duration of this Agreement.

12. **Insurance and Indemnity.**

Vendor shall, at its own expense, procure and maintain, with insurers listed in the current "Best's Insurance Guide" as possessing a minimum policyholder's rating of "A-" (Excellent) and a financial category no lower than "VI" ($25,000,000 to $50,000,000 of adjusted policyholder's surplus) or a minimum A rating from Standard and Poor's or a minimum A rating from Fitch or a minimum A3 rating from Moody's, the types and amounts of insurance conforming to the minimum requirements set forth herein. Vendor shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City has been provided to and approved by the City.

As evidence of compliance with the insurance required herein, Vendor shall furnish the City with (a) a fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies), and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of City's officials, officers, and employees as Additional Insureds in the Commercial General Liability coverage; (b) the original of the policy(ies); or (c) other evidence satisfactory to City. Such evidence shall include thirty (30) days written notice of cancellation to the City for all required insurance coverages under Vendor's Commercial General Liability policy.

To the extent Vendor is permitted to and elects to subcontract any of the work performed under this Agreement, Vendor will require all sub-contractors to provide insurance coverage complying with the requirements set forth herein and will provide the City with evidence of such coverage prior to the commencement of the sub-contractor's work.

Until such insurance is no longer required by this Agreement, Vendor shall provide the City with renewal or replacement evidence of insurance promptly, but without lapse in coverage prior to the expiration or termination of such insurance.

Workers' Compensation Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance, without restrictive endorsements. In addition to coverage for the Florida Workers' Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall

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be:

Part One:	"Statutory"	
Part Two:	$1,000,000	Each Accident
	$1,000,000	Disease-Policy Limit
	$1,000,000	Disease-Each Employee

The policy must be endorsed to waive the insurer's right to subrogation against City and its officials, officers and employees in the manner which would result from the attachment of National Council on Compensation Insurance's (NCCI) Waiver of Our Right to Recover From Others' Endorsement (Advisory Form WC 00 03 13) with City and its officials, officers and employees scheduled thereon.

General Liability Insurance

Such insurance shall be no more restrictive than that provided by the standard Commercial General Liability Form (ISO Form CG 00 01) as filed for use in the State of Florida without any restrictive endorsements other than those required by ISO or the State of Florida or those described below. The coverage may include restrictive endorsements which exclude coverage for liability arising out of:

- Mold, fungus, or bacteria
- Terrorism
- Sexual molestation

The City and the City's officials, officers and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO Form (CG 20 10), Additional Insured - Owners, Lessees, or Contractors). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

$1,000,000	General Aggregate
$1,000,000	Products/Completed Operations Aggregate
$1,000,000	Personal and Advertising Injury
$1,000,000	Each Occurrence

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the

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most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned (if any) non- owned and hired autos of the Vendor. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence - Bodily Injury and Property Damage Combined

General Conditions

Vendor and the City shall each be responsible for maintaining insurance on their own property. Regardless of whether the Vendor purchases property coverage or not, Vendor hereby expressly waives and releases any cause of action or right of recovery which Vendor may have hereafter against the City for any loss arising out of loss or damage to the Vendor's property, about or a part of, the premises whether covered by insurance or not.

The insurance provided by the Vendor shall apply on a primary basis. Any insurance maintained by the City shall be excess of and shall not contribute with the insurance provided by the Vendor. Except as otherwise specifically authorized in this Agreement, or for which prior written approval has been obtained hereunder, the insurance maintained by the Vendor shall apply on a first dollar basis with Vendor paying any deductible or self-insured retention amount. For the purposes of this Agreement, Vendor shall be permitted to maintain a deductible and/or self-insured retention of no greater than $500,000 per occurrence. As a condition of being allowed to maintain insurance with a $500,000 deductible or self-insured retention, Vendor agrees to provide, on a form acceptable to the City, a surety bond, or other agreed upon security instrument prior to launch, in an amount no less than $500,000, guaranteeing payment of such deductible or self-insured retention applicable to any claim arising out of this Agreement. All applicable deductibles and self-insured retentions must be disclosed to and approved by the City prior to being used to satisfy any of the insurance requirements contained herein. The Vendor shall pay on behalf of the City or City's officials, officers, and employees any deductible or self-insured retention applicable to a claim against the City or the City's officials, officers, and employees.

Vendor’s Commercial General Liability insurance policy provided by the Vendor shall be endorsed to provide the City with thirty (30) days' notice of cancellation.

Compliance with these insurance requirements shall not limit the liability of the Vendor. Any remedy provided to the City by the insurance provided by the Vendor shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of the Vendor) available to the City under this Agreement or otherwise.

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Neither approval nor failure to disapprove insurance furnished by the Vendor shall relieve the Vendor from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

1. **Certificate Holder City of Fort Pierce**
   Attn: Risk Manager
   P.O. Box 1480
   Fort Pierce, FL 34954-1480

2. **Additional Insured for General Liability**
   City of Fort Pierce, its officials, officers, and employees

Indemnity

Vendor agrees to indemnify, hold harmless and defend the City, its representatives, employees, elected and appointed officials, from and against all ADA accessibility claims and liability pertaining to the use of Vendor's E-Scooters and any and all other liability, claims, damages, suits, losses and expenses of any kind, including reasonable attorney's fees and costs for appeal, associated with or arising out of any negligent or intentionally wrongful act or omission of the Vendor, owner or managing agents, its agents or employees or from failure of the Vendor, its agents or employees, to comply with each and every requirements of the City Code, this Agreement, or with failure of the Vendor, its agents or employees, to comply with any applicable federal, state or local law, including traffic laws, or any combination of same. It is specifically understood and agreed that this indemnification clause exempts the Vendor from the above obligations to the extent caused by the City's own negligent acts or omissions, breaches of this Agreement, or obligations arising from statute or operation of law, including, but not limited to, the duty to maintain the public right of way free from dangerous conditions. These terms shall not be construed to waive or alter any statutory or constitutional sovereign immunity rights, limitations or extend the liability provided to the City. In no event will Vendors be liable for special, indirect, incidental or consequential damages (including any damages arising from loss of use, loss of data, lost profits, business interruption, or costs of procuring substitute software or services) arising out of or relating to the Agreement.

Vendor's contracts or end user agreements with User of E-Scooters, to the fullest extent permitted by law, shall obligate Users to release the City and its officers, affiliated entities, employees, agents and contractors from the same claims, damages, losses, expenses, including attorney fees, and suits for which Vendor is obligated to indemnify, defend and hold the City harmless.

13. **Education.** Vendor shall, to the City's reasonable satisfaction, develop materials to instruct Users of all applicable laws and provisions of this Agreement that relate to operation and parking of the E-Scooters. Vendor shall not allow any use of its E-Scooters by third parties/Users unless they have

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first reviewed these materials.

14. **Compliance with Laws.** Vendor shall comply with all applicable laws, this Agreement, and City ordinances and policies, and guarantees its employees, agents and contractors, including independent contractors, do the same.

15. **E-Scooters Removed or Relocated by the City.**

(a) Any shared E-Scooter(s) that is inoperable/damaged, improperly parked, blocking ADA accessibility, does not comply with City Code, applicable law, or are left unattended on public property, including sidewalks, sidewalk areas, rights-of-way and parks, may be removed or relocated by the City. A shared E-Scooter is not considered unattended if it is secured in a designated parking area, rack (if applicable), parked correctly, or in another location or device intended for the purpose of securing such devices.

(b) The City may, but is not obligated to, Remove or Relocate, at Vendor's expense, an E-Scooter that is in violation of this Section.

(c) E-Scooters removed by the City shall count toward the Vendor's permitted maximum number of E-Scooters until collected by Vendor.

16. **Termination; Revocation.**

(a) Either party may terminate this Agreement without cause by providing thirty (30) days' written notice to the other party in accordance with Section 17, below.

(b) The City reserves the right to terminate this Agreement immediately, if there is a violation of the City Code, this Agreement, public health, safety or general welfare, or for other good and sufficient cause as determined by the City in its sole discretion.

(c) The City's rights of termination or revocation are in addition to all other rights and remedies which it may have at law or in equity.

17. **Notices.** All notices or other correspondence or communications required by or related to this Agreement shall be in writing sent by email or, in the event of a notice of termination, revocation or violation fines, sent by regular U.S. mail, postage prepaid or delivered by courier to the following:

City:

DocuSign Envelope ID: 51763953-1D2A-4FFB-AEF3-43CB1C1DA15D

City Manager
100 North US Highway 1
Fort Pierce, FL 34950

With a copy to:
City Attorney
100 North US Highway 1
Fort Pierce, Florida 34950

Vendor:
Skinny Labs Inc. dba Spin
450 Mission Street, Suite 400
San Francisco, California 94105

With a copy to:
legal@spin.pm

The Parties may change notice information with ten (10) days written notice to all Parties.

18. **Condition of ROW.** The City makes the ROW available to Vendor in an "as is" condition. The City makes no representations or warranties concerning the condition of the ROW or its suitability for use by Vendor and the City assumes no duty to warn Vendor concerning conditions that exist now or may arise in the future. Vendor's Terms of Use shall require Users to assume all risk, and to release all claims, known or unknown, against the City to the fullest extent of the law.

19. **Damage to Vendor Property.** The City assumes no liability for loss or damage to Vendor's E-Scooters or other property. Vendor agrees that the City is not responsible for providing security at any location where Vendor's E-Scooter(s), or other property, are stored or located. Vendor hereby waives any claim against the City in the event Vendor's E-Scooter(s), or other property, are lost or damaged.

20. **Damage to City Property.** To the fullest extent permitted by law, Vendor shall be liable to, and shall promptly reimburse the City for any damage Vendor causes to City property, including without limitation the ROW, except to the extent the damage is due to the negligence or willful misconduct of the City or its agents or employees. Vendor will cooperate with the City to help identify any persons who use Vendor's E-Scooters to damage City property.

21. **Emergency Management Plan.** Vendor acknowledges that it has an emergency management plan to secure E-Scooters and related equipment in the event of flooding, a hurricane, or

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other weather-related emergency. If any weather bureau or any governmental agency issues a hurricane warning or tropical storm warning for St. Lucie County, Florida, Vendor shall be responsible for securing E-Scooters and related equipment. In the event that Vendor fails to properly secure E-Scooters or related equipment, the City may do so and Vendor shall reimburse City for the any associated fees or costs.

22. **Modification**. This Agreement shall not be amended, modified, or canceled without the written consent of the Parties.

23. **Headings; Construction of Agreement.** The headings of each section of this Agreement are for reference only.

24. **Severability of Provisions.** In the event that any provision of this Agreement is found by a court of competent jurisdiction to be unconstitutional or unlawful, the remaining provisions of this Agreement shall be valid unless the court finds that the valid provisions of this Agreement are so essentially and inseparably connected with and so dependent upon the invalid provision(s) that is cannot be presumed that the parties to this Agreement could have included the valid provisions without the invalid provisions(s); or unless the court finds that the valid provisions, standing alone, are incapable of being performed in accordance with the intentions of the Parties.

25. **Assignment.** Vendor shall not assign, delegate, or transfer any right or obligation under this Agreement without City's prior written approval. Any assignment, delegation or transfer made or attempted without such approval shall be void.

26. **Binding Effect.** This Agreement shall be binding upon the Parties and upon any successor-in-interest.

27. **Controlling Law and Venue.** This Agreement and the rights of the parties shall be governed by and construed or enforced in accordance with the laws of the State of Florida. Venue for any action arising out of this Agreement is in the courts of St. Lucie County, Florida. Any action shall be tried as a non-jury case.

28. **Waiver.** No consent or waiver, express or implied, by any Party to this Agreement or any breach or default by any other Party in the performance of its obligations under this Agreement shall be deemed or construed to be a consent to or waiver of any other breach or default in the performance of the same or any other obligations hereunder. Failure on the part of any Party to complain of any act or failure to act or to declare any Party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights under this Agreement. The parties reserve the right to waive

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any term, covenant, or condition of this Agreement; provided, however, such waiver shall be in writing and shall be deemed to constitute a waiver only as to the matter waived and the Parties reserve the right to exercise any and all of the rights and remedies under this Agreement irrespective of any waiver granted.

29. **Representations.** The Parties certify that they have the power and authority to execute and deliver this Agreement and to perform this Agreement in accordance with its terms. Vendor represents and warrants that it is the sole owner of the E-Scooters.

30. **Conflicts of Interest.** Vendor represents and warrants that no officer or employee of City has, or will have, a direct or indirect financial or personal interest in this Agreement, and that no officer or employee of City, or member of such officer's or employee's immediate family, either has negotiated, or has or will have an arrangement, concerning employment to perform services on behalf of Company or its contractors under this Agreement.

31. **No Partnership.** The Parties are not joint ventures or partners and do not have an employer-employee or master-servant relationship. City shall not be vicariously liable for Vendor or any of the Users.

32. **Licensing and Taxes.** Prior to deploying E-Scooters in the City: (a) Vendor shall obtain any applicable licenses or permits required by applicable local, state or federal law to transact business in the City and to provide City with a copy of the same and (b) Vendor shall be a Florida corporation or properly registered with the Florida Secretary of State to conduct business in Florida and provide evidence of the same to the City.

33. **Confidentiality; Public Records.** The Parties acknowledge that the City is a governmental entity subject to the Florida Public Records Law (Chapter 119, Florida Statutes). The Parties further acknowledge that, notwithstanding other provisions of this Agreement or any other agreements between the Parties to the contrary, some or all of the information, materials, or documents provided to the City by the Vendor may be "public records" and, as such, may be subject to disclosure to, and copying by, the public unless otherwise specifically exempt by statute. Should the Vendor provide the City with any materials which it believes, in good faith, contain information which would be exempt from disclosure or copying under Florida law, the Vendor shall indicate that belief by placing a distinctive cover sheet on such document with the phrase "CONTAINS INFORMATION EXEMPT FROM DISCLOSURE" set forth in large, bold type, and by typing or printing, in bold letters, the phrase "Exempt from Disclosure" on the face of each affected page of such material. The Vendor shall submit to the City both a complete and a redacted copy of the document and each affected page. Should any person request to examine or copy any material so designated, the City will produce for that person only the

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redacted copy of the affected page. If the person requests to examine or copy the complete copy of the affected page, the City shall notify the Vendor of that request, and the Vendor, within thirty-six (36) hours of receiving such notification, shall either permit or refuse to permit such disclosure or copying. If the Vendor refuses to permit disclosure or copying, the Vendor shall hold harmless and indemnify the City for all expenses, costs, damages, and penalties of any kind whatsoever which may be incurred by the City or assessed or awarded against the City, and in favor of the person making such request, in regard to the City's refusal to permit disclosure or copying of such material. If litigation is filed in relation to such request and the Vendor is not initially named as a party, the Vendor shall promptly seek to intervene as a defendant in such litigation to defend its claim regarding the confidentiality of such material. This provision shall take precedence over all other agreements between the Parties and shall constitute the City's sole obligation with regard to maintaining confidentiality of any Confidential Information or proprietary material, of any kind.

IF VENDOR HAS QUESTIONS REGARGDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, VENDOR SHOULD CONTACT THE CITY'S CUSTODIAN OF RECORDS AS FOLLOWS:

CITY CLERK'S OFFICE
100 N US Highway 1
FORT PIERCE, FL 34950
772-467-3065
lcox@citoffortpierce.com

34. **Entire Agreement.** This Agreement contains the entire Agreement of the Parties with respect to its subject matter and supersedes all prior agreements and understanding of the Parties with respect to its subject matter. Nothing in this Agreement shall be construed to limit City's regulatory authority or waive any immunity to which the City is entitled by law.

IN WITNESS WHEREOF, the Parties, by their respective duly authorized representatives, have executed this Agreement to be effective on the Effective Date.

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ATTEST:

By: _____
Linda Cox, City Clerk

CITY OF FORT PIERCE

By: _____
Linda Hudson, Mayor

Date: _____

APPROVED AS TO FORM
AND CORRECTNESS:

By: _____
Tanya Earley, Interim City Attorney

DocuSign Envelope ID: 51763953-1D2A-4FFB-AEF3-43CB1C1DA15D

VENDOR

Skinny Labs Inc.,

A Delaware corporation

By: DocuSigned by: Ted Bronstein FB4231E64BFE48A...

Print Name: Ted Bronstein

Date: 8/25/2021

Scooter Share Program

A look back…

Launched 12-month pilot with Zagster	Sept. 2019
Zagster was acquired by Superpedestrian	June 2020
Pilot program ended	Sept. 2020
Issued RFP 2021-010	Nov. 2020
Entered Negotiations with SPIN	March. 2021

Scooter Share Agreement

LENGTH:
3 years, can be extended 2 additional years.

REVENUE SHARE/FEES:
Vendor will pay $2,500 annual fee plus $0.25 per ride.

HOURS OF OPERATION:
7am until 10pm.

SCOOTERS:
200 at launch; not to exceed 500.

LOCATIONS:
Deployment locations set by City. Vendor shall utilize geofencing technology and slow zones.

AGE:
Vendors will utilize driver's license scanner to ensure age-appropriate operation.

EDUCATION:
Vendor will develop and provide education materials for safe scooter operation.

City Commission Regular Meeting - 6:00 pm **11. g.**

Meeting Date: 09/07/2021

Re: Surplus Property - N 14th Street

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

SUBJECT:

Approval to award Bid No. 2021-025 for Sale of Surplus Property on North 14th Street (2404-814-0012-000-2) to the highest ranked respondent, Telco Investments.

SUMMARY:

The City of Fort Pierce is the owner of real property located at North 14th Street, identified by Parcel ID: 2404-814-0012-000-2 with a legal description of: LINCOLN HTS. BLK 2 LOTS 3 AND 12-LESS 14 ST R/W- (OR 3675-2391).

The property was declared surplus by the City of Fort Pierce on January 19, 2021.The subject property is located on North 14th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.12 acres or 5,139 square feet. The property is located in the historic Lincoln Park district. The abutting property to the west is also offered for the bid.

Bid number 2021-025 was issued on March 29, 2021. City staff evaluated the responses cumulatively as follows:

Respondent	Future Utilization (80)	Timeline (60)	Economic Impact (40)	Narrative (20)	Total (200)
JBM Properties San Diego, CA	**75**	**35**	**25**	**10**	**145**
JoannaGilchrist Fort Pierce, FL	**5**	**0**	**5**	**10**	**20**
Telco Investments Boynton Beach, FL	**60**	**60**	**20**	**20**	**160**
2nd Generation Building Port St. Lucie, FL	**30**	**0**	**28**	**0**	**58**
1865 Realty Group Fort Pierce, FL	**70**	**0**	**5**	**7**	**72**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the request and forwarded a recommendation to the City Commission for approval of the sale of real property located at North 14th Street, identified by Parcel ID: 2404-814-0012-000-2, to Telco Investment, Boynton Beach, FL.

RECOMMENDATION:

Award bid to highest ranked respondent, Telco Investments.

ALTERNATIVES:

Award bid to second highest ranked respondent or issue new bid.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Audria Moore-Wells, Special Projects Coordinator
Purchasing Division
Planning Board

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	N/A
Amount:	5,000

FISCAL IMPACT:

N/A

Attachments

Submittal - 2nd Generation
Submittal - 1865 Realty
Submittal - JBM Properties
Submittal - Joanna Gilchrist
Submittal - Telco Investments
Property Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:19 PM
Finance Department	Johnna Morris	09/01/2021 09:56 AM
City Manager	Nick Mimms	09/01/2021 10:38 AM
Form Started By: Sara Delgado		Started On: 08/17/2021 01:53 PM
Final Approval Date: 09/01/2021		

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: 2nd Generation Building Corp. Mailing Address: 966 NW Leonardo Cir. Port St. Lucie FL 34986	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: Joseph Basso
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: Owner
Incorporated in the State of: FL Year: 2014	Delivery in _____ days, ARO
Phone Number: 772-201-0280	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 47-2591128
E-Mail Address: ginger@2ndgbc.com	Local Business: ✓ Y ___ N MWBE: ___ Y ___ N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4-27-21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ 133 N. 10TH Street – 2409-513-0010-000-9

_____ N. 25TH Street – 2408-501-0066-000-6

✓ N. 25TH Street – 2408-501-0067-000-3

✓ 606 N. 14th Street

_____ 701 N. 14th Street NO BID

✓ N. 14th Street – 2404-814-0012-000-2

PROPOSED SUBMITTED BY:

Legal Name (s): 2nd Generation Bldg Corp.

Address: 966 NW Leonardo Circle

Day-time Phone Number: 772 579 1846 Mobile Number: 772 201 0280

Email: ginger@2ndgbc.com

INTENDED USE

I/we propose to use the property for:

___ Residential ✓ Commercial ___ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ✓ No

If not above, what do you intend to develop the property for: ✓ Rental ✓ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

_____ *(Attach pages as needed)*

Total value of all proposed improvements to the property: $ 240,000.

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	✓	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ [redacted]. 6100.- for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes ___ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

✓ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Joseph Basso
Typed Name

Bidder of Authorized Representative

4-27-21
Date

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/26/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

_____ **701 N. 14th Street**

__X__ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Darrell Gibson

Address: 1717 Orange Ave, #4207, Fort Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-940-9672

Email: 1865realtygroup@gmail.com

INTENDED USE

I/we propose to use the property for:

__X__ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes __X__ No

If not above, what do you intend to develop the property for: ____ Rental __X__ Resale ___ Other

If other, please explain _____

_____

_____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

1865 Realty Group plans to eventually develop additional residential housing with this land. The project timeline is TBD based on city approvals and obtaining permits.

_____ (*Attach pages as needed*)

Total value of all proposed improvements to the property: $ TBD

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 100 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes _x_ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

_x_ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

_x_ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

_x_ Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

_x_ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

_x_ Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Darrell Gibson

Typed Name

1865 Realty Group LLC/Darrell Gibson

Bidder of Authorized Representative

4/26/2021

Date

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: JBM PROPERTIES LLC Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: JOHN BENMOSHE
Type of Entity (Select one): Corporation ____ Partnership X Proprietorship ____	Title: MGR
Incorporated in the State of: FL Year: 2016	Delivery in _____ days, ARO
Phone Number: 201-681-3003	Payment Terms: Net 30 Days
Fax Number: 201-334-5841	FEIN or SS Number: 81-4658852
E-Mail Address: JBM@JBMPROPERTIES.ORG	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/22/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

_____ **701 N. 14th Street**

X **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130

Day-time Phone Number: 201-681-3003 Mobile Number: 201-681-3003

Email: JBM@JBMPROPERTIES.ORG

INTENDED USE

I/we propose to use the property for:

Y Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: X Rental X Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

CONSTRUCTION OF NEW HOME

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100,000 —

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1,100- for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

X Yes ___ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

X Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

X Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

X Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

X Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

X Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

JOHN BENMOCHE

Typed Name

Bidder or Authorized Representative

4/22/2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: JOHN BENMOSHE
Typed or Printed

Company Name: JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR
SAN DIEGO CA 92130

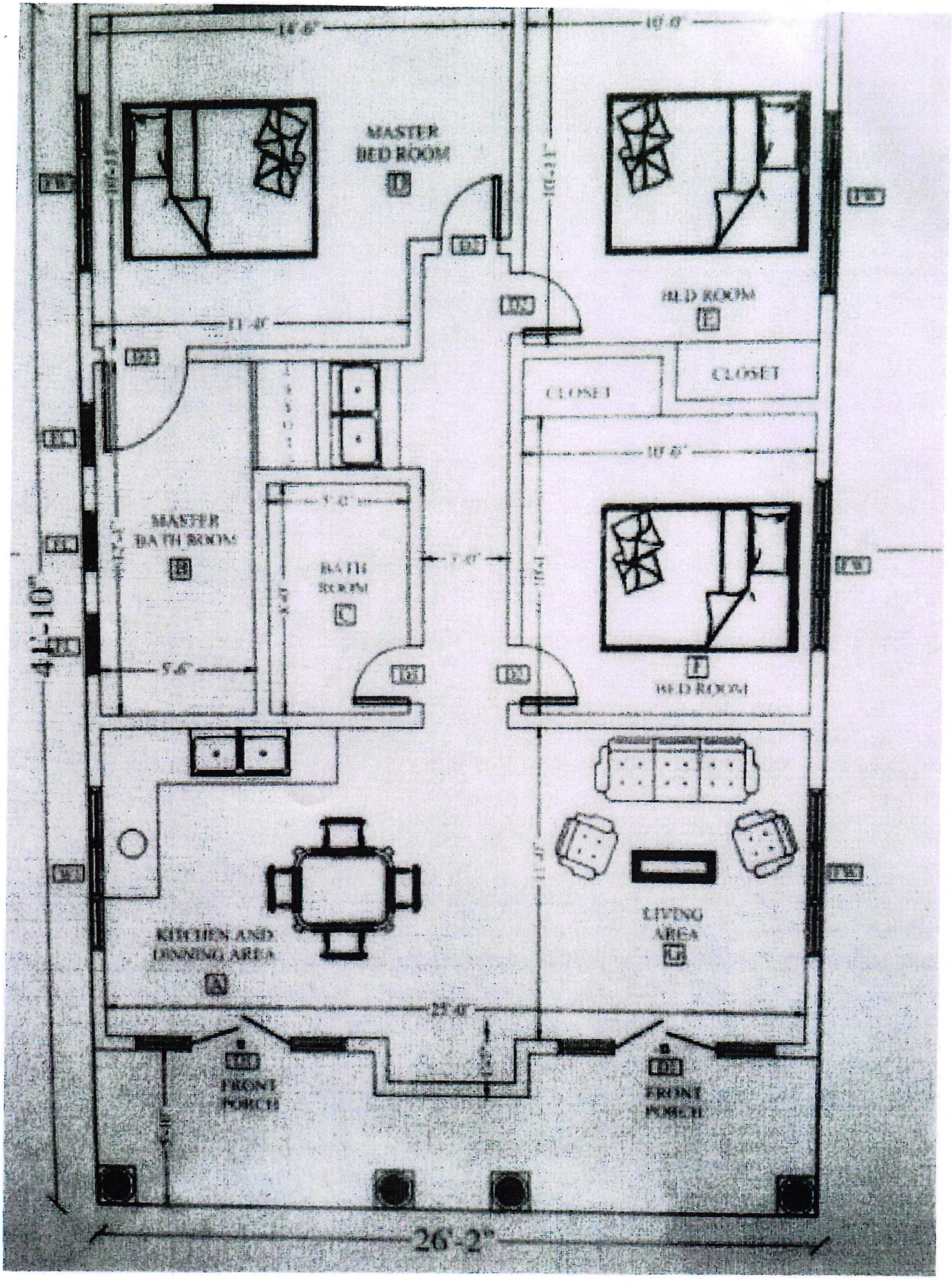
Date: 4/26/2021

ESTIMATED COST ABOUT $100,000

WILL UPGRADE LANDSCAPING + PUT IN NEW DRIVEWAY.

TIMELINE ABOUT 6 MONTHS

ATTACHED IS A ROUGH DRAWING OF HOME + PROOF OF FUNDS.


MASTER
BED ROOM
B
BED ROOM
F
CLOSET
CLOSET
MASTER
BATH ROOM
B
BATH
ROOM
C
F
BED ROOM
KITCHEN AND
DINNING AREA
A
LIVING
AREA
G
FRONT
PORCH
FRONT
PORCH
26'-2"

Business Checking

PNC Bank

PNC BANK

For the Period 02/27/2021 to 03/31/2021

Primary Account Number: 80-6008-3078
Page 1 of 7
Number of enclosures: 0

JBM PROPERTY MANAGEMENT LLC
12723 ASHLEY FALLS DR
SAN DIEGO CA 92130-2761

For 24-hour banking sign on to
PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
Monday - Friday: 7 AM - 10 PM ET
Saturday & Sunday: 8 AM - 5 PM ET

Para servicio en espanol, 1-877-BUS-BNKG

Moving? Please contact your local branch

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738

Visit us at PNC.com/smallbusiness

TDD terminal: 1-800-531-1648
For hearing impaired clients only

IMPORTANT ACCOUNT INFORMATION

On February 28, 2021 we updated the "Amendment, Waiver" section in and added a "Notices" section to your Account Agreement for Business Accounts ("Agreement"). Below are the updated and new sections. All other information in your Agreement continues to apply to your account. Please read this information and keep it with your records.

AMENDMENT, WAIVER

We reserve the right to amend this Agreement (including the right to add new provisions and to convert your Account from one product to another) and to change charges, fees and the manner in which we calculate and/or credit interest from time to time. We will inform you of any amendment (1) by mailing notice of the amendment and the amendment itself, in paper form, to the address on file for your statement; or (2) if you have opted to receive online statements in electronic form, by posting the notice of the amendment and the amendment itself on PNC's secure Online Banking web site. If you receive statements in paper form, the amendment will generally appear on your statement. In some cases, notice of the amendment will appear on the statement and the amendment itself will be included on an insert accompanying your statement.

If you have opted to receive online statements, the amendment will generally appear as a message on the PDF statement posted on PNC's secure Online Banking web site as well as in the Messages section of the site. In some cases, the amendment will be included as a PDF insert on the web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.) When the amendment becomes effective, we will post the new version of this Agreement online and make the new version available in our branches. An amendment will become effective 30 days (or such later time if required by law) after notice of the amendment is delivered or otherwise made available to you, unless a shorter time period is permitted by applicable law or required because of an emergency situation, in which case we will provide notice as we deem practicable. If this is an Account with multiple authorized signers, then notice of an amendment provided to one authorized signer shall be deemed to be notice to all authorized signers. Your continued use of your Account following the effective date of an Amendment indicates your consent to be bound by this Agreement, as amended. We reserve the right to waive the enforcement of any of the terms and conditions of this Agreement. Any such waiver must be in writing and signed by a Bank officer, and it shall not be considered a waiver of any other or future obligation or right.

Business Checking

For 24-hour account information, sign-on to pnc.com/mybusiness/

NOTICES

Any written notice that you give to us is effective when we have actually received it at the designated address and have a reasonable opportunity to act upon it. If applicable state law enables an account holder to modify the terms of an account and/or distribution of funds in an account by providing written notice to PNC, that written notice must be notarized and sent to the following required address: PNC Bank PO Box 609 Pittsburgh, PA 15230-0609. Sending such notices to any other PNC address or location will be deemed failure to provide notice to PNC. PNC reserves the right to require the account to be closed if you wish to modify the terms, the ownership and/or nature of the account. Any written notice that we give to you is effective (1) when it is mailed to you at the address on file for your statement, or (2) if you have opted to receive online statements in electronic form, when it is posted on PNC's secure Online Banking web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.)

Business Checking Summary

Jbm Property Management Llc

Account number: 80-6008-3078

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
491,093.06	56,794.00	101,288.64	446,598.42

Average ledger balance	Average collected balance
471,857.68	471,655.71

Deposits and Other Additions

Description	Items	Amount
Deposits	49	43,698.00
ACH Additions	4	13,096.00
Total	53	56,794.00

Checks and Other Deductions

Description	Items	Amount
Checks	6	10,299.00
Debit Card Purchases	12	728.67
POS Purchases	8	732.62
ATM/Misc. Debit Card Transactions	1	755.37
ACH Deductions	25	63,518.53
Service Charges and Fees	1	185.15
Other Deductions	2	25,069.30
Total	55	101,288.64

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
02/27	491,093.06	03/10	494,033.34	03/22	445,678.73
03/01	478,044.54	03/11	492,859.70	03/23	449,630.73
03/02	488,375.16	03/12	492,176.46	03/24	445,987.42
03/03	487,009.57	03/15	492,081.73	03/25	446,737.42
03/04	489,668.29	03/16	492,451.36	03/26	442,437.42
03/05	493,240.29	03/17	495,801.36	03/29	443,437.42
03/08	493,386.49	03/18	446,890.86	03/30	444,148.42
03/09	493,489.49	03/19	446,414.84	03/31	446,598.42

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Joanna Gilchrist Mailing Address: 719 Roselyn Ave Fort Pierce FLA 34982	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X [signature] Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Select one): Corporation ____ Partnership N/A ____ Proprietorship ____	Title: N/A
Incorporated in the State of: Year:	Delivery in _____days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address: Jogilcwright@gmail.com	Local Business: ___Y X N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

WELLS FARGO

Fort Pierce South
2597 S US Highway 1
Fort Pierce, FL 34982

wellsfargo.com

April 27, 2021

Robin Gilchrist
719 Roselyn Ave
Fort Pierce, FL 34982

Dear Whomever It May Concern:

This letter is to indicate that the Customer named above has the following deposit accounts with Wells Fargo Bank, N.A.

Account Number *(Last 4-digits)*	**Date Opened**	**Current Balance***
7699	07/28/2020	$5,501.52

*The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions, please contact me at: **(772) 466-6660**

A representative will be happy to assist you, as follows:

Monday - Thursday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Friday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Saturday:	Open	**9 AM**	Close	**12:00 PM**	**Eastern Time**

Thank you. We appreciate your business.

Sincerely,

Morgan Welch
Relationship Banker
Wells Fargo Bank, N.A.

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April 27, 2021

Joanna Gilchrist

To the City manager and The City of Fort Pierce Redevelopment Board members,

The reason for my bidding is very important because I want all three of my children to own a piece of land within the county they live and raise. When they finish high school I like to present each one with a clear title deed for graduation because cars expenses cell phone can wait.

I truly interested in all of the properties however if I had to pick, it will be 133 10th street and both close to each other 701 n.14th and N. 14th with parcel number only on the same street however I able to buy all that I bided on.

The property will be maintain while I teach my children to care for the land until they able to graduate in a few years.

I am submitting a letter from the bank and writing statement of how much hard cash from honest work through my living assist business. I didn't share my business income because the property for my children and NOT the business and hoping they will build or plant a community garden.

Hard Cash on hands and NOT including bank account amount is $8,000

Thank you in advance

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: April 22, 21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

_____ **701 N. 14th Street**

__✓__ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Joanna Gilchrist

Address: 719 Roselyn Ave

Day-time Phone Number: 772 344-1992 Mobile Number: 772 979.2060

Email: JOgillwright@gmail.com

INTENDED USE

I/we propose to use the property for: N/A

____ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes __X__ No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale __X__ Other

If other, please explain To purchase and Maintain the property

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

My goal is to purchase and Maintain the property

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 7,000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes ✓ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

____ Yes ✓ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

____ Yes ✓ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

____ Yes ✓ No Description of **landscape improvements:** plan drawings may be necessary.

____ Yes ✓ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

____ Yes ✓ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Joshua Gilchrist
Typed Name

Bidder of Authorized Representative

4.22.21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?		X
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	N/A	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	N/A	
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID John D Hecht

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-025**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: **3:00 PM, TUESDAY, APRIL 27, 2021**	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Telco Investments LLC **Mailing Address:** P.O Box 742371 Boynton Beach FL 33474	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X Terry Coley **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:** Terry Coley
Type of Entity (Select one): Corporation ____ Partnership ____ Proprietorship X	**Title:** Manager
Incorporated in the State of: New Mexico **Year:** 2013	**Delivery in** ____ **days, ARO**
Phone Number: 786 508-5400	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 80-0916875
E-Mail Address: telco_inv@yahoo.com	**Local Business:** ___Y X N **MWBE:** ___Y X N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: April 17, 2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

_____ **701 N. 14th Street**

__X__ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Telco Investments LLC

Address: 3510 nw 209th terr

Day-time Phone Number: 561 536-3735 Mobile Number: 786 508-5401

Email: telco_invgym@od.com

INTENDED USE

I/we propose to use the property for:

__X__ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes __X__ No

If not above, what do you intend to develop the property for: __X__ Rental _____ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

New Construction Triplex

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 535,000.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 5000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes	___ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
✓ Yes	___ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
✓ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes	___ No	Description of **landscape improvements:** plan drawings may be necessary.
✓ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes	___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Telco Investments LLC

Typed Name

Terry Coley

Bidder of Authorized Representative

04/17/2024

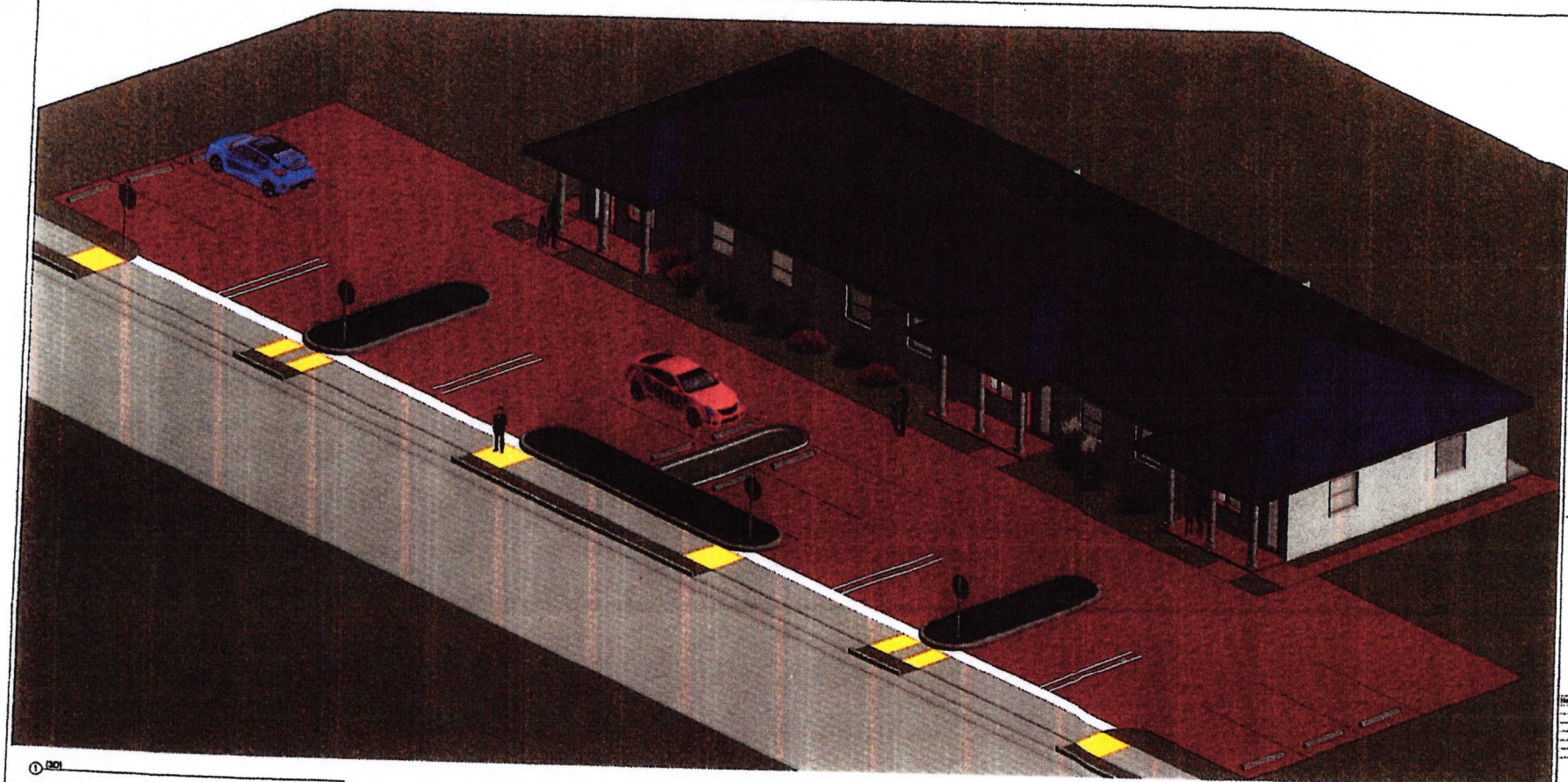
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	/	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	/	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	/	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	/	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	/	
Is each Addendum (when issued) signed and included?	/	

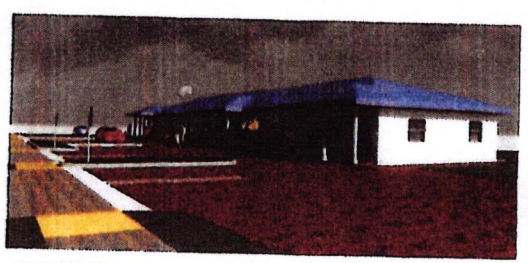
PLEASE SIGN AND RETURN WITH BID Terry Coley



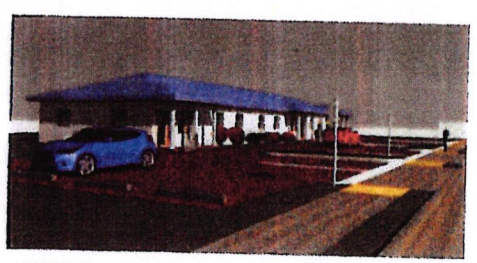
① (3D)



② FRONT VIEW
12" = 1'-0"



④ RIGHT SIDE VIEW
12" = 1'-0"



③ LEFT SIDE VIEW
12" = 1'-0"

STATE OF FLORIDA
REGISTERED ARCHITECT
No. 15288

DeMELLO
ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 234 2952

All ideas and designs indicated or represented by this drawing are the property of DeMELLO ARCHITECTURE and were expressed and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or organization for any purpose whatsoever without written permission of the office.

TRIPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

No.	Description	Date

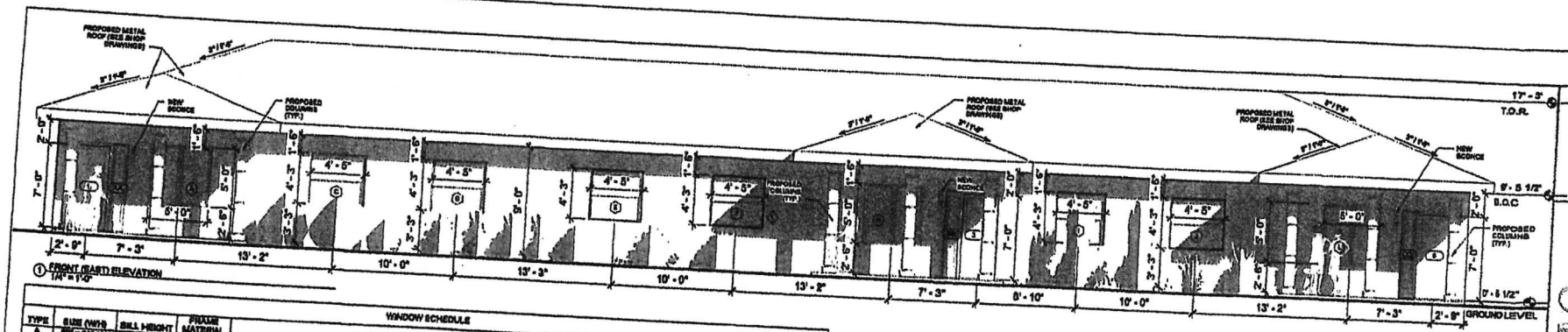
Drafting:
Address: 1157 Fairlake Trace #1007,
Weston, FL 33326
Phone: 954-300-2252
e-mail: hector@dedfloride.com

Architect of Record:	Designer
Date:	--
Drawn by:	Author

3-D PERSPECTIVE

Project Number 14-003

A-04



① FRONT (EAST) ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE

TYPE	SIZE (W/H)	SILL HEIGHT	FRAME MATERIAL	COMMENTS	LOCATION
A	60" x 60" (A)	3' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #1)
C	43"x60" (C)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #1)
D	43"x60" (D)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
E	43"x60" (E)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #2)
F	43"x60" (F)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #2)
H	60" x 60" (H)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #2)
I	60" x 60" (I)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #3)
J	43"x60" (J)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #3)
L	60" x 60" (L)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #3)
M	43"x60" (M)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #3)
N	43"x60" (N)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #3)
O	24"X36" (O)	4' - 8 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #3)
P	24"X36" (P)	4' - 8 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #3)
Q	60" x 60" (Q)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	SINGLE HUNG IN KITCHEN (UNIT #3)
R	24"X36" (R)	4' - 8 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #3)
S	24"X36" (S)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #3)
T	60" x 60" (T)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #3)
U	60" x 60" (U)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #2)
V	24"X36" (V)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #2)
W	24"X36" (W)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #2)
X	43"x60" (X)	3' - 8 1/2"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #1)
Y	43"x60" (Y)	3' - 8 1/2"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23368.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #1)
					EXTERIOR SWG HUNG IN KITCHEN (UNIT #1)
					EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #1)

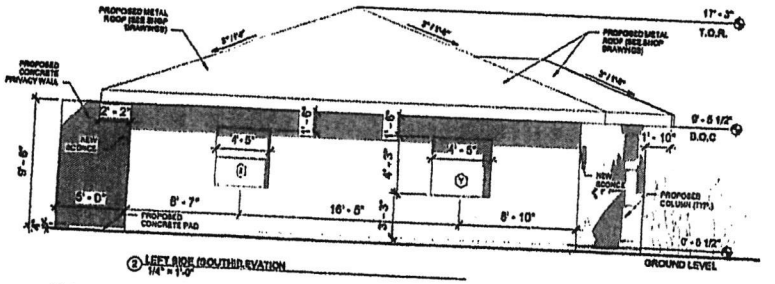
WINDOW NOTE IN BATHROOM

WINDOW GLAZING IN WET SURFACES WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5 & TABLE R308.3.1(1). WINDOW "P" (BATHROOM WINDOW) SHALL BE OF CATEGORY "I" SAFETY GLAZING.

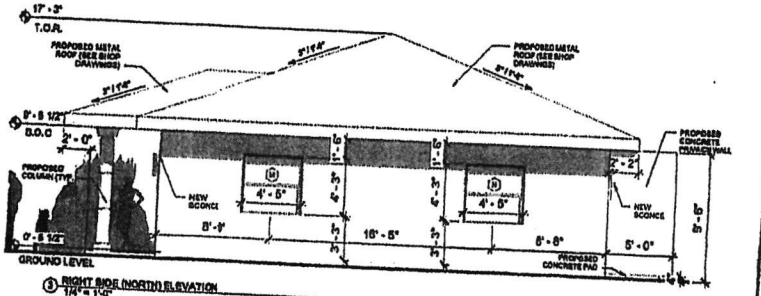
CONTRACTOR NOTE

-CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR.

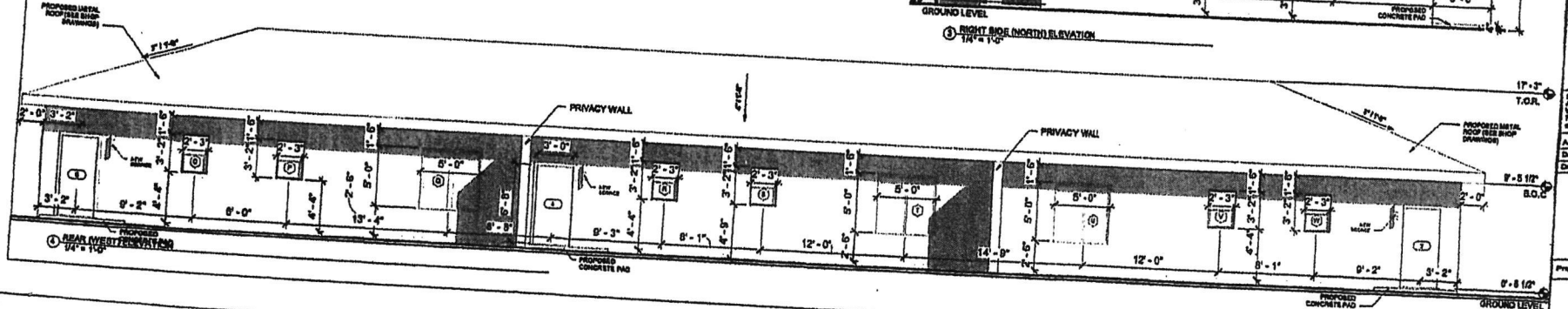
-ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL REQUIRED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.



② LEFT SIDE (SOUTH) ELEVATION
1/4" = 1'-0"



③ RIGHT SIDE (NORTH) ELEVATION
1/4" = 1'-0"



④ REAR (WEST) ELEVATION
1/4" = 1'-0"

DeMELLO ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2932

TRIPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

No.	Description	Date

Design Solutions SFL

Drawings Address: 11227 Pebble Trace # 1007, Wellington, FL. 33449 Phone: 561-603-2108 e-mail: fsolano@designsolutionsfl.com

Architect of Record: Designer
Date:
Drawn by: Author

ELEVATIONS & WINDOW SCHEDULE

Project Number 14-003

A-03

LANDSCAPING NOTE
- LANDSCAPING PLANS TO TAKE PRECEDENCE OVER THE ARCHITECTURALS. - PERSPECTIVE IS JUST FOR DEMONSTRATION OF OVERALL PROPOSED BUILDING

PERVIOUS & IMPERVIOUS AREAS:

TOTAL LOT AREA = 30,000 S.F.

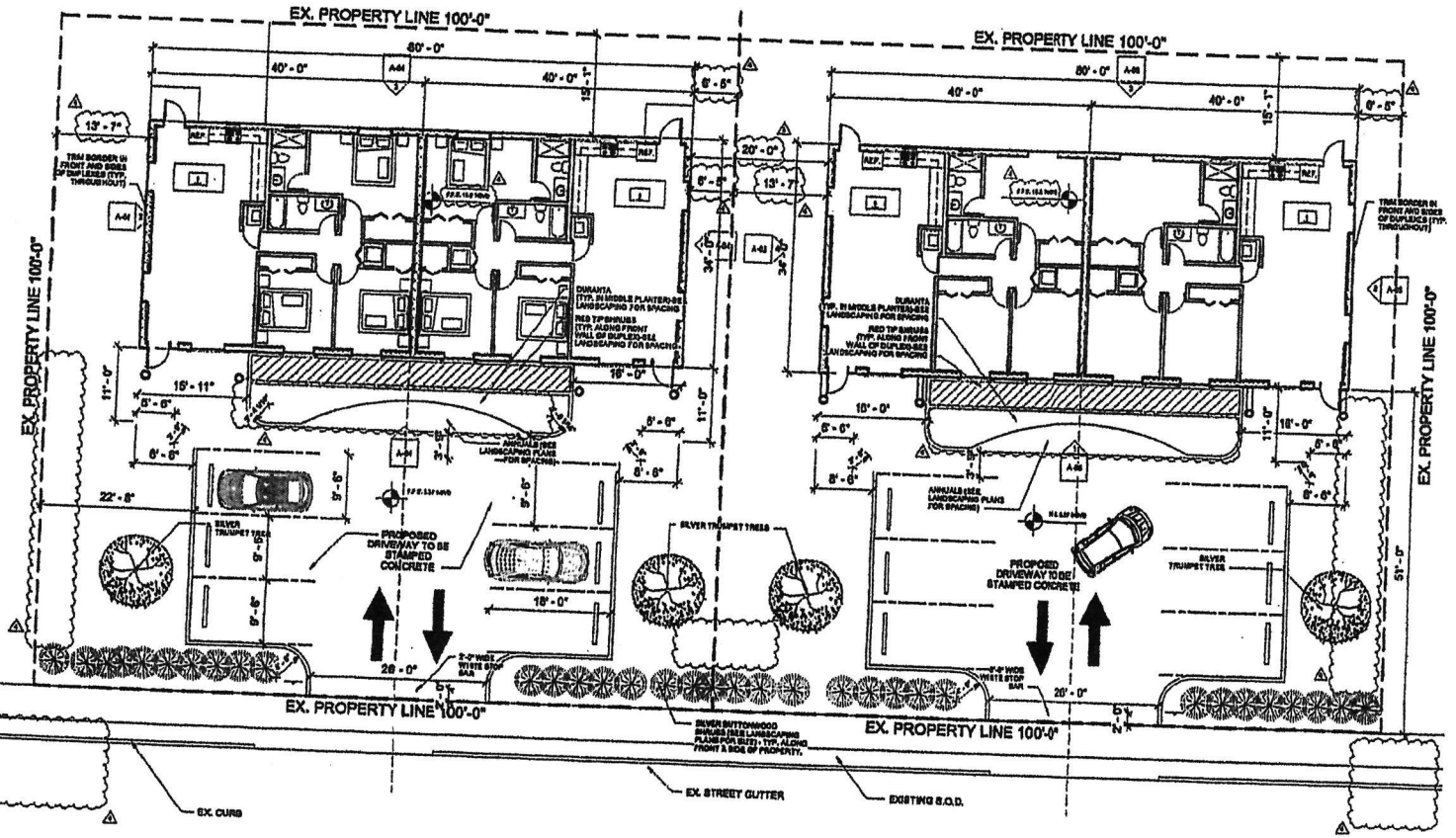
PERVIOUS AREAS (GREEN) = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 8,000 S.F.

IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL NO MORE THAN = 19,000 S.F.

ACTUAL:

TOTAL PERVIOUS AREA (GREEN) = 8,162 S.F. (46%)

TOTAL IMPERVIOUS AREA (CONCRETE) = 10,838 S. F. (54%)



NORTH 9th STREET

① PROPOSED SITE PLAN
1/8" = 1'-0"

DeMELLO ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952

DUPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

No.	Description	Date
1	Revised 3rd City Comments	08.23.21

Drafting:
Address: 1157 Patricia Trace #1007, Weston, FL 33326
Phone: 954-243-2230
e-mail: hector@ubiarte.com

Architect of Record: Designer
Date: -
Drawn by: Author

SITE PLAN

Project Number: 14-003

A-01

CHCC

C Horne Construction Comp.
20830 Northwest 34th Avenue
Miami Gardens, Florida 33056
(305) 336-1102
Chorne.const@yahoo.com

Ceasor Horne Jr.-President
License #CGC1518208

Bid Proposal:

Date: March 21, 2021
Estimate: **2021-012**
Expiration Date: September 21, 2021

Owner: **Telco Investments LLC**
Address: N 14th Street
City/State: Fort Pierce, FL. 34950
Project: **Triplex**

Scope Of Work:

Plans, Permit, Architect, Engineer	N.I.C.
Site Prep, Clearing, Grading, Demolition	$22,500.00
Foundation/Structural, Concrete, Walls	$30,000.00
Framing, Trusses, Sheathing	$53,750.00
Roof	$23,000.00
Exterior Windows & Doors	$31,250.00
Plumbing Rough-In	$40,000.00
Electrical Rough-In	$45,000.00
HVAC Rough-In	$35,000.00
Exterior Finish (Sliding, Veneer, Paint)	$16,250.00
Insulation (Walls & Ceiling)	$18,750.00
Interior Walls & Ceiling (Includes wall tile)	$47,500.00
Cabinets/Vanities (Countertops)	$45,000.00
Interior trim, Doors, Mirrors	$18,750.00
Interior Paint	$10,000.00
HVAC: Finish (Furnace, condenser)	$15,000.00
Floor covering (carpet, vinyl, wood, tile)	$10,000.00
Plumbing: Fixtures	$6,500.00
Electrical: Fixtures	$10,000.00
Appliances	$12,250.00
Concrete (Garage, driveway, walls)	$15,000.00
Landscaping, Outdoors Structures	$15,000.00
Miscellaneous (deck, chimney, septic, well)	$25,000.00
Total	**$535,500.00**

All proposals are guaranteed to be as specified. All work to be completed in workmanlike Manner according to standard practices. Any alteration or deviation from above Specification involving extra costs will be executed only upon written orders, and will Become an extra charge over and above the proposal. All agreement contingent upon Strikes, accidents, or delays beyond our control. This proposal will need to be accepted no Later than (5) calendar days after bid submittal or it is void thereafter at the option of the Undersigned.

Authorized Signature: _____ **Date:** 3/21/2021
C.Horne Construction Company, Inc.

Accepted Signature: Terry Coley © **Date:** 3/21/2021
Telco Investments LLC

FINANCE of AMERICA
– COMMERCIAL –

Exposure Limit

Congratulations! Your Exposure Limit has received credit approval, please confirm the terms are accurate and provide documentation to satisfy any outstanding conditions attached. The Exposure Limit does not expire and is continuous until either FACo within their discretion closes it or the borrower fails to update diligence documentation based upon applicable guidelines.

Date: **03/25/2021**

Loan Number: **190199430-901**

Borrower/Business Name: **TELCO INVESTMENTS, LLC**

Number of Guarantors: **2**

Entity Approval Status: **Approved**

Conditional Approval[1]: **03/23/2021**

Final Approval: **03/25/2021**

Expiration Date: **03/24/2022**

Credit Report Expiration: **07/01/2021**

Background Expiration: **03/03/2022**

Exposure Limit

Exposure Limit Current Amount: **$538,000.00**

Schedule of Guarantors

Guarantor 1: **Terry Coley**

Guarantor 2: **Moniker Neal**

Guarantor 3:

Guarantor 4:

Guarantor 5:

Guarantor 6:

Guarantor 7:

Guarantor 8:

What You Provided to FACo

Requested Exposure Limit: **$**

Total Experience:

New Construction Experience:

Net Worth: **$4900000**

What FACo Validated

Approved Exposure Limit: **$538,000.00**

Total Experience: **13**

New Construction Experience:

Net Worth: **$5,700,609.00**

FICO Score: **722**

FACo Contacts

Sales Rep: **Ken Stoner** Phone: **704-672-4187**

Email: **kstoner@financeofamerica.com**

Client Relations Specialist: **Ashley Vittorini** Phone: **331-998-4349**

Email: **ashley.vittorini@financeofamerica.com**

Business Partner

Contact: **Lisa Fishbein**

Phone: **718-431-0440**

Email: **chris@jmrecapital.com**

Lender Paid Compensation*: **2.000**

**Already included in pricing above*

[1] Until a Final Approval date is entered, this is a conditional approval and is not a commitment or promise to lend. You must comply with all Underwriting Conditions listed below and timely provide requested documentation and information. All information is subject to underwriting review and FACo makes no promise or guarantee that compliance with its Underwriting Conditions will result in a final approval for the Property Approval.

© Finance of America Commercial LLC | NMLS ID # 1133465 | ⌂ | CA Finance Lender's License #60 DBO 060757

SECTION 22-187(7) - INTERIOR VEHICULAR USE AREA:

REQUIRED:
1. 1,832 SF OF VEHICULAR USE AREA / 15 SF= 122 SF OF LANDSCAPE AREA, PER LOT.
2. ONE (1) TREE PER 100 SF OF REQUIRED LANDSCAPED AREA.
3. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.

PROVIDED:
4. 757 SF X 10'-0" WIDE WITH CURBING ON ALL SIDES.
5. 6 TREES PROVIDED (3 PALMS FOR 1 TREE & 6 TREES).

SECTION 22-53 - CLEAR VISION AREAS:

C
1. NO PLANTING, FENCE OR TEMPORARY, OR PERMANENT OBSTRUCTION EXCEEDING TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF CURB
2. TREE BRANCES OR FOLIAGE BELOW 8'-0" IN HEIGHT

SECTION 22-187(4) - LANDSCAPE STRIPS

REQUIRED:

B
1. 660 SF OF REQUIRED PLANTING AREA @ 5'-0" WIDTH (LOTS UNDER 10,000 SF IN SIZE).
2. ONE (1) TREE FOR EACH 300 SF OF REQUIRED LANDSCAPE AREA.
3. 36" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE SCREEN, ACHIEVED WITHIN ONE YEAR FROM PLANTING.
4. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.

SECTION 22-187(5b) - VEHICULAR USE AREA ABUTTING RESIDENTIAL PROPERTY

REQUIRED:

D
1. 10'-0" WIDE LANDSCAPE STRIP
2. 36" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE SCREEN, ACHIEVED WITHIN ONE YEAR FROM PLANTING.
3. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.

PERVIOUS & IMPERVIOUS AREA

TOTAL LOT AREA = 10,000 S.F.

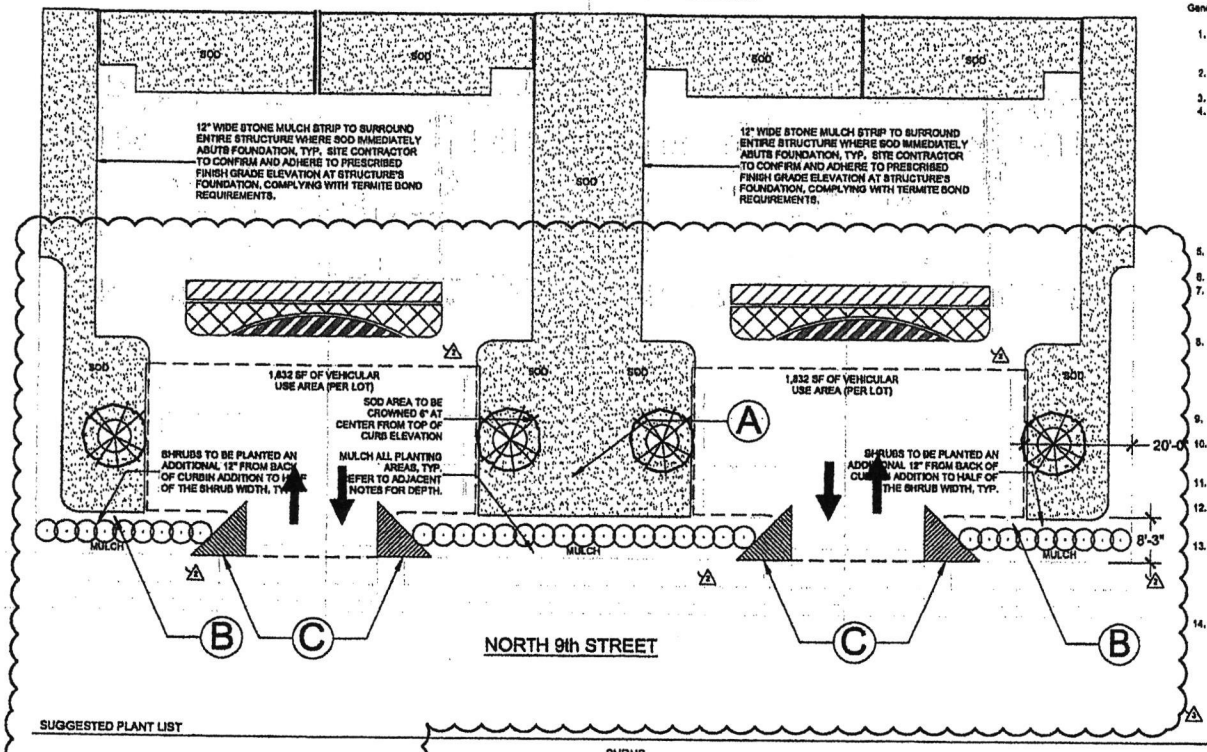
PERVIOUS AREAS (GREEN) = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 2,500 S.F.

IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL NO MORE THAN = 7,500 S.F.

ACTUAL:

TOTAL PERVIOUS AREA (GREEN) = 7,589 S.F. (38%)

TOTAL IMPERVIOUS AREA (CONCRETE) = 12,411 S. F. (62%)



SUGGESTED PLANT LIST

TREE
Tabebuia caraiba | Silver Trumpet Tree
2-1/2" DBH X 12'-0" Ht. X 5'-0" Sprd, 5' CT

SHRUB
Conocarpus erectus / Silver Buttonwood
7 Gal., 30"-36" Ht., 36" OC

GROUNDCOVER
Chrysobalanus icaco 'Red Tip'
3 Gal., Full in Pot, 24" OC

ANNUALS
ANNUAL SPECIES
4" Pot, 12" O.C.

GROUNDCOVER
Duranta erecta / Gold Mound
3 Gal., Full in Pot, 24" OC

St. Augustine Sod

Note:
All plant material specified are suggested species. Final species selection shall be based on post construction field conditions that includes consideration of both soil composition & PH conditions. The landscape contractor shall provide the landscape architect results from a soil PH test performed in all landscape areas shown on landscape drawing. At that time a final determination shall be made by the landscape architect as to the appropriate tree, palm, shrub and groundcover selections. The specifications provided on this document are shown for design intent for height, spread and general plant character only.

REFER TO SHEET A-01 FOR ADDITIONAL SITE PLAN DIMENSIONS

CITY OF FORT PIERCE LANDSCAPING - DIVISION 2

SINGLE FAMILY & TWO FAMILY DWELLING UNITS

1. A minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure.
2. Residential lots must either be fully grass-covered or provided with a combination of grass cover and landscape for the entire ground area, except for impervious areas.
3. Public right-of-way which abuts property on which either a single family or a two family residence is the principal structure must be sodded to the back of the curb or edge of the pavement.
4. Trees shall be planted, either on the public right of way or land adjacent to the public right of way so as to serve as shade for sidewalks and contribute to the streetscape design of the adjoining roadway.

General Landscaping Requirements

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Trees:
   Minimum Size: 2-1/2" DBH X Twelve (12) feet height X 5'-0" Sprd. 5'-0" of Clear Trunk (DBH is measured 4-1/2" above ground level).
   Palms:
   Minimum Size: 10'-0" CT (Clear trunk height).
   Shrubs:
   Minimum Size: 24" height at time of planting.
   Hedges:
   Minimum Size: 30" height, continuous, unbroken, solid, visual screen.
   Groundcovers:
   Planted to achieve coverage within 12 months after planting.
5. Tree species shall also be a variety that will have a minimum crown spread and height of 15'-0" at maturity. Three (3) palms may be substituted for one tree.
6. Palms are limited to 50% of the total trees required.
7. Root Barriers: A root barrier system is required for trees planted within 12'-0" of any "public works". Interior dimensions of such system shall be 15'-0" length X 5'-0" deep. Root Barrier Types: 6" thick concrete with fiber mesh or an acceptable root barrier product.
8. Soil: All landscaped areas shall consist of existing soil mixed with fifty (50) percent recycled top soil. Such soil shall be free of debris, roots, clay, stones, plants or other foreign materials. Verification of compliance with these soil requirements shall occur as part of the final inspection. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.
9. Mulch: Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf or 3" of organic mulch. Do not place any mulch over the root ball.
10. Trees which are balled and burlaped must have the burlap removed and folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting.
11. Planting Techniques: Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) percent above the adjacent landscape soil.
12. Stakes & Guying: Guy-wire must be covered with a protective material where it is in contact with the tree. All stakes and guying materials shall be removed after one year.
13. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. Any changes to the landscape plan shall be reviewed and approved by the department and noted on the plan prior to notification for the final inspection.
14. Landscape Certification: Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

PERMIT DOCUMENTS

Daniel A. Rogers Landscape Architect
1775 Mohawk Trail
Maitland, Florida 32751
darlandscapearchitecture@gmail.com
P: 407.353.0112

NORTH 9th STREET DU-PLEX

Fort Pierce, Florida

SEAL

DANIEL A. ROGERS, PLA
FLORIDA LICENSE #0004269

ISSUED	DATE
ISSUED FOR REVIEW	03/12/2020

REV.	DATE	DESCRIPTION
1	03/23/2020	REVISED TREE SPECIES
2	08/09/2020	OWNER COMMENTS
3	03/02/2021	OWNER VES

LANDSCAPE PLAN

Sheet Title

JOB NO.	2020.001
SCALE:	AS SHOWN
DATE:	03/12/20
DESIGN	DAR
DRAWN	DAR
CHECKED	DAR

L1.01

TELCO INVESTMENTS LLC

Specializing in Income Diversification

PROFESSIONAL EXPERIENCE

I started my career in real estate in 1984 with Associates Realty Better Homes & Gardens in Miami. In 1986,I started my own company; Telco Investment Realty Inc specializing in residential real estate sales. In 1988, I opened Telco Capital Management which included all aspects of property management and real estate mortgage financing. Academically, I possess a Bachelor of Business Administration Degree from Florida International University.

I'm an accomplished, proactive Certified Property Manager and Accredited Residential Manager with 37 years of experience in real estate operations for residential sales, residential development, property management and investment properties. My experiences as a highly successful Real estate broker and Investor has provided well for me financially. In 2015, I partner with LandAmerica Holding & Investment Group and we develop a 44 units townhomes development call Casa del sol in West Palm Beach. I also was the Senior Project Manager for that project.

Currently I am building two residential duplexes in Fort Pierce at 513 N 9th Street. Combining years of experience in real estate with a hands on approach with strong communications skills. I have earned a reputable reputation as an individual that gets the job done.

Project Timeline

The timeline for this project will be 6-18 months if I receive this property.

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Terry Coley
Manual

Signature: Terry Coley
Typed or Printed

Company Name: TELCO INVESTMENTS LLC

Address: 3510 NW 209th Ter, Miami Gardens FL 33056

Date: April 19,2021

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

Property Identification

Site Address: TBD
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-814-0012-000-2
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 17915
Map ID: 24/04S
Zoning: Medium Den

Ownership

City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Legal Description

LINCOLN HTS. BLK 2 LOTS 3 AND 12-LESS 14 ST R/W- (OR 3675-2391)



Current Values

Just/Market Value:	$4,700
Assessed Value:	$1,170
Exemptions:	$1,170
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.15
Land Size (SF):	6,403

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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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City Commission Regular Meeting - 6:00 pm **11. h.**

Meeting Date: 09/07/2021

Re: Surplus Property - 701 N 14th Street

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

SUBJECT:

Approval to award Bid No. 2021-025 for Sale of Surplus Property on 701 North 14th Street (2404-814-0013-000-9) to the highest ranked respondent, Telco Investments.

SUMMARY:

The City of Fort Pierce is the owner of real property located at 701 North 14th Street, identified by Parcel ID: 2404-814-0013-000-9 with a legal description of: LINCOLN HTS. BLK 2 LOT 4 (OR 4080-2366).

The property was declared surplus by the City of Fort Pierce on January 19, 2021.The subject property is located on 701 North 14th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.12 acres or 5,139 square feet. The property is located in the historic Lincoln Park district.

Bid number 2021-025 was issued on March 29, 2021. City staff evaluated the responses cumulatively as follows:

Respondent	Future Utilization (80)	Timeline (60)	Economic Impact (40)	Narrative (20)	Total (200)
JBM Properties San Diego, CA	**75**	**35**	**25**	**10**	**145**
JoannaGilchrist Fort Pierce, FL	**5**	**0**	**5**	**10**	**20**
Telco Investments Boynton Beach, FL	**60**	**60**	**20**	**20**	**160**
1865 Realty Group Fort Pierce, FL	**60**	**0**	**5**	**7**	**72**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the request and forwarded a recommendation to the City Commission for approval of the sale of real property located at 701 North 14th Street, identified by Parcel ID: 2404-814-0013-000-9, to Telco Investments, Boynton Beach, FL.

RECOMMENDATION:

Award bid to highest ranked respondent, Telco Investments.

ALTERNATIVES:

Award bid to second highest ranked respondent or issue new bid.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Audria Moore-Wells, Special Projects Coordinator
Purchasing Division
Planning Board

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2021
Account: N/A
Amount: 5,000
FISCAL IMPACT:
N/A

Attachments

Submittal - 1865 Realty
Submittal - JBM Properties
Submittal - Joanna Gilchrist
Submittal - Telco Investments
Property Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:30 PM
Finance Department	Johnna Morris	09/01/2021 09:56 AM
City Manager	Nick Mimms	09/01/2021 10:39 AM
Form Started By: Sara Delgado		Started On: 08/24/2021 02:06 PM
Final Approval Date: 09/01/2021		

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/26/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **606 N. 14th Street**

_____ **N. 25TH Street – 2408-501-0066-000-6**

__X__ **701 N. 14th Street**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Darrell Gibson

Address: 1717 Orange Ave, #4207, Fort Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-940-9672

Email: 1865realtygroup@gmail.com

INTENDED USE

I/we propose to use the property for:

__X__ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes __X__ No

If not above, what do you intend to develop the property for: ____ Rental __X__ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

1865 Realty Group plans to eventually develop additional residential housing with this land. The project timeline is TBD based on city approvals and obtaining permits.

_____ (*Attach pages as needed*)

Total value of all proposed improvements to the property: $ TBD

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 100 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes _x_ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

_x_ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

_x_ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

_x_ Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

_x_ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

_x_ Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Darrell Gibson

Typed Name

1865 Realty Group LLC/Darrell Gibson

Bidder of Authorized Representative

4/26/2021

Date

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: JBM PROPERTIES LLC Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: JOHN BENMOSHE
Type of Entity (Select one): Corporation _____ Partnership X Proprietorship _____	Title: MGR
Incorporated in the State of: FL Year: 2016	Delivery in _____ days, ARO
Phone Number: 201-681-3003	Payment Terms: Net 30 Days
Fax Number: 201-334-5841	FEIN or SS Number: 81-4658852
E-Mail Address: JBM@JBMPROPERTIES.ORG	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/22/2021

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_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

X **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130

Day-time Phone Number: 201-681-3003 Mobile Number: 201-681-3003

Email: JBM@JBMPROPERTIES.ORG

INTENDED USE

I/we propose to use the property for:

X Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: X Rental X Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

CONSTRUCTION OF NEW HOME

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100,000-

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1,100 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

X Yes	___ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
X Yes	___ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
X Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
X Yes	___ No	Description of **landscape improvements:** plan drawings may be necessary.
X Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
X Yes	___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

JOHN BENMOSHE

Typed Name

Bidder of Authorized Representative

4/22/2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	X	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	X	
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	Y	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: JOHN BENMOSHE
Typed or Printed

Company Name: JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR
SAN DIEGO CA 92130

Date: 4/26/2021

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
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4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
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All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: JOHN BENMOSHE
Typed or Printed

Company Name: JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR
SAN DIEGO CA 92130

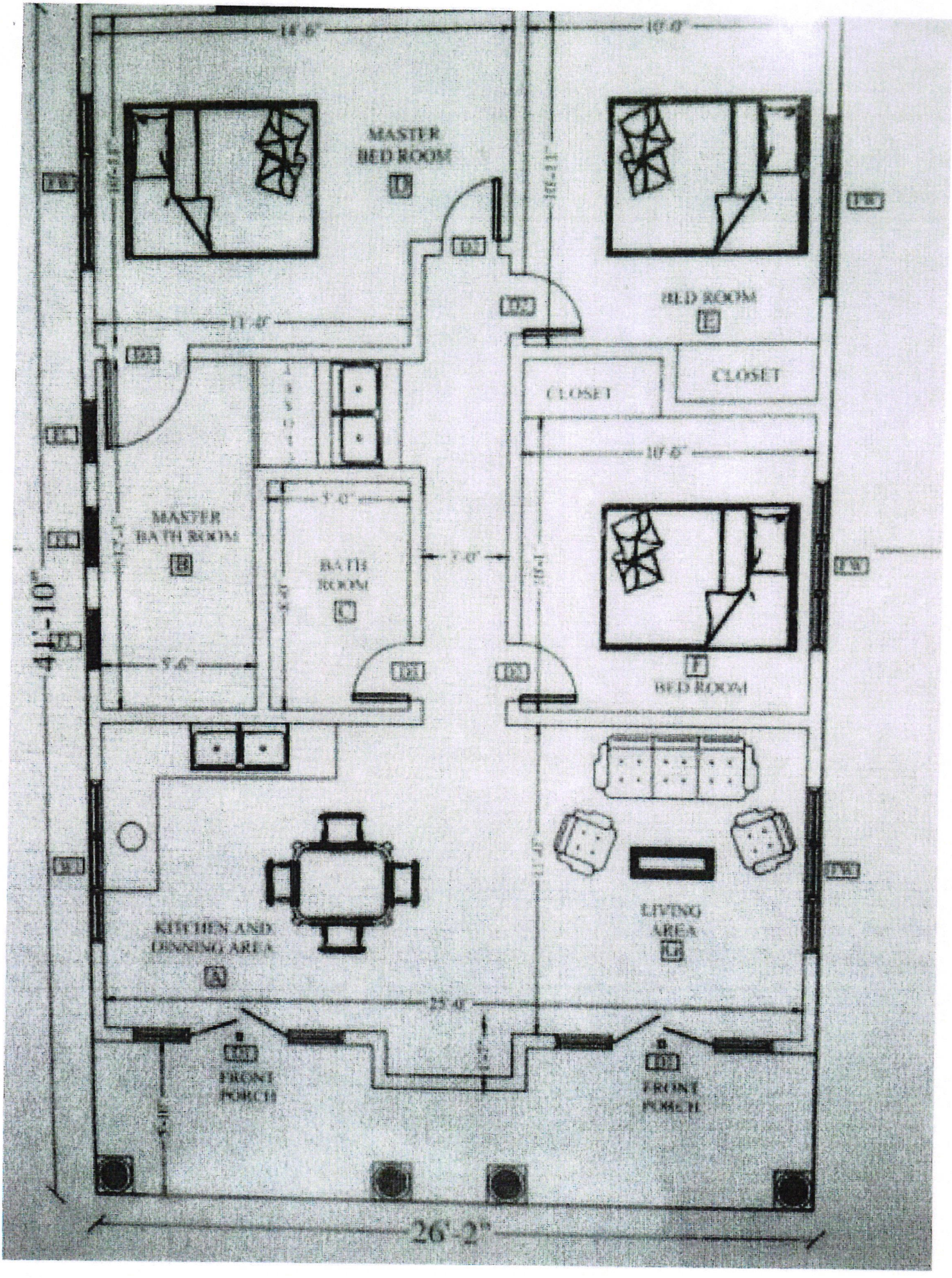
Date: 4/26/2021

ESTIMATED COST ABOUT $100,000

WILL UPGRADE LANDSCAPING + PUT IN NEW DRIVEWAY.

TIMELINE ABOUT 6 MONTHS

ATTACHED IS A ROUGH DRAWING OF HOME + PROOF OF FUNDS.


MASTER
BED ROOM
B
BED ROOM
E
CLOSET
CLOSET
MASTER
BATH ROOM
H
BATH
ROOM
C
F
BED ROOM
KITCHEN AND
DINING AREA
A
LIVING
AREA
G
FRONT
PORCH
FRONT
PORCH
26'-2"
41'-10"

Business Checking

PNC Bank

PNC BANK

For the Period 02/27/2021 to 03/31/2021

Primary Account Number: 80-6008-3078
Page 1 of 7
Number of enclosures: 0

JBM PROPERTY MANAGEMENT LLC
12723 ASHLEY FALLS DR
SAN DIEGO CA 92130-2761

For 24-hour banking sign on to
PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
Monday - Friday: 7 AM - 10 PM ET
Saturday & Sunday: 8 AM - 5 PM ET

Para servicio en espanol, 1-877-BUS-BNKG

Moving? Please contact your local branch

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738

Visit us at PNC.com/smallbusiness

TDD terminal: 1-800-531-1648
For hearing impaired clients only

IMPORTANT ACCOUNT INFORMATION

On February 28, 2021 we updated the "Amendment, Waiver" section in and added a "Notices" section to your Account Agreement for Business Accounts ("Agreement"). Below are the updated and new sections. All other information in your Agreement continues to apply to your account. Please read this information and keep it with your records.

AMENDMENT, WAIVER

We reserve the right to amend this Agreement (including the right to add new provisions and to convert your Account from one product to another) and to change charges, fees and the manner in which we calculate and/or credit interest from time to time. We will inform you of any amendment (1) by mailing notice of the amendment and the amendment itself, in paper form, to the address on file for your statement; or (2) if you have opted to receive online statements in electronic form, by posting the notice of the amendment and the amendment itself on PNC's secure Online Banking web site. If you receive statements in paper form, the amendment will generally appear on your statement. In some cases, notice of the amendment will appear on the statement and the amendment itself will be included on an insert accompanying your statement.

If you have opted to receive online statements, the amendment will generally appear as a message on the PDF statement posted on PNC's secure Online Banking web site as well as in the Messages section of the site. In some cases, the amendment will be included as a PDF insert on the web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.) When the amendment becomes effective, we will post the new version of this Agreement online and make the new version available in our branches. An amendment will become effective 30 days (or such later time if required by law) after notice of the amendment is delivered or otherwise made available to you, unless a shorter time period is permitted by applicable law or required because of an emergency situation, in which case we will provide notice as we deem practicable. If this is an Account with multiple authorized signers, then notice of an amendment provided to one authorized signer shall be deemed to be notice to all authorized signers. Your continued use of your Account following the effective date of an Amendment indicates your consent to be bound by this Agreement, as amended. We reserve the right to waive the enforcement of any of the terms and conditions of this Agreement. Any such waiver must be in writing and signed by a Bank officer, and it shall not be considered a waiver of any other or future obligation or right.

Business Checking

For 24-hour account information, sign-on to pnc.com/mybusiness/

NOTICES

Any written notice that you give to us is effective when we have actually received it at the designated address and have a reasonable opportunity to act upon it. If applicable state law enables an account holder to modify the terms of an account and/or distribution of funds in an account by providing written notice to PNC, that written notice must be notarized and sent to the following required address: PNC Bank PO Box 609 Pittsburgh, PA 15230-0609. Sending such notices to any other PNC address or location will be deemed failure to provide notice to PNC. PNC reserves the right to require the account to be closed if you wish to modify the terms, the ownership and/or nature of the account. Any written notice that we give to you is effective (1) when it is mailed to you at the address on file for your statement, or (2) if you have opted to receive online statements in electronic form, when it is posted on PNC's secure Online Banking web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.)

Business Checking Summary

Jbm Property Management Llc

Account number: 80-6008-3078

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
491,093.06	56,794.00	101,288.64	446,598.42

Average ledger balance	Average collected balance
471,857.68	471,655.71

Deposits and Other Additions

Description	Items	Amount
Deposits	49	43,698.00
ACH Additions	4	13,096.00
Total	53	56,794.00

Checks and Other Deductions

Description	Items	Amount
Checks	6	10,299.00
Debit Card Purchases	12	728.67
POS Purchases	8	732.62
ATM/Misc. Debit Card Transactions	1	755.37
ACH Deductions	25	63,518.53
Service Charges and Fees	1	185.15
Other Deductions	2	25,069.30
Total	55	101,288.64

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
02/27	491,093.06	03/10	494,033.34	03/22	445,678.73
03/01	478,044.54	03/11	492,859.70	03/23	449,630.73
03/02	488,375.16	03/12	492,176.46	03/24	445,987.42
03/03	487,009.57	03/15	492,081.73	03/25	446,737.42
03/04	489,668.29	03/16	492,451.36	03/26	442,437.42
03/05	493,240.29	03/17	495,801.36	03/29	443,437.42
03/08	493,386.49	03/18	446,890.86	03/30	444,148.42
03/09	493,489.49	03/19	446,414.84	03/31	446,598.42

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Joanna Gilchrist Mailing Address: 719 Roselyn Cir Fort Pierce FLA 34982	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* x Joanna Gilchrist Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship _____	Title: N/A
Incorporated in the State of: Year:	Delivery in _____ days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address: Jogilwright@gmail.com	Local Business: ___Y X N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: April 22, 21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**	_____ **606 N. 14th Street**
_____ **N. 25TH Street – 2408-501-0066-000-6**	✓ **701 N. 14th Street**
_____ **N. 25TH Street – 2408-501-0067-000-3**	_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Joanna Gilchrist

Address: 719 Roselyn Ave

Day-time Phone Number: 772 344-1992 Mobile Number: 772 979 2060

Email: Jogilwright@gmail.com

INTENDED USE

I/we propose to use the property for: N/A

____ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale X Other

If other, please explain To purchase and Maintain the property

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

My goal is to purchase and maintain the property

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 4,000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes	X No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
____ Yes	X No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
____ Yes	X No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
____ Yes	X No	Description of **landscape improvements:** plan drawings may be necessary.
____ Yes	X No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
____ Yes	X No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

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Joanna Gilchrist
Typed Name

Bidder of Authorized Representative

4.22.21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
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Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?		X
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		N/A
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		N/A
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID John D Hall

Summary Record Card



Property Information

Parcel ID
2404-814-0012-000-2

Site Address
TBD

N 14th St

Jurisdiction
Fort Pierce

Ownership

Owner
City of Fort Pierce

Mailing Address
100 N US Hwy 1 Fort Pierce, FL 34950

View Full Record Card

WELLS FARGO

Fort Pierce South
2597 S US Highway 1
Fort Pierce, FL 34982

wellsfargo.com

April 27, 2021

Robin Gilchrist
719 Roselyn Ave
Fort Pierce, FL 34982

Dear Whomever It May Concern:

This letter is to indicate that the Customer named above has the following deposit accounts with Wells Fargo Bank, N.A.

Account Number *(Last 4-digits)*	**Date Opened**	**Current Balance***
7699	07/28/2020	$5,501.52

*The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions, please contact me at: **(772) 466-6660**

A representative will be happy to assist you, as follows:

Monday - Thursday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Friday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Saturday:	Open	**9 AM**	Close	**12:00 PM**	**Eastern Time**

Thank you. We appreciate your business.

Sincerely,

Morgan Welch
Relationship Banker
Wells Fargo Bank, N.A.

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April 27, 2021

Joanna Gilchrist

To the City manager and The City of Fort Pierce Redevelopment Board members,

The reason for my bidding is very important because I want all three of my children to own a piece of land within the county they live and raise. When they finish high school I like to present each one with a clear title deed for graduation because cars expenses cell phone can wait.

I truly interested in all of the properties however if I had to pick, it will be 133 10th street and both close to each other 701 n.14th and N. 14th with parcel number only on the same street however I able to buy all that I bided on.

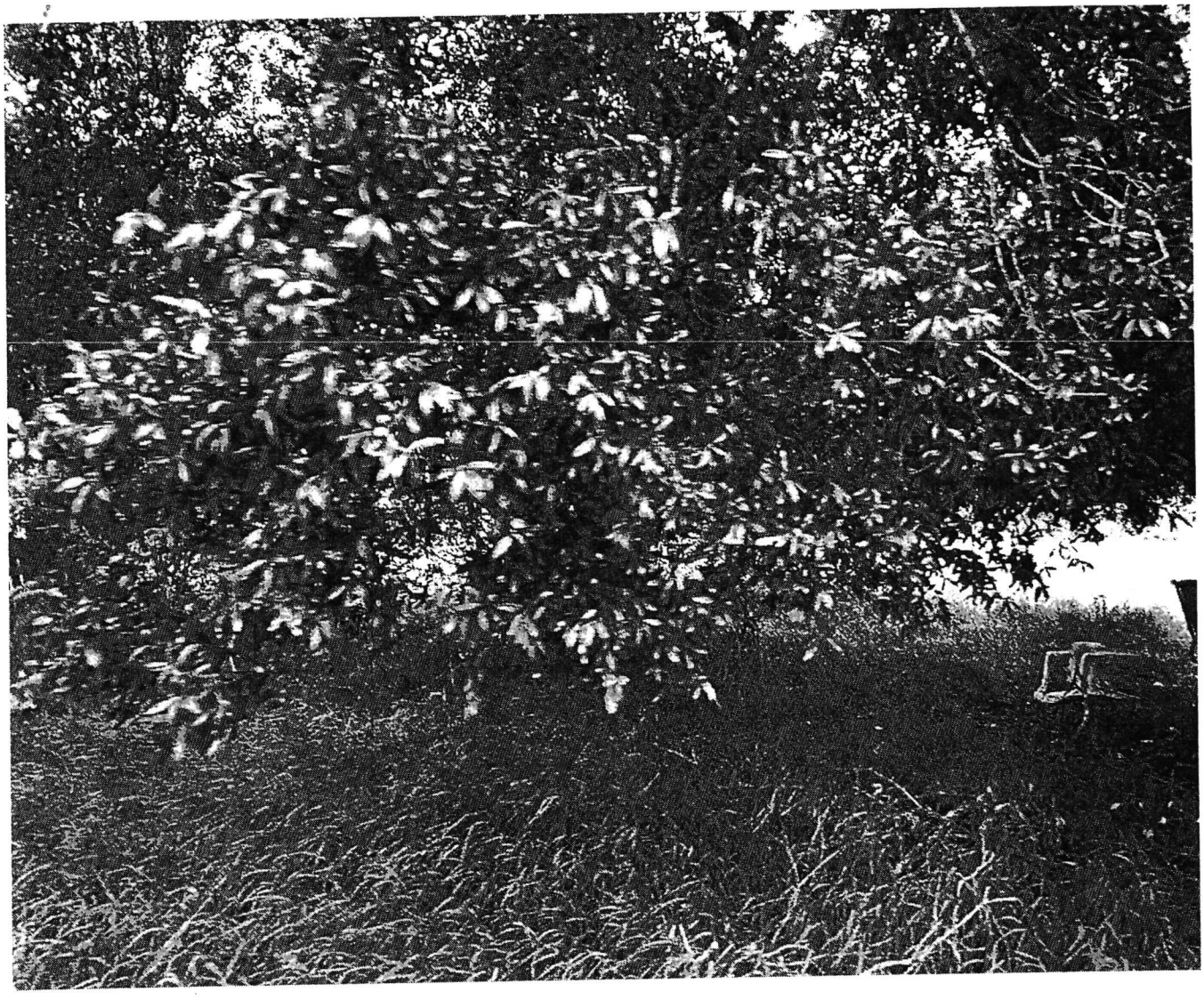
The property will be maintain while I teach my children to care for the land until they able to graduate in a few years.

I am submitting a letter from the bank and writing statement of how much hard cash from honest work through my living assist business. I didn't share my business income because the property for my children and NOT the business and hoping they will build or plant a community garden.

Hard Cash on hands and NOT including bank account amount is $8,000

Thank you in advance

701 N. 14th St.



701 N. 14th St

Google Maps ~~729 N 14th St~~

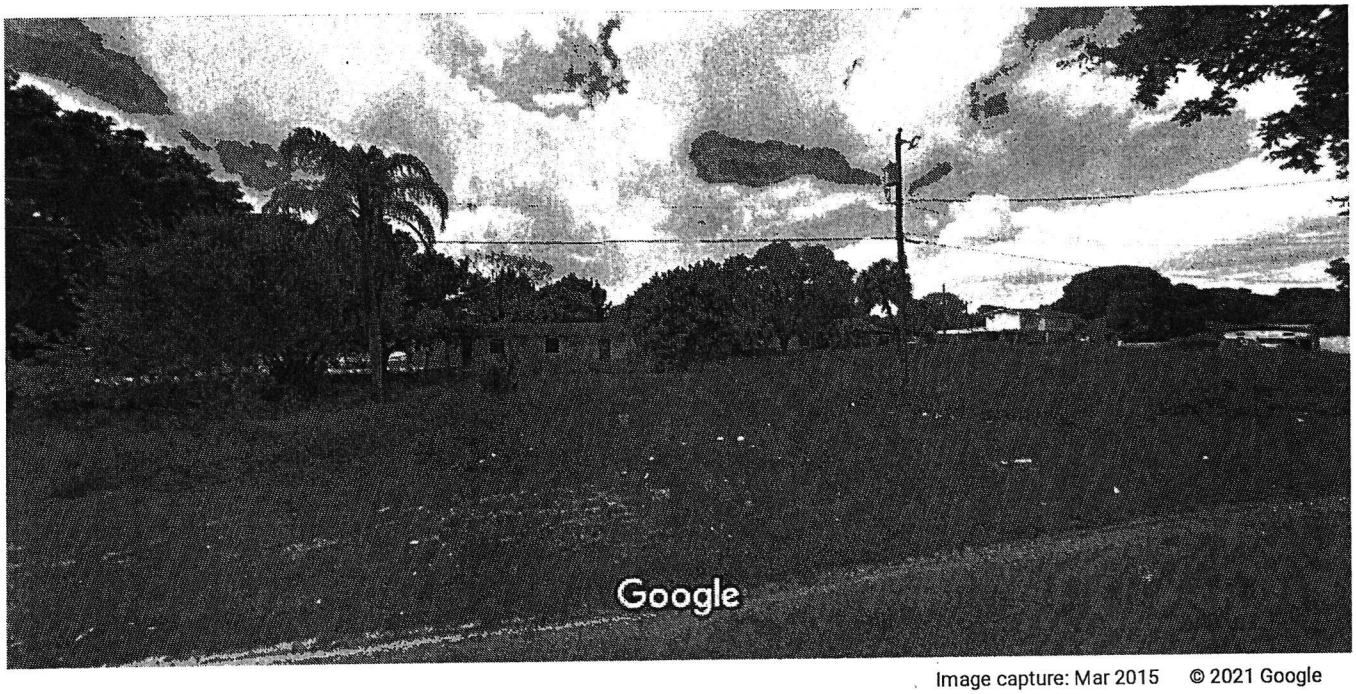
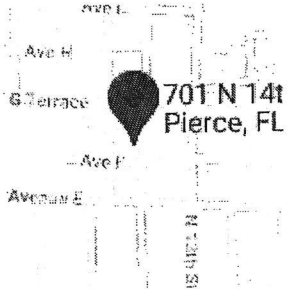


Image capture: Mar 2015 © 2021 Google

Fort Pierce, Florida

Google

Street View



DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-025**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, APRIL 27, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: Telco Investments LLC **Mailing Address:** P.O Box 742371 Boynton Beach FL 33474	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X Terry Coley **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:** Terry Coley
Type of Entity (Select one): **Corporation** ____ **Partnership** ____ **Proprietorship** X	**Title:** Manager
Incorporated in the State of: **Year:**	**Delivery in** ____ **days, ARO**
Phone Number: 786-508-5400	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 80-0961875
E-Mail Address: telco_invg@hotmail.com	**Local Business:** ___Y X N **MWBE:** ___Y X N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: April 17, 2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

__X__ **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Telco Investments LLC

Address: 3510 nw 209th terr Miami Gardens FL 33056

Day-time Phone Number: 561 536-3785 Mobile Number: 786 508-5408

Email: telco_inv@yahoo.com

INTENDED USE

I/we propose to use the property for:

__X__ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes __X__ No

If not above, what do you intend to develop the property for: __X__ Rental ____ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

New Construction Triplex

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 535,000.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 5000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes	___ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
✓ Yes	___ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
✓ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes	___ No	Description of **landscape improvements:** plan drawings may be necessary.
✓ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes	___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Terry Coley

Bidder of Authorized Representative

Teclo Investments LLC

Typed Name

04/17/2021

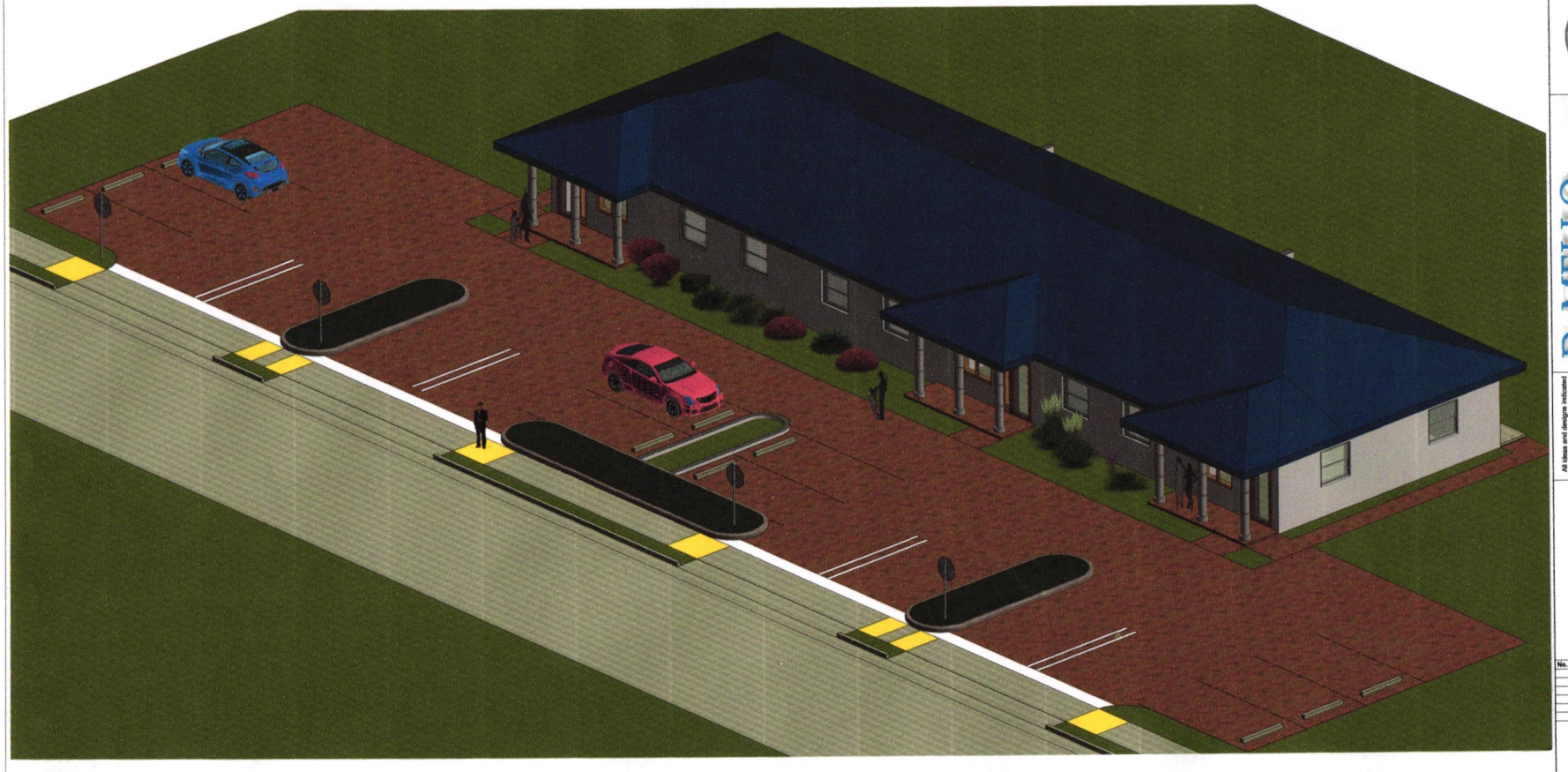
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	✓	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH BID Terry Coley



① (3D)



② FRONT VIEW
12" = 1'-0"



④ RIGHT SIDE VIEW
12" = 1'-0"



③ LEFT SIDE VIEW
12" = 1'-0"

DeMELLO ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952

All ideas and designs indicated or represented in this drawing are the property of DeMELLO ARCHITECTURE and were prepared for use in connection with the specific project shown herein and shall not be used by or disclosed to any person or entity for any purpose whatsoever without written permission of this office.

TRIPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

No.	Description	Date

Drafting:
Address: 1157 Fairlake Trace #1607,
Weston, FL. 33326
Phone: 954-200-2255
e-mail: hector@dssflorida.com

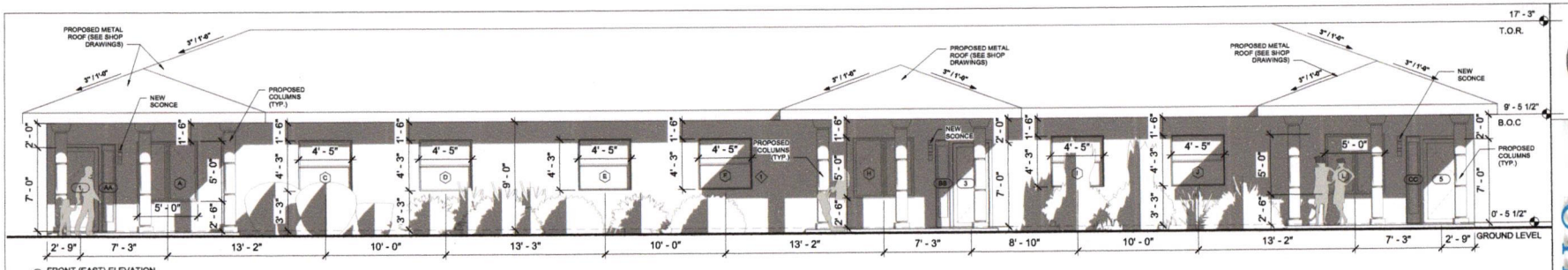
Architect of Record: Designer
Date: -
Drawn by: Author

3-D PERSPECTIVE

Project Number 14-003

A-04

3/16/2021 3:44:57 PM



1 FRONT (EAST) ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE

TYPE	SIZE (W/H)	SILL HEIGHT	FRAME MATERIAL	COMMENTS	LOCATION
A	60" x 60" (A)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #1)
C	53"x50" (C)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #1)
D	53"x50" (D)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #1)
E	53"x50" (E)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #2)
F	53"x50" (F)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #2)
H	60" x 60" (H)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #2)
I	53"x50" (I)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #1 (UNIT #3)
J	53"x50" (J)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN BEDROOM #2 (UNIT #3)
L	60" x 60" (L)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN LIVING/DINING ROOM (UNIT #3)
M	53"x50" (M)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #3)
N	53"x50" (N)	3' - 8 7/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	SINGLE HUNG IN KITCHEN (UNIT #3)
O	26"X38" (O)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #3)
P	26"X38" (P)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #3)
Q	60" x 60" (Q)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #3)
R	26"X38" (R)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #2)
S	26"X38" (S)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #2)
T	60" x 60" (T)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #2)
U	60" x 60" (U)	2' - 11 1/4"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23359.2	EXTERIOR PANEL HORIZONTAL ROLLER IN MASTER BEDROOM (UNIT #1)
V	26"X38" (V)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN MASTER BATHROOM (UNIT #1)
W	26"X38" (W)	4' - 9 1/8"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN KITCHEN (UNIT #1)
X	53"x50" (X)	3' - 8 1/2"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SING HUNG IN KITCHEN (UNIT #1)
Y	53"X50" (Y)	3' - 8 1/2"	ALUMINUM	HIGH IMPACT HURRICANE RESISTANT - FL. APPROVAL # FL23358.2	EXTERIOR SINGLE HUNG IN LIVING/DINING ROOM (UNIT #1)

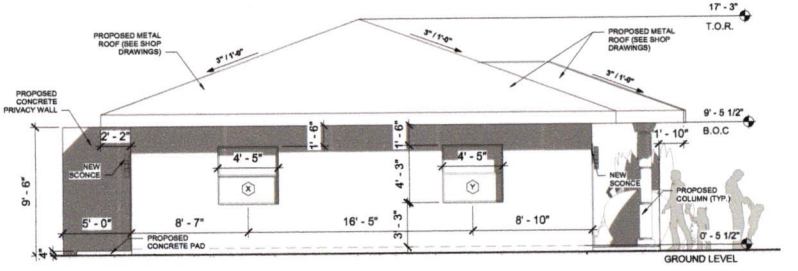
WINDOW NOTE IN BATHROOM

WINDOW GLAZING IN WET SURFACES WITHIN 60" HORIZONTALLY WITH VERTICAL EDGE LESS THAN 60" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING - FBC R308.4.5 & TABLE R308.3.1 (1). WINDOW "P" (BATHROOM WINDOW) SHALL BE OF CATEGORY "II" SAFETY GLAZING.

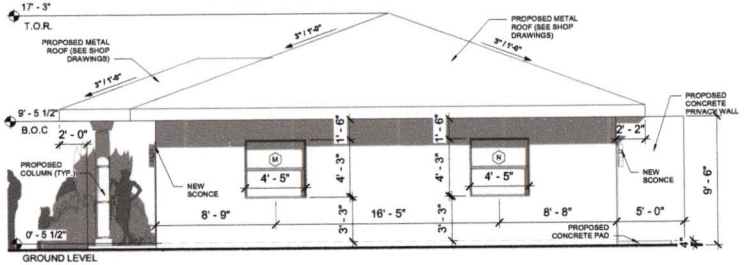
CONTRACTOR NOTE

-CONTRACTOR TO FIELD VERIFY ALL STRUCTURAL COLUMNS, BEAMS AND LOAD BEARING WALLS PRIOR TO INSTALLATION OF ANY AND ALL EXTERIOR WINDOW OR DOOR.

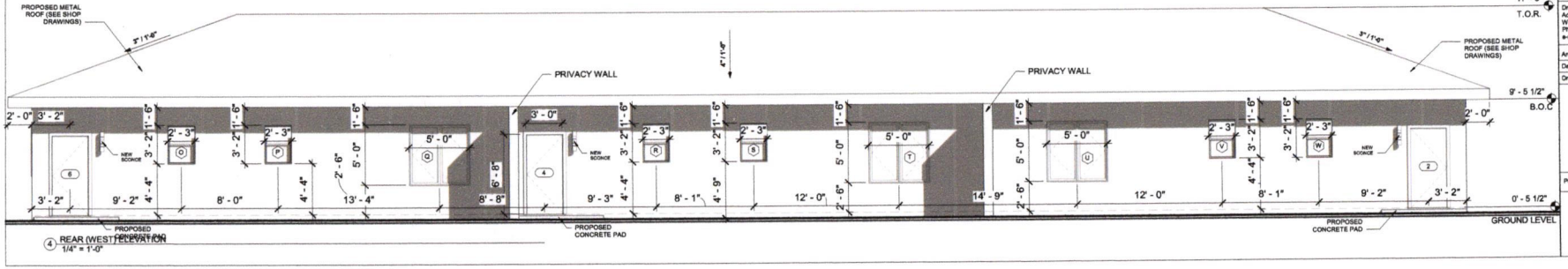
-ANY DEVIATIONS FROM CONSTRUCTION DRAWINGS SHALL REQUIRED ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.



2 LEFT SIDE (SOUTH) ELEVATION
1/4" = 1'-0"



3 RIGHT SIDE (NORTH) ELEVATION
1/4" = 1'-0"



4 REAR (WEST) ELEVATION
1/4" = 1'-0"

DeMELLO ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952

All ideas and designs indicated or represented by drawing are the property of DeMELLO ARCHITECTURE and were developed for use in connection with the specific project described herein and designs shall be used by or disclosed to any person or entity without written permission of this office.

TRIPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

No.	Description	Date

Drafting:
Address: 1157 Fairlake Trace #1607,
Weston, FL. 33326
Phone: 954-200-2255
e-mail: hector@dssflorida.com

Architect of Record: Designer
Date: -
Drawn by: Author

ELEVATIONS & WINDOW SCHEDULE

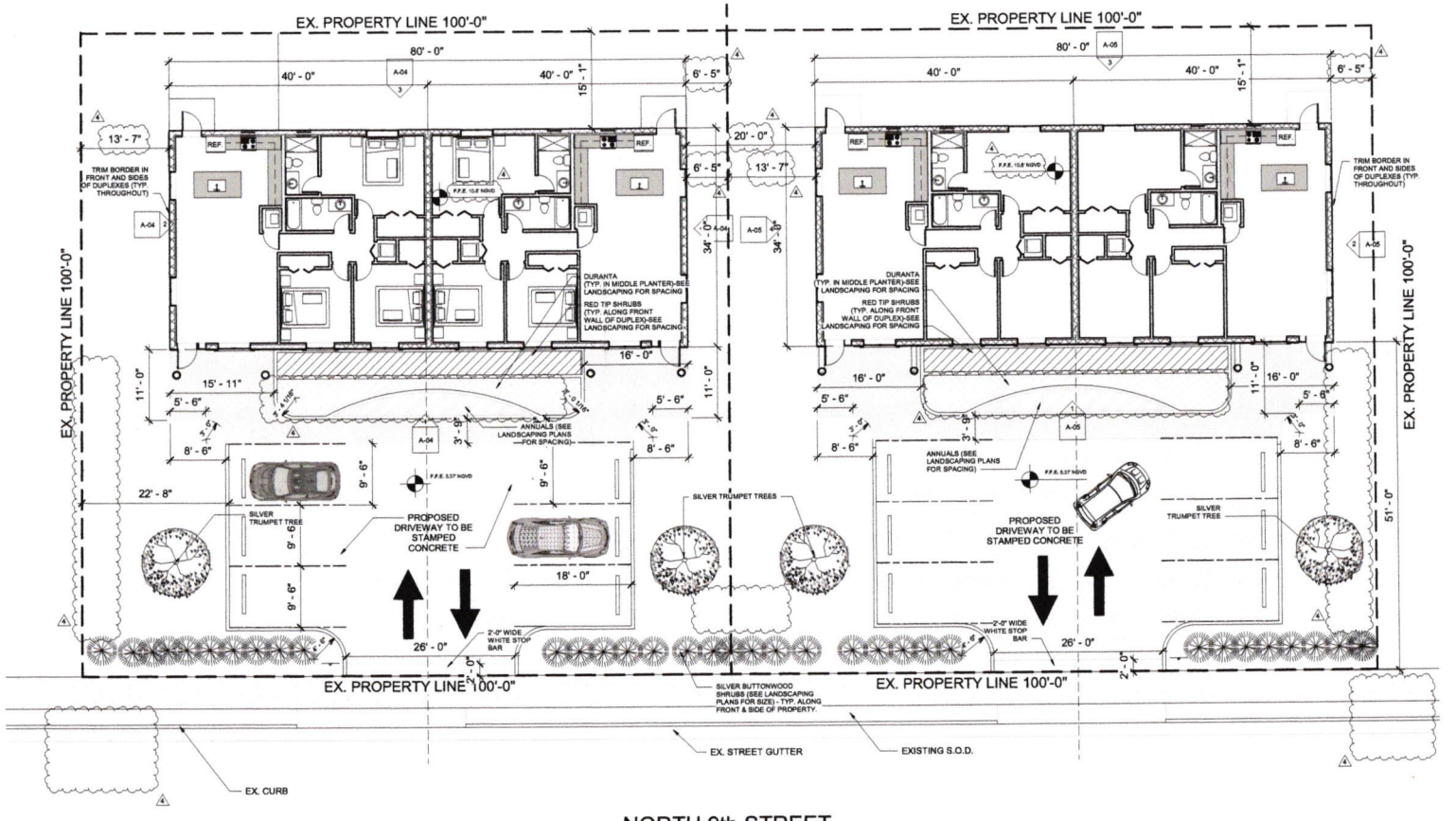
Project Number: 14-003

A-03

3/19/2021 3:44:40 PM

LANDSCAPING NOTE
- LANDSCAPING PLANS TO TAKE PRECEDENCE OVER THE ARCHITECTURALS. - PERSPECTIVE IS JUST FOR DEMOSTRATION OF OVERALL PROPOSED BUILDING

PERVIOUS & IMPERVIOUS AREAS:
TOTAL LOT AREA = 20,000 S.F.
PERVIOUS AREAS (GREEN) = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 5,000 S.F.
IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL NO MORE THAN = 15,000 S.F.
ACTUAL:
TOTAL PERVIOUS AREA (GREEN) = 9,162 S.F. (46%)
TOTAL IMPERVIOUS AREA (CONCRETE) = 10,838 S. F. (54%)



NORTH 9th STREET

① PROPOSED SITE PLAN
1/8" = 1'-0"

DeMELLO ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
www.demello-arch.com 954 224 2952

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DUPLEX
513 N. 9th STREET,
FT. PIERCE, FL 34950

No.	Description	Date
4	Rework 3 - City Comments	02.23.21

Drafting:
Address: 1157 Fairlake Trace #1607,
Weston, FL, 33326
Phone: 954-200-2295
e-mail: hector@desflorida.com

Architect of Record: Designer
Date: --
Drawn by: Author

SITE PLAN

Project Number 14-003

A-01

3/3/2021 8:26:24 AM

CHCC

C Horne Construction Comp.
20830 Northwest 34th Avenue
Miami Gardens, Florida 33056
(305) 336-1102
Chorne.const@yahoo.com

Ceasor Horne Jr.-President
License #CGC1518208

Bid Proposal:

Date: March 21, 2021
Estimate: **2021-011**
Expiration Date: Septernber 21, 2021

Owner: **Telco Investments LLC**
Address: 701 N 14th Street
City/State: Fort Pierce, FL. 34950
Project: **Triplex**

Scope Of Work:

Plans, Permit, Architect, Engineer	N.I.C.
Site Prep, Clearing, Grading, Demolition	$22,500.00
Foundation/Structural, Concrete, Walls	$30,000.00
Framing, Trusses, Sheathing	$53,750.00
Roof	$23,000.00
Exterior Windows & Doors	$31,250.00
Plumbing Rough-In	$40,000.00
Electrical Rough-In	$45,000.00
HVAC Rough-In	$35,000.00
Exterior Finish (Sliding, Veneer, Paint)	$16,250.00
Insulation (Walls & Ceiling)	$18,750.00
Interior Walls & Ceiling (Includes wall tile)	$47,500.00
Cabinets/Vanities (Countertops)	$45,000.00
Interior trim, Doors, Mirrors	$18,750.00
Interior Paint	$10,000.00
HVAC: Finish (Furnace, condenser)	$15,000.00
Floor covering (carpet, vinyl, wood, tile)	$10,000.00
Plumbing: Fixtures	$6,500.00
Electrical: Fixtures	$10,000.00
Appliances	$12,250.00
Concrete (Garage, driveway, walls)	$15,000.00
Landscaping, Outdoors Structures	$15,000.00
Miscellaneous (deck, chimney, septic, well)	$25,000.00
Total	**$535,500.00**

All proposals are guaranteed to be as specified. All work to be completed in workmanlike Manner according to standard practices. Any alteration or deviation from above Specification involving extra costs will be executed only upon written orders, and will Become an extra charge over and above the proposal. All agreement contingent upon Strikes, accidents, or delays beyond our control. This proposal will need to be accepted no Later than (5) calendar days after bid submittal or it is void thereafter at the option of the Undersigned.

Authorized Signature: _____ **Date:** 3/21/2021
C.Horne Construction Company, Inc.

Accepted Signature: Terry Coley © **Date:** 3/21/2021
Telco Investments LLC

FINANCE of AMERICA
– COMMERCIAL –

Exposure Limit

Congratulations! Your Exposure Limit has received credit approval, please confirm the terms are accurate and provide documentation to satisfy any outstanding conditions attached. The Exposure Limit does not expire and is continuous until either FACo within their discretion closes it or the borrower fails to update diligence documentation based upon applicable guidelines.

Date: **03/25/2021**	Conditional Approval[1]: **03/23/2021**
Loan Number: **190199430-901**	Final Approval: **03/25/2021**
Borrower/Business Name: **TELCO INVESTMENTS, LLC**	Expiration Date: **03/24/2022**
Number of Guarantors: **2**	Credit Report Expiration: **07/01/2021**
Entity Approval Status: **Approved**	Background Expiration: **03/03/2022**

Exposure Limit

Exposure Limit Current Amount: **$538,000.00**

Schedule of Guarantors

Guarantor 1: **Terry Coley**	Guarantor 5:
Guarantor 2: **Moniker Neal**	Guarantor 6:
Guarantor 3:	Guarantor 7:
Guarantor 4:	Guarantor 8:

What You Provided to FACo

Requested Exposure Limit: **$**

Total Experience:

New Construction Experience:

Net Worth: **$4900000**

What FACo Validated

Approved Exposure Limit: **$538,000.00**

Total Experience: **13**

New Construction Experience:

Net Worth: **$5,700,609.00**

FICO Score: **722**

FACo Contacts

Sales Rep: **Ken Stoner** Phone: **704-672-4187**

Email: **kstoner@financeofamerica.com**

Client Relations Specialist: **Ashley Vittorini** Phone: **331-998-4349**

Email: **ashley.vittorini@financeofamerica.com**

Business Partner

Contact: **Lisa Fishbein**

Phone: **718-431-0440**

Email: **chris@jmrecapital.com**

Lender Paid Compensation*: **2.000**

**Already included in pricing above*

[1] Until a Final Approval date is entered, this is a conditional approval and is not a commitment or promise to lend. You must comply with all Underwriting Conditions listed below and timely provide requested documentation and information. All information is subject to underwriting review and FACo makes no promise or guarantee that compliance with its Underwriting Conditions will result in a final approval for the Property Approval.

© Finance of America Commercial LLC | NMLS ID # 1133465 | ⌂ | CA Finance Lender's License #60 DBO 060757

SECTION 22-187(7) - INTERIOR VEHICULAR USE AREA:

REQUIRED:

A
1. 1,832 SF OF VEHICULAR USE AREA / 15 SF= 122 SF OF LANDSCAPE AREA, PER LOT.
2. ONE (1) TREE PER 100 SF OF REQUIRED LANDSCAPED AREA.
3. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.

PROVIDED:
4. 757 SF X 10'-0" WIDE WITH CURBING ON ALL SIDES.
5. 8 TREES PROVIDED (3 PALMS FOR 1 TREE & 5 TREES).

SECTION 22-53 - CLEAR VISION AREAS:

C
1. NO PLANTING, FENCE OR TEMPORARY, OR PERMANENT OBSTRUCTION EXCEEDING TWENTY-FOUR (24) INCHES IN HEIGHT MEASURED FROM THE TOP OF CURB
2. TREE BRANCES OR FOLIAGE BELOW 8'-0" IN HEIGHT

SECTION 22-187(4) - LANDSCAPE STRIPS

REQUIRED:

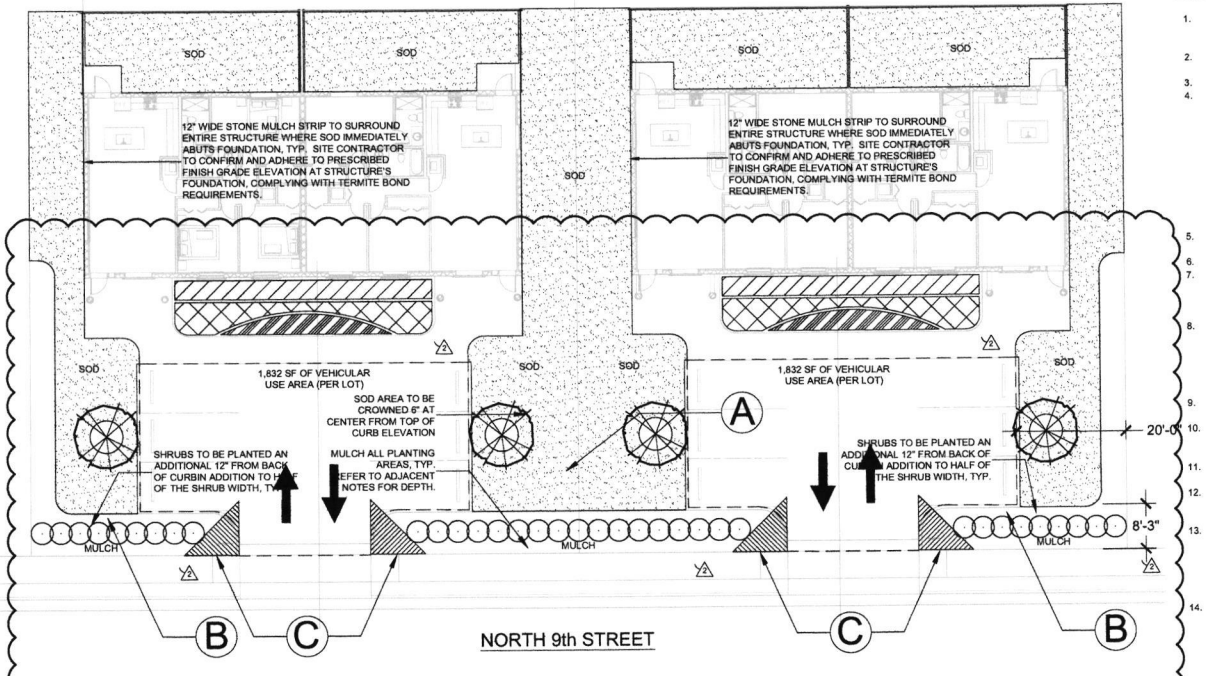
B
1. 660 SF OF REQUIRED PLANTING AREA @ 6'-0" WIDTH (LOTS UNDER 10,000 SF IN SIZE).
2. ONE (1) TREE FOR EACH 300 SF OF REQUIRED LANDSCAPE AREA.
3. 36" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE SCREEN, ACHIEVED WITHIN ONE YEAR FROM PLANTING.
4. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.

SECTION 22-187(5b) - VEHICULAR USE AREA ABUTTING RESIDENTIAL PROPERTY

REQUIRED:

D
1. 10'-0" WIDE LANDSCAPE STRIP
2. 36" HIGH, CONTINUOUS, UNBROKEN, SOLID, VISUAL LANDSCAPE SCREEN, ACHIEVED WITHIN ONE YEAR FROM PLANTING.
3. REMAINDER OF AREA TO BE PLANTED WITH GRASS, GROUNDCOVER OR OTHER LANDSCAPE TREATMENT.

PERVIOUS & IMPERVIOUS AREA
TOTAL LOT AREA = 10,000 S.F.
PERVIOUS AREAS (GREEN) = 25% OF TOTAL LOT AREA SHALL HAVE NO LESS THAN = 2,500 S.F.
IMPERVIOUS AREA (CONCRETE) = 75% OF TOTAL LOT AREA SHALL NO MORE THAN = 7,500 S.F.
ACTUAL:
TOTAL PERVIOUS AREA (GREEN) = 7,589 S.F. (38%)
TOTAL IMPERVIOUS AREA (CONCRETE) = 12,411 S. F. (62%)



SUGGESTED PLANT LIST

TREE
Tabebuia caraiba | Silver Trumpet Tree
2-1/2" DBH X 12'-0" Ht. X 5'-0" Sprd, 5' CT

SHRUB
Conocarpus erectus / Silver Buttonwood
7 Gal., 30"-36" Ht., 36" OC

GROUNDCOVER
Chrysobalanus icaco 'Red Tip'
3 Gal., Full in Pot, 24" OC

ANNUALS
ANNUAL SPECIES
4" Pot, 12" O.C.

GROUNDCOVER
Duranta erecta / Gold Mound
3 Gal., Full in Pot, 24" OC

St. Augustine Sod

Note:
All plant material specified are suggested species. Final species selection shall be based on post construction field conditions that includes consideration of both soil composition & PH conditions. The landscape contractor shall provide the landscape architect results from a soil PH test performed in all landscape areas shown on landscape drawing. At that time a final determination shall be made by the landscape architect as to the appropriate tree, palm, shrub and groundcover selections. The specifications provided on this document are shown for design intent for height, spread and general plant character only.

REFER TO SHEET A-01 FOR ADDITIONAL SITE PLAN DIMENSIONS

CITY OF FORT PIERCE LANDSCAPING - DIVISION 2

SINGLE FAMILY & TWO FAMILY DWELLING UNITS

1. A minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure.
2. Residential lots must either be fully grass-covered or provided with a combination of grass cover and landscape for the entire ground area, except for impervious areas.
3. Public right-of-way which abuts property on which either a single family or a two family residence is the principal structure must be sodded to the back of the curb or edge of the pavement.
4. Trees shall be planted, either on the public right of way or land adjacent to the public right of way so as to serve as shade for sidewalks and contribute to the streetscape design of the adjoining roadway.

General Landscaping Requirements

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Trees:
   Minimum Size: 2-1/2" DBH X Twelve (12) feet height X 5'-0" Sprd.
   5'-0" of Clear Trunk (DBH is measured 4-1/2' above ground level).
   Palms:
   Minimum Size: 10'-0" CT (Clear-trunk height).
   Shrubs:
   Minimum Size: 24" height at time of planting.
   Hedges:
   Minimum Size: 36" height, continuous, unbroken, solid, visual screen.
   Groundcovers:
   Planted to achieve coverage within 12 months after planting.
5. Tree species shall also be a variety that will have a minimum crown spread and height of 15'-0" at maturity. Three (3) palms may be substituted for one tree.
6. Palms are limited to 50% of the total trees required.
7. Root Barriers: A root barrier system is required for trees planted within 12'-0" of any "public works". Interior dimensions of such system shall be 15'-0" length X 5'-0" deep. Root Barrier Types: 6" thick concrete with fiber mesh or an acceptable root barrier product.
8. Soil: All landscaped areas shall consist of existing soil mixed with fifty (50) percent recycled top soil. Such soil shall be free of debris, roots, clay, stones, plants or other foreign materials. Verification of compliance with these soil requirements shall occur as part of the final inspection. Final inspection of required landscape prior to issuance of the certificate of occupancy shall include PH testing to verify compatibility with permitted plantings.
9. Mulch: Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf or 3" of organic mulch. Do not place any mulch over the root ball.
10. Trees which are balled and burlaped must have the burlap removed and folded down at the time of the planting. All twine or rope must be removed. If wire baskets are used, the upper rows must be cut before planting.
11. Planting Techniques: Remove all soil from above the root flare and plant the tree so the top of the root ball is ten (10) percent above the adjacent landscape soil.
12. Stakes & Guying: Guy-wire must be covered with a protective material where it is in contact with the tree. All stakes and guying materials shall be removed after one year.
13. Landscaping shall be installed in accordance with the approved landscape plan, including all specified conditions to a particular landscape approval, and inspected prior to issuance of a certificate of occupancy. Such inspection shall include verification that planting soil meets specified composition and depth requirements. Any changes to the landscape plan shall be reviewed and approved by the department and noted on the plan prior to notification for the final inspection.
14. Landscape Certification: Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.

PERMIT DOCUMENTS

Daniel A. Rogers
Landscape Architect
1775 Mohawk Trail
Maitland, Florida 32751
darlandscapearchitecture@gmail.com
P: 407.353.0112

NORTH 9th STREET DU-PLEX

Fort Pierce, Florida

SEAL

DANIEL A. ROGERS, PLA
FLORIDA LICENSE #6666666

ISSUED:	DATE:
ISSUED FOR REVIEW	03/12/2020

REV.	DATE	DESCRIPTION
1	03/23/2020	REVISED TREE SPECIES
2	06/09/2020	OWNER COMMENTS
3	03/02/2021	OWNER YES

LANDSCAPE PLAN

Sheet Title

JOB NO.	2020.001
SCALE:	AS SHOWN
DATE:	03/12/20
DESIGN	DAR
DRAWN:	DAR
CHECKED:	DAR

L1.01

TELCO INVESTMENTS LLC

Specializing in Income Diversification

PROFESSIONAL EXPERIENCE

I started my career in real estate in 1984 with Associates Realty Better Homes & Gardens in Miami. In 1986,I started my own company; Telco Investment Realty Inc specializing in residential real estate sales. In 1988, I opened Telco Capital Management which included all aspects of property management and real estate mortgage financing. Academically, I possess a Bachelor of Business Administration Degree from Florida International University.

I'm an accomplished, proactive Certified Property Manager and Accredited Residential Manager with 37 years of experience in real estate operations for residential sales, residential development, property management and investment properties. My experiences as a highly successful Real estate broker and Investor has provided well for me financially. In 2015, I partner with LandAmerica Holding & Investment Group and we develop a 44 units townhomes development call Casa del sol in West Palm Beach. I also was the Senior Project Manager for that project.

Currently I am building two residential duplexes in Fort Pierce at 513 N 9th Street. Combining years of experience in real estate with a hands on approach with strong communications skills. I have earned a reputable reputation as an individual that gets the job done.

Project Timeline

The timeline for this project will be 6-18 months if I receive this property.

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

Property Identification

Site Address: 701 N 14th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-814-0013-000-9
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 17916
Map ID: 24/04S
Zoning: Medium Den

Ownership

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950



Legal Description

LINCOLN HTS. BLK 2 LOT 4 (OR 4080-2366)

Current Values

Just/Market Value:	$5,500
Assessed Value:	$5,500
Exemptions:	$5,500
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.12
Land Size (SF):	5,139

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Dec 19, 2017
Book/Page:	4080 / 2366
Sale Code:	0318
Deed:	DE
Grantor:	Board of County Commissioners of St Lucie Cty
Price:	$100
Date:	Jul 21, 2017
Book/Page:	4025 / 2165
Sale Code:	0111
Deed:	TD
Grantor:	Hall Ruth D
Price:	$0

Date:	Sep 1, 1991
Book/Page:	0764 / 1818
Sale Code:	XX01
Deed:	QC
Grantor:	Jackson Flossie
Price:	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: HD-	Year Built: 1954	Frame:
Grade: D-	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Double Pine
A/C %: 0%	Heated %: 0%	Sprinkled %: 0%



Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$5,500
Just/Market:	$5,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2018	8000	City of Ft Pierce	$5,500

Assessed:	$5,500
Exemption(s):	$5,500
Taxable:	$0

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$5,500	$5,500	$5,500	$0
2019	$5,100	$5,100	$5,100	$0
2018	$4,700	$4,700	$4,700	$0

Permits

Number	Issue Date	Description	Amount	Fee
RF20041143	Oct 26, 2004	Roof	$2,000	$0
BP13-1897	Nov 4, 2013	Demolition	$0	$293

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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City Commission Regular Meeting - 6:00 pm **11. i.**

Meeting Date: 09/07/2021

Re: Surplus Property - 606 N 14th Street

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

SUBJECT:

Approval to award Bid No. 2021-025 for Sale of Surplus Property on 606 North 14th Street (2404-813-0011-000-2) to the highest ranked respondent, JBM Properties.

SUMMARY:

The City of Fort Pierce is the owner of real property located at 606 North 14th Street, identified by Parcel ID: 2404-813-0011-000-2 with a legal description of: WILLIE JOHNSON S/ BLK 1 LOT 9-LESS 14 ST R/W- AND W 7.5 FT OF VAC ALLEY ADJ ON E AS IN OR 247-1150- (OR 3675-2391).

The property was declared surplus by the City of Fort Pierce on January 19, 2021.The subject property is located on 606 North 14th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.18 acres or 6,150 square feet. The property is located in the historic Lincoln Park district.

Bid number 2021-025 was issued on March 29, 2021.City staff evaluated the responses cumulatively as follows:

Respondent	Future Utilization (80)	Timeline (60)	Economic Impact (40)	Narrative (20)	Total (200)
JBM Properties San Diego, CA	**75**	**35**	**25**	**10**	**145**
JoannaGilchrist Fort Pierce, FL	**5**	**0**	**5**	**10**	**20**
2nd Generation Building Port St. Lucie, FL	**70**	**0**	**28**	**0**	**98**
1865 Realty Group Fort Pierce, FL	**60**	**0**	**6**	**7**	**73**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the request and forwarded a recommendation to the City Commission to put the property located at 606 North 14th Street, identified by Parcel ID: 2404-813-0011-000-2 back into surplus. An except from the draft meeting minutes is included below:

Chairman Creyaufmiller stated he asked to reconsider the item because he was uncomfortable selling the property for so cheap to an out of town buyer, along with the bidder using a cookie cutter approach, to building a residential house on a commercial property for $100,000.00.

Mr. Broderick said if appears to be a buy and flip scenario and it is impractical. Ms. Baker wanted to know what else JBM Properties has bid on and if a background check is done on the bidders. Mr. Burdge asked the size of the house being proposed. Mr. Broderick asked how many properties get taken back by the city. Ms. Baker asked how long it would take to rescind a bid. Ms. Clemons noted that the six month timeline is not realistic.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation to the City Commission to reverse the decision to award the bid to JBM Properties and have the property put back into surplus.

RECOMMENDATION:

Award bid to highest ranked respondent, JBM Properties.

ALTERNATIVES:

Award bid to second highest ranked respondent or issue new bid.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Audria Moore-Wells, Special Projects Coordinator
Purchasing Division
Planning Board

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	N/A
Amount:	1,100

FISCAL IMPACT:

N/A

Attachments

Submittal - 2nd Generation
Submittal - 1865 Realty
Submittal - JBM Properties
Submittal - Joanna Gilchrist
Property Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:37 PM
City Manager	Nick Mimms	08/31/2021 09:34 AM
Finance Department	Johnna Morris	09/01/2021 09:56 AM
City Manager	Nick Mimms	09/01/2021 10:39 AM
Form Started By: Sara Delgado		Started On: 08/24/2021 03:05 PM
Final Approval Date: 09/01/2021		

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: 2nd Generation Building Corp. Mailing Address: 966 NW Leonardo Cir. Port St. Lucie FL 34986	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: Joseph Basso
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: Owner
Incorporated in the State of: FL Year: 2014	Delivery in _____ days, ARO
Phone Number: 772-201-0280	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 47-2591128
E-Mail Address: ginger@2ndgbc.com	Local Business: ✓ Y ___ N MWBE: ___ Y ___ N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4-27-21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

✓ **606 N. 14th Street**

_____ **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): 2nd Generation Bldg Corp.

Address: 966 NW Leonardo Cir.

Day-time Phone Number: 772 579 1846 Mobile Number: 772 201 0280

Email: ginger@2ndgbc.com

INTENDED USE

I/we propose to use the property for:

✓ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ✓ No

If not above, what do you intend to develop the property for: ✓ Rental ✓ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

_____

_____

_____

_____

_____

_____ *(Attach pages as needed)*

Total value of all proposed improvements to the property: $ 240,000.

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	✓	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ [illegible] @ 7100 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes ___ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

✓ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Joseph Basso
Typed Name

Bidder of Authorized Representative

4-27-21
Date

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-025**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, APRIL 27, 2021**	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: 1865 Realty Group LLC --- **Mailing Address:** 1717 Orange Ave #4207 --- --- ---	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X D Gibson **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, FL, 34950	**Typed or Printed Name:** Darrell Gibson
Type of Entity (Select one): **Corporation** ____ **Partnership** ____ **Proprietorship** X	**Title:** CEO
Incorporated in the State of: FL **Year:**	**Delivery in** 14 **days, ARO**
Phone Number: 772-940-9672	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 85-3133573
E-Mail Address: 1865realtygroup@gmail@gmail.com	**Local Business:** X **Y** ___ **N** **MWBE:** ___ **Y** ___ **N**
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/26/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**	X **606 N. 14th Street**
_____ **N. 25TH Street – 2408-501-0066-000-6**	_____ **701 N. 14th Street**
_____ **N. 25TH Street – 2408-501-0067-000-3**	_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Darrell Gibson

Address: 1717 Orange Ave, #4207, Fort Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-940-9672

Email: 1865realtygroup@gmail.com

INTENDED USE

I/we propose to use the property for:

X Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: ____ Rental X Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

1865 Realty Group plans to eventually develop additional residential housing with this land. The project timeline is TBD based on city approvals and obtaining permits.

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ TBD

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 100 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes	_X_ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
_X_ Yes	___ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
_X_ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
_X_ Yes	___ No	Description of **landscape improvements:** plan drawings may be necessary.
_X_ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
_X_ Yes	___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Darrell Gibson

Typed Name

1865 Realty Group LLC/Darrell Gibson

Bidder of Authorized Representative

4/26/2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID D Gibson

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: JBM PROPERTIES LLC Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: JOHN BENMOSHE
Type of Entity (Select one): Corporation _____ Partnership X Proprietorship _____	Title: MGR
Incorporated in the State of: FL Year: 2016	Delivery in _____ days, ARO
Phone Number: 201-681-3003	Payment Terms: Net 30 Days
Fax Number: 201-334-5841	FEIN or SS Number: 81-4658852
E-Mail Address: JBM@JBMPROPERTIES.ORG	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/22/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_X_ **606 N. 14th Street**

_____ **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130

Day-time Phone Number: 201-681-3003 Mobile Number: 201-681-3003

Email: JBM@JBMPROPERTIES.ORG

INTENDED USE

I/we propose to use the property for:

_X_ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes _X_ No

If not above, what do you intend to develop the property for: _X_ Rental _X_ Resale ___ Other

If other, please explain ~~CONSTRUCTION OF NEW HOME~~

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

CONSTRUCTION OF NEW HOME

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $_____

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1,100- for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

X Yes	___ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
X Yes	___ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
X Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
X Yes	___ No	Description of **landscape improvements:** plan drawings may be necessary.
X Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
X Yes	___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

JOHN BENMOSHE

Typed Name

Bidder of Authorized Representative

4/22/2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH PROPOSAL

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: JOHN BENMOSHE
Typed or Printed

Company Name: JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR
SAN DIEGO CA 92130

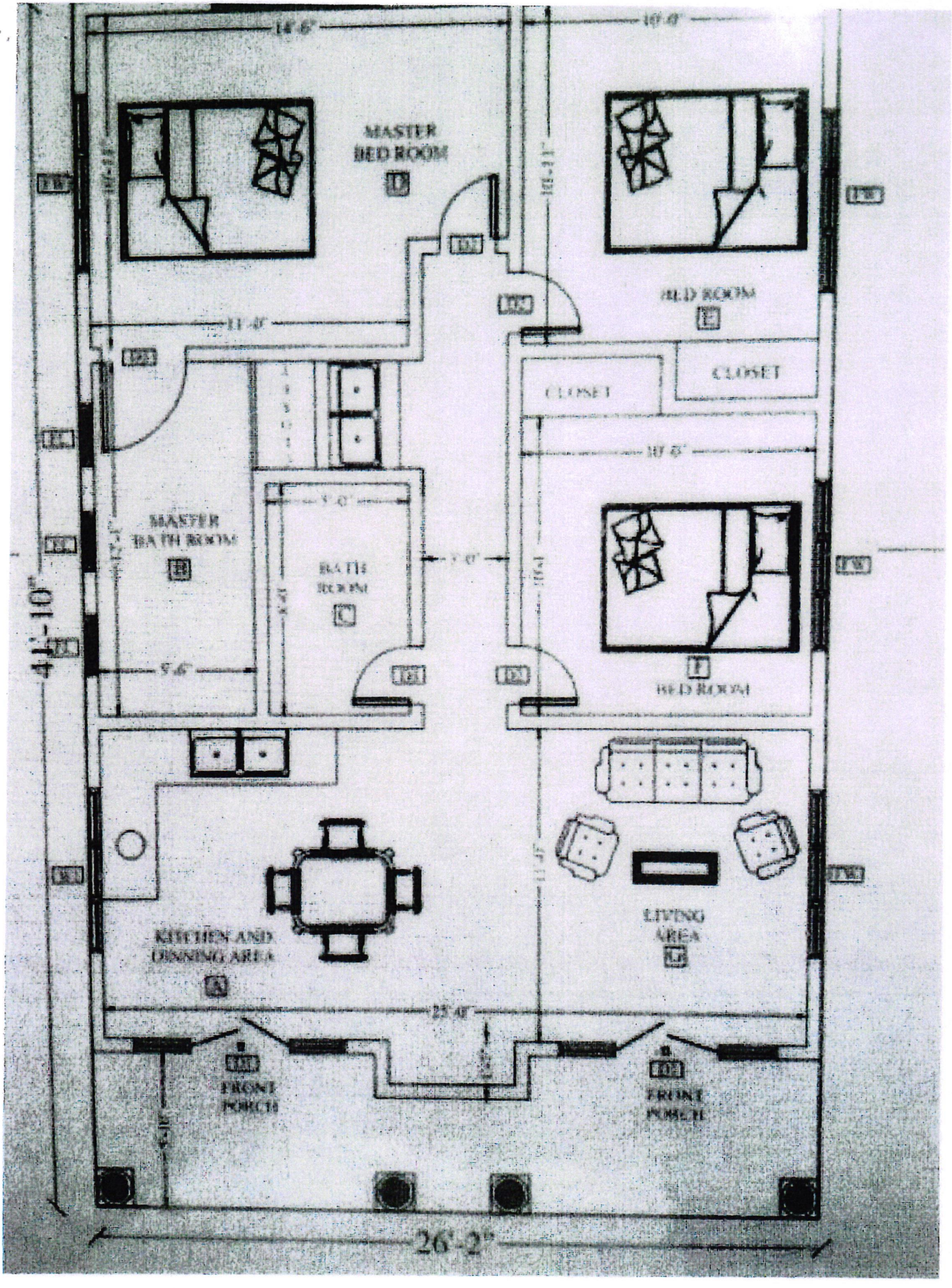
Date: 4/26/2021

ESTIMATED COST ABOUT $100,000

WILL UPGRADE LANDSCAPING + PUT IN NEW DRIVEWAY.

TIMELINE ABOUT 6 MONTHS

ATTACHED IS A ROUGH DRAWING OF HOME + PROOF OF FUNDS.


MASTER BED ROOM
B
BED ROOM
E
CLOSET
CLOSET
MASTER BATH ROOM
H
BATH ROOM
C
F
BED ROOM
KITCHEN AND DINNING AREA
A
LIVING AREA
G
FRONT PORCH
FRONT PORCH
44'-10"
26'-2"

Business Checking

PNC Bank

PNC BANK

For the Period 02/27/2021 to 03/31/2021

Primary Account Number: 80-6008-3078
Page 1 of 7
Number of enclosures: 0

JBM PROPERTY MANAGEMENT LLC
12723 ASHLEY FALLS DR
SAN DIEGO CA 92130-2761

For 24-hour banking sign on to
PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
Monday - Friday: 7 AM - 10 PM ET
Saturday & Sunday: 8 AM - 5 PM ET

Para servicio en espanol, 1-877-BUS-BNKG

Moving? Please contact your local branch

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738

Visit us at PNC.com/smallbusiness

TDD terminal: 1-800-531-1648
For hearing impaired clients only

IMPORTANT ACCOUNT INFORMATION

On February 28, 2021 we updated the "Amendment, Waiver" section in and added a "Notices" section to your Account Agreement for Business Accounts ("Agreement"). Below are the updated and new sections. All other information in your Agreement continues to apply to your account. Please read this information and keep it with your records.

AMENDMENT, WAIVER

We reserve the right to amend this Agreement (including the right to add new provisions and to convert your Account from one product to another) and to change charges, fees and the manner in which we calculate and/or credit interest from time to time. We will inform you of any amendment (1) by mailing notice of the amendment and the amendment itself, in paper form, to the address on file for your statement; or (2) if you have opted to receive online statements in electronic form, by posting the notice of the amendment and the amendment itself on PNC's secure Online Banking web site. If you receive statements in paper form, the amendment will generally appear on your statement. In some cases, notice of the amendment will appear on the statement and the amendment itself will be included on an insert accompanying your statement.

If you have opted to receive online statements, the amendment will generally appear as a message on the PDF statement posted on PNC's secure Online Banking web site as well as in the Messages section of the site. In some cases, the amendment will be included as a PDF insert on the web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.) When the amendment becomes effective, we will post the new version of this Agreement online and make the new version available in our branches. An amendment will become effective 30 days (or such later time if required by law) after notice of the amendment is delivered or otherwise made available to you, unless a shorter time period is permitted by applicable law or required because of an emergency situation, in which case we will provide notice as we deem practicable. If this is an Account with multiple authorized signers, then notice of an amendment provided to one authorized signer shall be deemed to be notice to all authorized signers. Your continued use of your Account following the effective date of an Amendment indicates your consent to be bound by this Agreement, as amended. We reserve the right to waive the enforcement of any of the terms and conditions of this Agreement. Any such waiver must be in writing and signed by a Bank officer, and it shall not be considered a waiver of any other or future obligation or right.

Business Checking

NOTICES

Any written notice that you give to us is effective when we have actually received it at the designated address and have a reasonable opportunity to act upon it. If applicable state law enables an account holder to modify the terms of an account and/or distribution of funds in an account by providing written notice to PNC, that written notice must be notarized and sent to the following required address: PNC Bank PO Box 609 Pittsburgh, PA 15230-0609. Sending such notices to any other PNC address or location will be deemed failure to provide notice to PNC. PNC reserves the right to require the account to be closed if you wish to modify the terms, the ownership and/or nature of the account. Any written notice that we give to you is effective (1) when it is mailed to you at the address on file for your statement, or (2) if you have opted to receive online statements in electronic form, when it is posted on PNC's secure Online Banking web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.)

Business Checking Summary

Jbm Property Management Llc

Account number: 80-6008-3078

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
491,093.06	56,794.00	101,288.64	446,598.42

Average ledger balance	Average collected balance
471,857.68	471,655.71

Deposits and Other Additions

Description	Items	Amount
Deposits	49	43,698.00
ACH Additions	4	13,096.00
Total	53	56,794.00

Checks and Other Deductions

Description	Items	Amount
Checks	6	10,299.00
Debit Card Purchases	12	728.67
POS Purchases	8	732.62
ATM/Misc. Debit Card Transactions	1	755.37
ACH Deductions	25	63,518.53
Service Charges and Fees	1	185.15
Other Deductions	2	25,069.30
Total	55	101,288.64

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
02/27	491,093.06	03/10	494,033.34	03/22	445,678.73
03/01	478,044.54	03/11	492,859.70	03/23	449,630.73
03/02	488,375.16	03/12	492,176.46	03/24	445,987.42
03/03	487,009.57	03/15	492,081.73	03/25	446,737.42
03/04	489,668.29	03/16	492,451.36	03/26	442,437.42
03/05	493,240.29	03/17	495,801.36	03/29	443,437.42
03/08	493,386.49	03/18	446,890.86	03/30	444,148.42
03/09	493,489.49	03/19	446,414.84	03/31	446,598.42

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Joanna Gilchrist Mailing Address: 719 Roselyn Ave Fort Pierce FLA 34982	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X Joanna Gilchrist Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Select one): Corporation _____ Partnership N/A _____ Proprietorship _____	Title:
Incorporated in the State of: Year:	Delivery in _____ days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address: joyilwright@gmail.com	Local Business: ___Y ~~X~~N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: April 22, 21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

✓ **606 N. 14th Street**

_____ **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Joanna Gilchrist

Address: 719 Roselyn Ave

Day-time Phone Number: 772 344-1992 Mobile Number: 772 979 2060

Email: JOGILLwright@gmail.com

INTENDED USE

I/we propose to use the property for: N/A

____ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale X Other

If other, please explain To purchase and Maintain the property

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

My goal is to purchase and Maintain the property

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1,000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes	_X_ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
____ Yes	_X_ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
____ Yes	_X_ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
____ Yes	_X_ No	Description of **landscape improvements:** plan drawings may be necessary.
____ Yes	_X_ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
____ Yes	_X_ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

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Joanna Gilchrist
Typed Name

Bidder of Authorized Representative

4-22-21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?		X
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	N/A	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	N/A	
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID John Hall

WELLS FARGO

Fort Pierce South
2597 S US Highway 1
Fort Pierce, FL 34982

wellsfargo.com

April 27, 2021

Robin Gilchrist
719 Roselyn Ave
Fort Pierce, FL 34982

Dear Whomever It May Concern:

This letter is to indicate that the Customer named above has the following deposit accounts with Wells Fargo Bank, N.A.

Account Number *(Last 4-digits)*	**Date Opened**	**Current Balance***
7699	07/28/2020	$5,501.52

*The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions, please contact me at: **(772) 466-6660**

A representative will be happy to assist you, as follows:

Monday - Thursday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Friday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Saturday:	Open	**9 AM**	Close	**12:00 PM**	**Eastern Time**

Thank you. We appreciate your business.

Sincerely,

Morgan Welch
Relationship Banker
Wells Fargo Bank, N.A.

© 2020 Wells Fargo Bank, N.A. All rights reserved.

April 27, 2021

Joanna Gilchrist

To the City manager and The City of Fort Pierce Redevelopment Board members,

The reason for my bidding is very important because I want all three of my children to own a piece of land within the county they live and raise. When they finish high school I like to present each one with a clear title deed for graduation because cars expenses cell phone can wait.

I truly interested in all of the properties however if I had to pick, it will be 133 10th street and both close to each other 701 n.14th and N. 14th with parcel number only on the same street however I able to buy all that I bided on.

The property will be maintain while I teach my children to care for the land until they able to graduate in a few years.

I am submitting a letter from the bank and writing statement of how much hard cash from honest work through my living assist business. I didn't share my business income because the property for my children and NOT the business and hoping they will build or plant a community garden.

Hard Cash on hands and NOT including bank account amount is $8,000

Thank you in advance

Google Maps 606 N 14th St

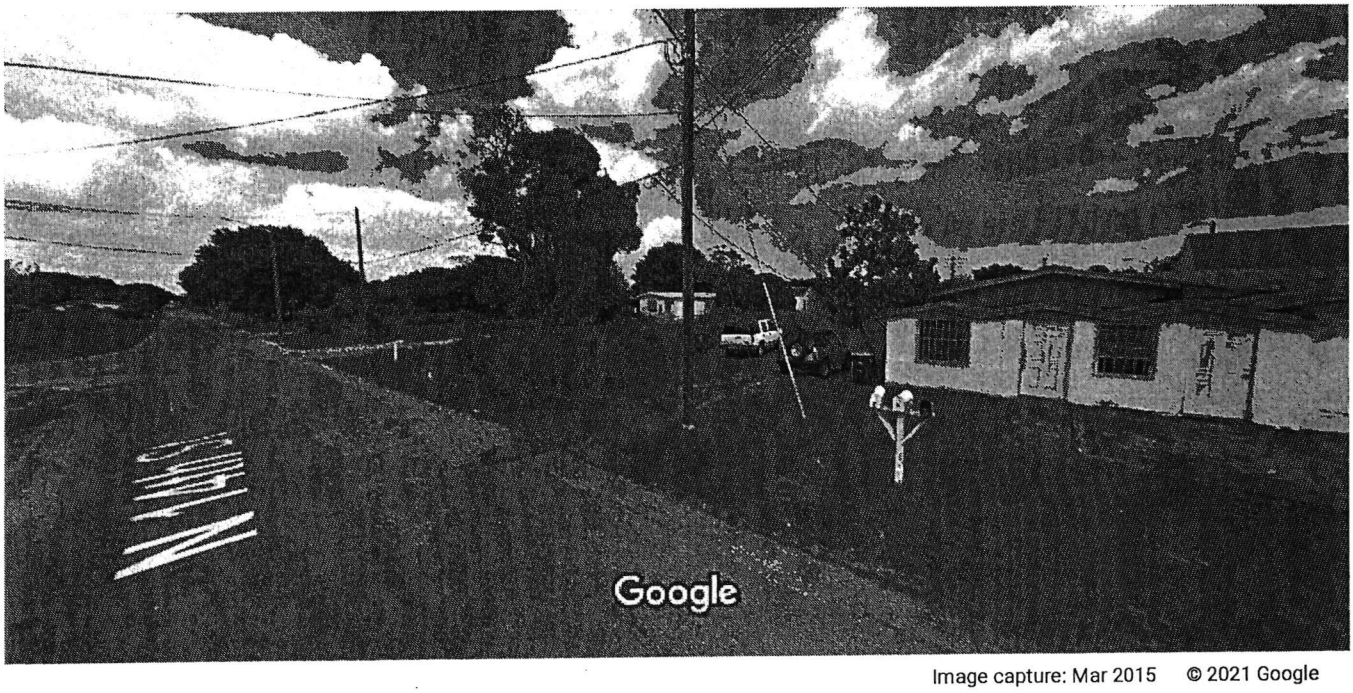
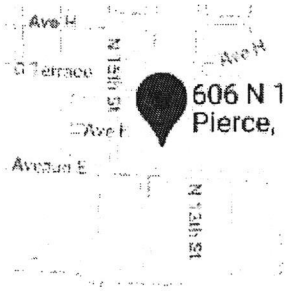


Image capture: Mar 2015 © 2021 Google

Fort Pierce, Florida

Google

Street View



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

Property Identification

Site Address: 606 N 14th ST
Sec/Town/Range: 04/35S/40E
Parcel ID: 2404-813-0011-000-2
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 17873
Map ID: 24/04S
Zoning: Medium Den

Ownership

City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950



Legal Description

WILLIE JOHNSON S/D BLK 1 LOT 9-LESS 14 ST R/W- AND W 7.5 FT OF VAC ALLEY ADJ ON E AS IN OR 247-1150- (OR 3675-2391)

Current Values

Just/Market Value:	$5,300
Assessed Value:	$2,780
Exemptions:	$2,780
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.18
Land Size (SF):	7,900

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Sep 16, 2014
Book/Page:	3675 / 2391
Sale Code:	0318
Deed:	DE
Grantor:	St Lucie County,
Price:	$0
Date:	Aug 29, 2002
Book/Page:	1573 / 2085
Sale Code:	XX01
Deed:	TD
Grantor:	Johnson James N
Price:	$0

Date:	Mar 1, 1985
Book/Page:	0458 / 1215
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0
Date:	Feb 1, 1985
Book/Page:	0460 / 2889
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$23,333
Date:	Oct 1, 1984
Book/Page:	0447 / 1644
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0
Date:	Nov 1, 1977
Book/Page:	0277 / 1677
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$26,500

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$5,300
Just/Market:	$5,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$2,520
Assessed:	$2,780
Exemption(s):	$2,780
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2015	8000	City of Ft Pierce	$2,780

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2015	0041	0.3	Fort Pierce Stormwater Charge	$20.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$5,300	$2,780	$2,780	$0
2019	$2,800	$2,528	$2,528	$0
2018	$2,500	$2,299	$2,299	$0

Permits

Number	Issue Date	Description	Amount	Fee
F900000945	Jul 24, 1990	Demolition	$4,430	$4,430

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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City Commission Regular Meeting - 6:00 pm **11. j.**

Meeting Date: 09/07/2021

Re: Surplus Property - North 25th Street (2408-501-0066-000-6)

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

SUBJECT:

Approval to take no action on Bid No. 2021-025 for Sale of Surplus Property on North 25th Street (2408-501-0066-000-6).

SUMMARY:

The City of Fort Pierce is the owner of real property located at North 25th Street, identified by Parcel ID: 2408-501-0066-000-6, with a legal description of: EMANCIPATION PARK BLK 5 LOT 1-LESS E 10 FT.

The property was declared surplus by the City of Fort Pierce on January 19, 2021.The subject property is located on North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. The property is located in the historic Lincoln Park district on North 25th Street, one of Fort Pierce's most traveled commercial corridors.

Bid number 2021-025 was issued on March 29, 2021. City staff evaluated the responses cumulatively as follows:

Respondent	Future Utilization (80)	Timeline (60)	Economic Impact (40)	Narrative (20)	Total (200)
Discount Connections Fort Pierce, FL	**40**	**20**	**15**	**10**	**85**
JBM Properties San Diego, CA	**0**	**25**	**10**	**7**	**42**
Joanna Gilchrist Fort Pierce, FL	**5**	**0**	**5**	**6**	**19**
Travis Wimes Fort Pierce, FL	**10**	**5**	**7**	**18**	**40**
2nd Generation Building Port St. Lucie, FL	**45**	**0**	**15**	**0**	**60**
1865 Realty Group Fort Pierce, FL	**35**	**0**	**12**	**10**	**57**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the request and forwarded a recommendation to the City Commission of **no action** due to the proposal's inability to meet the goals and objectives for redevelopment in the targeted area. This recommendation is in accordance with the General Conditions included in the bid document on page 5, section 20.

RECOMMENDATION:

Staff recommends taking no action on this bid in accordance with the General Conditions included in the bid documents on page 5, section 20.

ALTERNATIVES:

Award bid to highest ranked respondent, Discount Connections.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Audria Moore-Wells, Special Projects Coordinator
Purchasing Division
Planning Board

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	N/A
Amount:	N/A

FISCAL IMPACT:

N/A

Attachments

Submittal - 2nd Generation
Submittal - 1865 Realty
Submittal - Discount Connection
Submittal - JBM Properties
Submittal - Joanna Gilchrist
Submittal - Travis Wimes
Property Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:36 PM
Finance Department	Johnna Morris	09/01/2021 09:56 AM
City Manager	Nick Mimms	09/01/2021 10:39 AM
Form Started By: Sara Delgado		Started On: 08/24/2021 03:29 PM
Final Approval Date: 09/01/2021		

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE**  **INVITATION TO BID** and **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: 2nd Generation Building Corp. Mailing Address: 966 NW Leonardo Cir. Port St. Lucie FL 34986	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: Joseph Basso
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: Owner
Incorporated in the State of: FL Year: 2014	Delivery in _____ days, ARO
Phone Number: 772-201-0280	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 47-2591128
E-Mail Address: ginger@2ndgbc.com	Local Business: ✓ Y ___ N MWBE: ___ Y ___ N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4-27-21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

___ 133 N. 10TH Street – 2409-513-0010-000-9	___ 606 N. 14th Street
✓ N. 25TH Street – 2408-501-0066-000-6	___ 701 N. 14th Street
___ N. 25TH Street – 2408-501-0067-000-3	___ N. 14th Street – 2404-814-0012-000-2

PROPOSED SUBMITTED BY

Legal Name (s): 2nd Generation Bldg Corp.

Address: 966 NW Leonardo Cir.

Day-time Phone Number: 772 579 1846 Mobile Number: 772 2010280

Email: ginger@2ndgbc.com

INTENDED USE

I/we propose to use the property for:

___ Residential ✓ Commercial ___ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ✓ No

If not above, what do you intend to develop the property for: ✓ Rental ✓ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

_____

_____

_____

_____

_____

_____ *(Attach pages as needed)*

Total value of all proposed improvements to the property: $_____

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	✓	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 11,100.- for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes ___ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

✓ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Joseph Bajjo
Typed Name

Bidder or Authorized Representative

4-27-21
Date

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-025**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, APRIL 27, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: 1865 Realty Group LLC --- **Mailing Address:** 1717 Orange Ave #4207 --- --- ---	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** **X** D Gibson **Authorized Signature (Manual)**
City, State, Zip Code: Fort Pierce, FL, 34950	**Typed or Printed Name:** Darrell Gibson
Type of Entity (Select one): **Corporation** ____ **Partnership** ____ **Proprietorship** X	**Title:** CEO
Incorporated in the State of: FL **Year:**	**Delivery in** 14 **days, ARO**
Phone Number: 772-940-9672	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:** 85-3133573
E-Mail Address: 1865realtygroup@gmail@gmail.com	**Local Business:** X **Y** ___**N** **MWBE:** ___**Y** ___**N**
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/26/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **606 N. 14th Street**

__X__ **N. 25TH Street – 2408-501-0066-000-6**

_____ **701 N. 14th Street**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Darrell Gibson

Address: 1717 Orange Ave, #4207, Fort Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-940-9672

Email: 1865realtygroup@gmail.com

INTENDED USE

I/we propose to use the property for:

____ Residential ___X___ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ___ No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

1865 Realty Group plans to develop the commercial lot into an outdoor event space that can be utilized by the community for weddings, parties, vendors markets, company events, etc. Potential renovations include Landscape architecture, installing gates and solar panels.

The goal of 1865 Realty Group is to redevelop the property into sustainable and eco-friendly space that is the first of its kind in St. Lucie County

_____ (*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 50,000

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 200 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes _x_ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

_x_ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

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_x_ Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

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Darrell Gibson

Typed Name

1865 Realty Group LLC/Darrell Gibson

Bidder of Authorized Representative

4/26/2021

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

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All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID D Gibson

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
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Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Discount Connections Mailing Address: 2801 Dunbar St	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X Ameshia Daughtry Authorized Signature (Manual)
City, State, Zip Code: Ft. Pierce, FL 34947	Typed or Printed Name: Ameshia Daughtry
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship _____	Title: Co owner
Incorporated in the State of: Florida Year: 2019	Delivery in _____ days, ARO
Phone Number: 772-985-5246	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 83-4149412
E-Mail Address: lashaun_daughtry@yahoo.com	Local Business: ✓Y ___N MWBE: ___Y ✓N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 3/30/21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ 133 N. 10TH Street – 2409-513-0010-000-9

_____ 606 N. 14th Street

__X__ N. 25TH Street – 2408-501-0066-000-6

_____ 701 N. 14th Street

_____ N. 25TH Street – 2408-501-0067-000-3

_____ N. 14th Street – 2404-814-0012-000-2

PROPOSED SUBMITTED BY:

Legal Name (s): Amesha Daughtry Avery Tullis

Address: 514 N 10th St Ft. Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-985-5246

Email: lashaun_daughtry@yahoo.com

INTENDED USE

I/we propose to use the property for:

____ Residential __X__ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ___ No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

I currently rent the lot across the street and want to purchase this property to put a fruit stand on the property. There aren't any fruit/produce stands in the area that would be easily accessible to individuals that can't make it to other areas. Looking to add in the next 2 months.

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 3000.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 11,000 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes ___ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
___ Yes ✓ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
✓ Yes ___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes ___ No	Description of **landscape improvements:** plan drawings may be necessary.
✓ Yes ___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes ___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Ameshia Daughtry
Typed Name

Ameshia Daughtry
Bidder of Authorized Representative

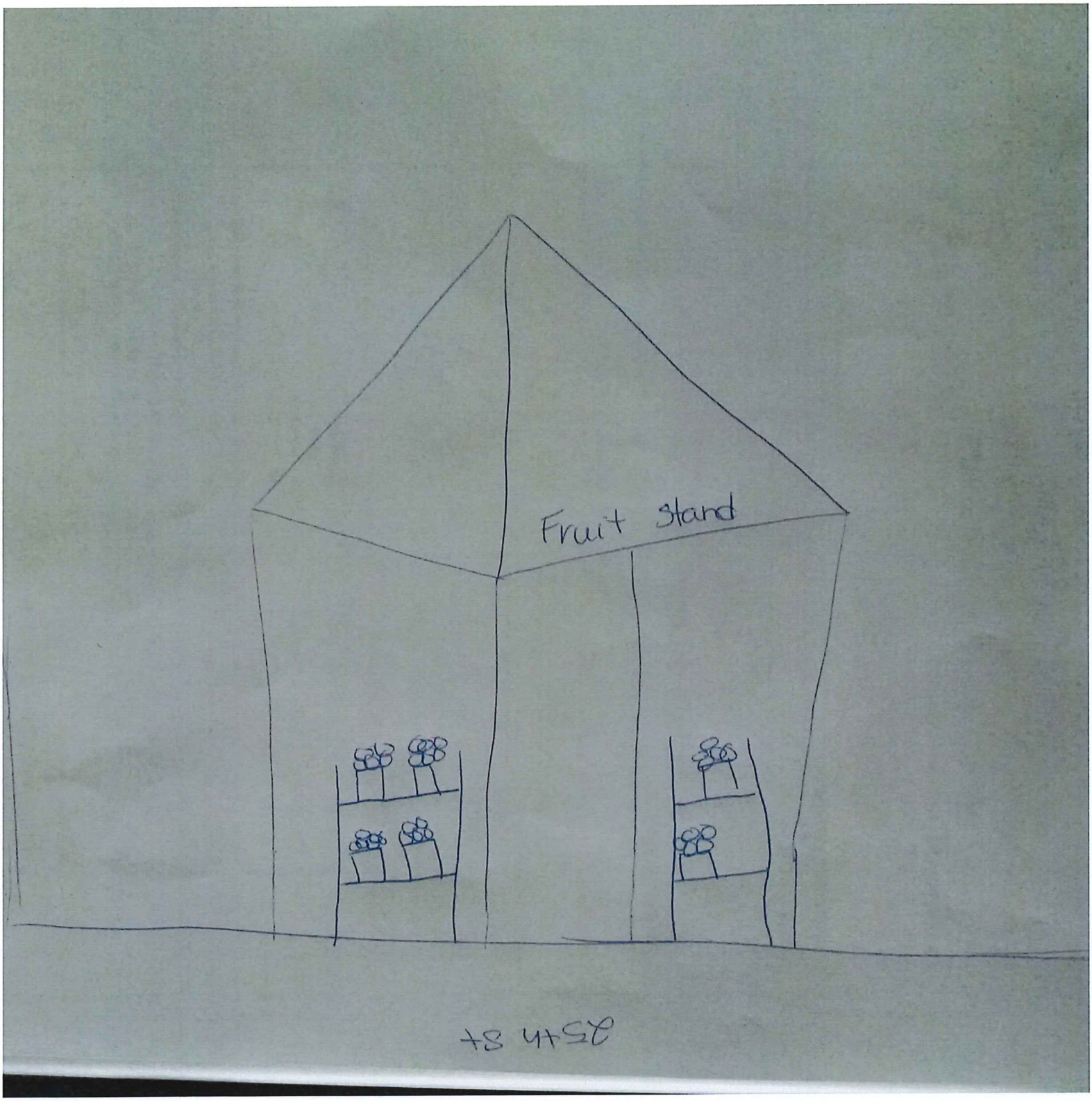
3/30/21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	✓	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		✓
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		✓
Bid envelope is marked accordingly.		✓
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?		✓
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL Amesha Doughty


Fruit stand

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 MAIL TO: City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: JBM PROPERTIES · ORG Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: JOHN BENMOSHE
Type of Entity (Select one): Corporation Partnership x Proprietorship	Title: MGR
Incorporated in the State of: FL Year: 2016	Delivery in _____ days, ARO
Phone Number: 201-681-3003	Payment Terms: Net 30 Days
Fax Number: 201-334-5841	FEIN or SS Number: 81-4658852
E-Mail Address: JBM@JBMPROPERTIES.ORG	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/22/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

X **N. 25TH Street – 2408-501-0066-000-6**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

_____ **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130

Day-time Phone Number: 201-681-3003 Mobile Number: 201-681-3003

Email: JBM@JBMPROPERTIES.ORG

INTENDED USE

I/we propose to use the property for:

X Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: X Rental X Resale ___ Other

If other, please explain ~~CONSTRUCTION OF NEW HOME~~

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

CONSTRUCTION OF NEW HOME

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100,000

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1100 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

X Yes ___ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

X Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

X Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

X Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

X Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

X Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

JOHN BENMOSHE

Typed Name

4/22/2021

Date

Bidder of Authorized Representative

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	X	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	X	
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID _____

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: JOHN BENMOSHE
Typed or Printed

Company Name: JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR
SAN DIEGO CA 92130

Date: 4/26/2021

ESTIMATED COST ABOUT $100,000

WILL UPGRADE LANDSCAPING + PUT IN NEW DRIVEWAY.

TIMELINE ABOUT 6 MONTHS

ATTACHED IS A ROUGH DRAWING OF HOME + PROOF OF FUNDS.

41'-10"
26'-2"
MASTER BATH ROOM
MASTER BED ROOM
KITCHEN AREA
DINING AREA
LIVING AREA
BED ROOM
CLOSET
CLOSET
BED ROOM

Business Checking

PNC Bank

PNC BANK

For the Period 02/27/2021 to 03/31/2021

Primary Account Number: 80-6008-3078
Page 1 of 7
Number of enclosures: 0

JBM PROPERTY MANAGEMENT LLC
12723 ASHLEY FALLS DR
SAN DIEGO CA 92130-2761

For 24-hour banking sign on to
PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
Monday - Friday: 7 AM - 10 PM ET
Saturday & Sunday: 8 AM - 5 PM ET

Para servicio en espanol, 1-877-BUS-BNKG

Moving? Please contact your local branch

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738

Visit us at PNC.com/smallbusiness

TDD terminal: 1-800-531-1648
For hearing impaired clients only

IMPORTANT ACCOUNT INFORMATION

On February 28, 2021 we updated the "Amendment, Waiver" section in and added a "Notices" section to your Account Agreement for Business Accounts ("Agreement"). Below are the updated and new sections. All other information in your Agreement continues to apply to your account. Please read this information and keep it with your records.

AMENDMENT, WAIVER

We reserve the right to amend this Agreement (including the right to add new provisions and to convert your Account from one product to another) and to change charges, fees and the manner in which we calculate and/or credit interest from time to time. We will inform you of any amendment (1) by mailing notice of the amendment and the amendment itself, in paper form, to the address on file for your statement; or (2) if you have opted to receive online statements in electronic form, by posting the notice of the amendment and the amendment itself on PNC's secure Online Banking web site. If you receive statements in paper form, the amendment will generally appear on your statement. In some cases, notice of the amendment will appear on the statement and the amendment itself will be included on an insert accompanying your statement.

If you have opted to receive online statements, the amendment will generally appear as a message on the PDF statement posted on PNC's secure Online Banking web site as well as in the Messages section of the site. In some cases, the amendment will be included as a PDF insert on the web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.) When the amendment becomes effective, we will post the new version of this Agreement online and make the new version available in our branches. An amendment will become effective 30 days (or such later time if required by law) after notice of the amendment is delivered or otherwise made available to you, unless a shorter time period is permitted by applicable law or required because of an emergency situation, in which case we will provide notice as we deem practicable. If this is an Account with multiple authorized signers, then notice of an amendment provided to one authorized signer shall be deemed to be notice to all authorized signers. Your continued use of your Account following the effective date of an Amendment indicates your consent to be bound by this Agreement, as amended. We reserve the right to waive the enforcement of any of the terms and conditions of this Agreement. Any such waiver must be in writing and signed by a Bank officer, and it shall not be considered a waiver of any other or future obligation or right.

Business Checking

For 24-hour account information, sign-on to pnc.com/mybusiness/

NOTICES

Any written notice that you give to us is effective when we have actually received it at the designated address and have a reasonable opportunity to act upon it. If applicable state law enables an account holder to modify the terms of an account and/or distribution of funds in an account by providing written notice to PNC, that written notice must be notarized and sent to the following required address: PNC Bank PO Box 609 Pittsburgh, PA 15230-0609. Sending such notices to any other PNC address or location will be deemed failure to provide notice to PNC. PNC reserves the right to require the account to be closed if you wish to modify the terms, the ownership and/or nature of the account. Any written notice that we give to you is effective (1) when it is mailed to you at the address on file for your statement, or (2) if you have opted to receive online statements in electronic form, when it is posted on PNC's secure Online Banking web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.)

Business Checking Summary

Jbm Property Management Llc

Account number: 80-6008-3078

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
491,093.06	56,794.00	101,288.64	446,598.42

Average ledger balance	Average collected balance
471,857.68	471,655.71

Deposits and Other Additions

Description	Items	Amount
Deposits	49	43,698.00
ACH Additions	4	13,096.00
Total	53	56,794.00

Checks and Other Deductions

Description	Items	Amount
Checks	6	10,299.00
Debit Card Purchases	12	728.67
POS Purchases	8	732.62
ATM/Misc. Debit Card Transactions	1	755.37
ACH Deductions	25	63,518.53
Service Charges and Fees	1	185.15
Other Deductions	2	25,069.30
Total	55	101,288.64

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
02/27	491,093.06	03/10	494,033.34	03/22	445,678.73
03/01	478,044.54	03/11	492,859.70	03/23	449,630.73
03/02	488,375.16	03/12	492,176.46	03/24	445,987.42
03/03	487,009.57	03/15	492,081.73	03/25	446,737.42
03/04	489,668.29	03/16	492,451.36	03/26	442,437.42
03/05	493,240.29	03/17	495,801.36	03/29	443,437.42
03/08	493,386.49	03/18	446,890.86	03/30	444,148.42
03/09	493,489.49	03/19	446,414.84	03/31	446,598.42

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Joanna Gilchrist Mailing Address: 719 Roselyn Ave Fort Pierce, FLA 34982	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* x Joanna Gilchrist Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship _____	Title:
Incorporated in the State of: Year:	Delivery in _____ days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address:	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: April 22, 21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **606 N. 14th Street**

✓ **N. 25TH Street – 2408-501-0066-000-6**

_____ **701 N. 14th Street**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Joanna Gilchrist

Address: 719 Roselyn Ave

Day-time Phone Number: 772 344-1992 Mobile Number: 772 979 2060

Email: Jogilwright@gmail.com

INTENDED USE

I/we propose to use the property for: N/A

____ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale X Other

If other, please explain To purchase and Maintain the property

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

My goal is to purchase and Maintain the property

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $_____

BID AMOUNT

I/we offer to pay the City of Fort Pierce $_____ for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes	X No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
____ Yes	X No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
____ Yes	X No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
____ Yes	X No	Description of **landscape improvements:** plan drawings may be necessary.
____ Yes	X No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
____ Yes	X No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Joanna Gilchrist
Typed Name

Bidder of Authorized Representative

4.22.21
Date

WELLS FARGO

Fort Pierce South
2597 S US Highway 1
Fort Pierce, FL 34982

wellsfargo.com

April 27, 2021

Robin Gilchrist
719 Roselyn Ave
Fort Pierce, FL 34982

Dear Whomever It May Concern:

This letter is to indicate that the Customer named above has the following deposit accounts with Wells Fargo Bank, N.A.

Account Number *(Last 4-digits)*	**Date Opened**	**Current Balance***
7699	07/28/2020	$5,501.52

*The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions, please contact me at: **(772) 466-6660**

A representative will be happy to assist you, as follows:

Monday - Thursday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Friday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Saturday:	Open	**9 AM**	Close	**12:00 PM**	**Eastern Time**

Thank you. We appreciate your business.

Sincerely,

Morgan Welch
Relationship Banker
Wells Fargo Bank, N.A.

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April 27, 2021

Joanna Gilchrist

To the City manager and The City of Fort Pierce Redevelopment Board members,

The reason for my bidding is very important because I want all three of my children to own a piece of land within the county they live and raise. When they finish high school I like to present each one with a clear title deed for graduation because cars expenses cell phone can wait.

I truly interested in all of the properties however if I had to pick, it will be 133 10th street and both close to each other 701 n.14th and N. 14th with parcel number only on the same street however I able to buy all that I bided on.

The property will be maintain while I teach my children to care for the land until they able to graduate in a few years.

I am submitting a letter from the bank and writing statement of how much hard cash from honest work through my living assist business. I didn't share my business income because the property for my children and NOT the business and hoping they will build or plant a community garden.

Hard Cash on hands and NOT including bank account amount is $8,000

Thank you in advance

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	_____	_____
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	_____	_____
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	_____	_____
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	_____	_____
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	_____	_____
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	_____	_____
Bid envelope is marked accordingly.	_____	_____
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	_____	_____
Is each Addendum (when issued) signed and included?	_____	_____

PLEASE SIGN AND RETURN WITH BID_____



Property Information

Parcel ID
2408-501-0067-000-3

2408-501-0066-0066

Site Address
TBD

N. 25th

Jurisdiction
Fort Pierce

Ownership

Owner
City of Fort Pierce

Mailing Address
100 N US Highway 1 Fort Pierce, FL 34950-4205

View Full Record Card

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-025**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF SURPLUS PROPERTIES**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, APRIL 27, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: Travis Wimes **Mailing Address:** 1012 N. 22nd st Fort Pierce, FL 34950	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** X _____ **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:** Travis Wimes
Type of Entity (Select one): **Corporation** ____ **Partnership** ____ **Proprietorship** ✓	**Title:**
Incorporated in the State of: Florida **Year:** 2021	**Delivery in** _____ **days, ARO**
Phone Number: 772-924-9043	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address: TraviswimesC@outlook.com	**Local Business:** ___Y ___N **MWBE:** ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/20/21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **606 N. 14th Street**

_✓_ **N. 25TH Street – 2408-501-0066-000-6**

_____ **701 N. 14th Street**

_____ **N. 25TH Street – 2408-501-0067-000-3**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Travis Wimes

Address: 1012 N. 22nd St Fort Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-924-9043

Email: TravisWimes@Outlook.com

INTENDED USE

I/we propose to use the property for:

____ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ___ No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale ___ Other

If other, please explain Maintenace of the property in addition to the Connecting property that is Currently in my possession

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

Currently I do not have Specific land development plans aside from appropriate landscaping and Maintenace of its Current Condition use

(Attach pages as needed)

Total value of all proposed improvements to the property: $ 1,920 Annually (est.)

D AMOUNT

I/we offer to pay the City of Fort Pierce $ 5,000 for the property.

EQUIRED INFORMATION

) be considered complete, the following documentation/information must be submitted. Please dicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes ___ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

✓ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No **Project timeline**

ROOF OF FINANCIAL ABILITY

oof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include oof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the y.

DDER'S ACKNOWLEDGEMENT

e Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in arding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that e City/Agency has the right to verify the information submitted and to seek any additional information relating to e Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, terially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the perty reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met cording to an agreed upon timeline.

Travis Wimes
Typed Name

lder of Authorized Representative

4/22/21
Date

DEPARTMENT OF VETERANS AFFAIRS
810 Vermont Ave NW
Washington, D.C. 20420

December 01, 2020

Travis T Wimes
3508 Avenue F
Fort Pierce, FL 34947

In Reply Refer to:
xxx-xx-5619
27/eBenefits

Dear Mr. Wimes:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as state or local property or vehicle tax relief, civil service preference, to obtain housing entitlements, free or reduced state park annual memberships, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter is considered an official record of your VA entitlement.

Our records contain the following information:

Personal Claim Information

Your VA claim number is: xxx-xx-5619

You are the Veteran.

Military Information

Your most recent, verified periods of service (up to three) include:

Branch of Service	Character of Service	Entered Active Duty	Released/Discharged
Army	Under Honorable Conditions	July 29, 2009	May 25, 2016

(There may be additional periods of service not listed above.)

VA Benefit Information

You have one or more service-connected disabilities:	Yes
Your combined service-connected evaluation is:	100%
Your current monthly award amount is:	$3525.25
The effective date of the last change to your current award was:	December 01, 2020
You are considered to be totally and permanently disabled due solely to your service-connected disabilities:	Yes
The effective date of when you became totally and permanently disabled due to your service-connected disabilities:	September 10, 2020

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at http://www.va.gov/statedva.htm.

How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at https://www.ebenefits.va.gov or http://www.va.gov.
- Call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-800-829-4833.
- Ask a question on the Internet at https://iris.custhelp.va.gov.

Sincerely,

Cheryl J Rawls
Assistant Deputy Under Secretary for Field Operations
Office of Outreach and Stakeholder Engagement

Travis Wimes

Bid Form Attachment

Cost Estimate- $160 monthly landscaping

$1920 annually (estimate)

Proof of Financial Ability- (see attachment) VA Disabilty Income

Description of landscape improvements- (see large clear detailed picture/sample)

Project Timeline- On going monthly maintenance.

Travis Wimes

Bid Narrative

04/22/2021

My name is Travis Wimes, I was born and raised here in Fort Pierce Florida. When I was a child my father purchased connecting property to the property I am bidding on, for many years he has hope to expand onto the property that I now own. I have served in the United State Army, U.S plus Foreign nations. I am now 100% retired veteran. And have much experience with maintenance labor. I am interested in purchasing the connecting property and will maintain it in connection with the property I own now. Currently I do not have specific land development plans aside from appropriate landscaping and maintenance of its current condition/use. However, I am narrowing down the ideas I do have that shall bring a positive light into that area. With this opportunity I'm asking sir or ma'am to consider my offer for this land to bring life back into our community in Jesus name.



Sample land use/maintenance photo

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

Property Identification

Site Address: TBD
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-501-0066-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 20190
Map ID: 24/08N
Zoning: General Co

Ownership

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950



Legal Description

EMANCIPATION PARK BLK 5 LOT 1-LESS E 10 FT-

Current Values

Just/Market Value:	$6,300
Assessed Value:	$6,300
Exemptions:	$6,300
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,250

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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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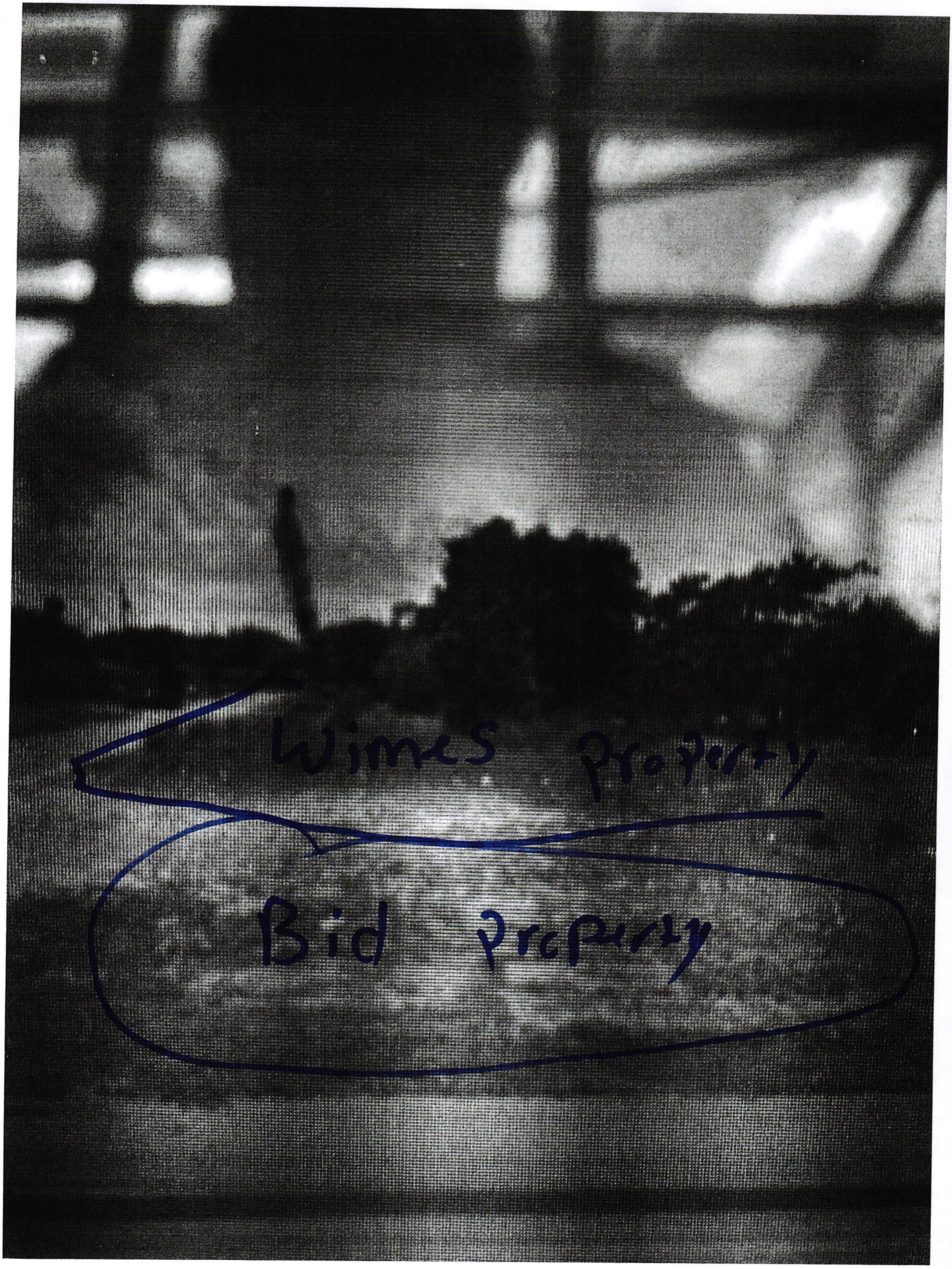
Wires Property
Bid property

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Travis Wimes
Typed or Printed

Company Name: _____

Address: 1012 N 22nd St.
Fort Pierce, FL 34950

Date: 4/22/21

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

Property Identification

Site Address: TBD
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-501-0066-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 20190
Map ID: 24/08N
Zoning: General Co



Ownership

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950

Legal Description

EMANCIPATION PARK BLK 5 LOT 1-LESS E 10 FT-

Current Values

Just/Market Value:	$6,300
Assessed Value:	$6,300
Exemptions:	$6,300
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,250

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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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City Commission Regular Meeting - 6:00 pm **11. k.**

Meeting Date: 09/07/2021

Re: Surplus Property - North 25th (2408-501-0067-000-3)

Submitted For: Shyanne Harnage, Economic Development Manager, City Manager

SUBJECT:

Approval to take no action on Bid No. 2021-025 for Sale of Surplus Property on North 25th Street (2408-501-0067-000-3).

SUMMARY:

The City of Fort Pierce is the owner of real property located at North 25th Street, identified by Parcel ID: 2408-501-0067-000-3 with a legal description of: EMANCIPATION PARK BLK 5 LOT 2-LESS E 10 FT.

The property was declared surplus by the City of Fort Pierce on January 19, 2021.The subject property is located on North 25th Street in the City of Fort Pierce, Florida. The lot is rectangular in shape and consists of +/- 0.14 acres or 6,250 square feet. The property is located in the historic Lincoln Park district on North 25th Street, one of Fort Pierce's most traveled commercial corridors.

Bid number 2021-025 was issued on March 29, 2021. City staff evaluated the responses cumulatively as follows:

Respondent	Future Utilization (80)	Timeline (60)	Economic Impact (40)	Narrative (20)	Total (200)
JBMProperties San Diego, CA	**0**	**25**	**10**	**10**	**45**
Joanna Gilchrist Fort Pierce, FL	**5**	**0**	**5**	**10**	**20**
Travis Wimes Fort Pierce, FL	**10**	**5**	**5**	**10**	**30**
2nd Generation Port St. Lucie, FL	**45**	**0**	**15**	**0**	**55**
1865 Realty Group Fort Pierce, FL	**35**	**0**	**12**	**10**	**57**

In accordance with the Fort Pierce Code of Ordinances, Section 101-23 (4), the Planning Board reviewed the request and forwarded a recommendation to the City Commission of **no action** due to the proposal's inability to meet the goals and objectives for redevelopment in the targeted area. This recommendation is in accordance with the General Conditions included in the bid document on page 5, section 20.

RECOMMENDATION:

Staff recommends taking no action on this bid in accordance with the General Conditions included in the bid documents on page 5, section 20.

ALTERNATIVES:

Award bid to highest ranked respondent, 1865 Realty Group.

RESPONSIBLE STAFF:

Shyanne Harnage, Economic Development Manager

COORDINATED WITH:

Audria Moore-Wells, Special Projects Coordinator
Purchasing Division
Planning Board

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2021
Account:	N/A
Amount:	N/A

FISCAL IMPACT:

N/A

Attachments

Submittal - JBM Properties
Submittal - 2nd Generation
Submittal - 1865 Realty
Submittal - Joanna Gilchrist
Submittal - Travis Wimes
Property Card

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:34 PM
Finance Department	Johnna Morris	09/01/2021 09:56 AM
City Manager	Nick Mimms	09/01/2021 10:40 AM
Form Started By: Sara Delgado		Started On: 08/25/2021 09:35 AM
Final Approval Date: 09/01/2021		

Original

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: JBM PROPERTIES LLC Mailing Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: JOHN BENMOSHE
Type of Entity (Select one): Corporation Partnership X Proprietorship	Title: MGR
Incorporated in the State of: FL Year: 2016	Delivery in _____days, ARO
Phone Number: 201-681-3003	Payment Terms: Net 30 Days
Fax Number: 201-334-5841	FEIN or SS Number: 81-4658852
E-Mail Address: JBM@JBMPROPERTIES.ORG	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/22/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

X **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

_____ **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): JBM PROPERTIES LLC

Address: 12723 ASHLEY FALLS DR SAN DIEGO CA 92130

Day-time Phone Number: 201-681-3003 Mobile Number: 201-881-3003

Email: JBM@JBMPROPERTIES.ORG

INTENDED USE

I/we propose to use the property for:

X Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: ___ Rental X Resale ___ Other

If other, please explain ~~CONSTRUCTION OF NEW HOME~~

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

CONSTRUCTION OF NEW HOME

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100,000

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1,100 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

X Yes ___ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
X Yes ___ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
X Yes ___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
X Yes ___ No	Description of **landscape improvements:** plan drawings may be necessary.
X Yes ___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
X Yes ___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

JOHN BENMOCHE

Typed Name

4/22/2021

Date

Bidder or Authorized Representative

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	X	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	X	
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

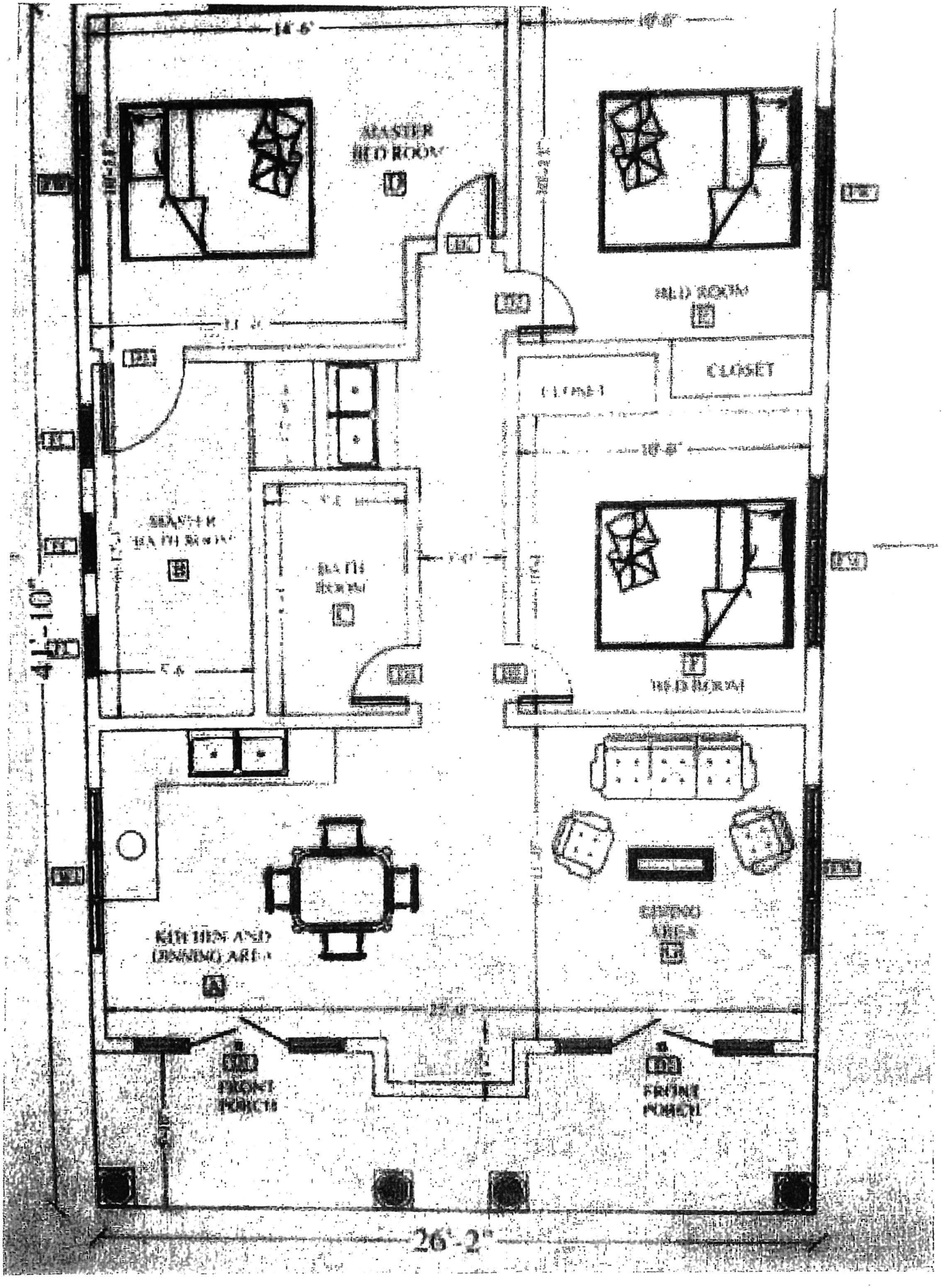
PLEASE SIGN AND RETURN WITH PROPOSAL

ESTIMATED COST ABOUT $100,000

WILL UPGRADE LANDSCAPING + PUT IN NEW DRIVEWAY.

TIMELINE ABOUT 6 MONTHS

ATTACHED IS A ROUGH DRAWING OF HOME + PROOF OF FUNDS.


MASTER BED ROOM
BED ROOM
CLOSET
BATH ROOM
BED ROOM
KITCHEN AND DINING AREA
LIVING AREA
FRONT PORCH
FRONT PORCH
26'-2"

Business Checking

PNC Bank

PNC BANK

For the Period 02/27/2021 to 03/31/2021

Primary Account Number: 80-6008-3078
Page 1 of 7
Number of enclosures: 0

JBM PROPERTY MANAGEMENT LLC
12723 ASHLEY FALLS DR
SAN DIEGO CA 92130-2761

For 24-hour banking sign on to
PNC Bank Online Banking on pnc.com
FREE Online Bill Pay

For customer service call 1-877-BUS-BNKG
Monday - Friday: 7 AM - 10 PM ET
Saturday & Sunday: 8 AM - 5 PM ET

Para servicio en espanol, 1-877-BUS-BNKG

Moving? Please contact your local branch

Write to: Customer Service
PO Box 609
Pittsburgh, PA 15230-9738

Visit us at PNC.com/smallbusiness

TDD terminal: 1-800-531-1648
For hearing impaired clients only

IMPORTANT ACCOUNT INFORMATION

On February 28, 2021 we updated the "Amendment, Waiver" section in and added a "Notices" section to your Account Agreement for Business Accounts ("Agreement"). Below are the updated and new sections. All other information in your Agreement continues to apply to your account. Please read this information and keep it with your records.

AMENDMENT, WAIVER

We reserve the right to amend this Agreement (including the right to add new provisions and to convert your Account from one product to another) and to change charges, fees and the manner in which we calculate and/or credit interest from time to time. We will inform you of any amendment (1) by mailing notice of the amendment and the amendment itself, in paper form, to the address on file for your statement; or (2) if you have opted to receive online statements in electronic form, by posting the notice of the amendment and the amendment itself on PNC's secure Online Banking web site. If you receive statements in paper form, the amendment will generally appear on your statement. In some cases, notice of the amendment will appear on the statement and the amendment itself will be included on an insert accompanying your statement.

If you have opted to receive online statements, the amendment will generally appear as a message on the PDF statement posted on PNC's secure Online Banking web site as well as in the Messages section of the site. In some cases, the amendment will be included as a PDF insert on the web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.) When the amendment becomes effective, we will post the new version of this Agreement online and make the new version available in our branches. An amendment will become effective 30 days (or such later time if required by law) after notice of the amendment is delivered or otherwise made available to you, unless a shorter time period is permitted by applicable law or required because of an emergency situation, in which case we will provide notice as we deem practicable. If this is an Account with multiple authorized signers, then notice of an amendment provided to one authorized signer shall be deemed to be notice to all authorized signers. Your continued use of your Account following the effective date of an Amendment indicates your consent to be bound by this Agreement, as amended. We reserve the right to waive the enforcement of any of the terms and conditions of this Agreement. Any such waiver must be in writing and signed by a Bank officer, and it shall not be considered a waiver of any other or future obligation or right.

Business Checking

NOTICES

Any written notice that you give to us is effective when we have actually received it at the designated address and have a reasonable opportunity to act upon it. If applicable state law enables an account holder to modify the terms of an account and/or distribution of funds in an account by providing written notice to PNC, that written notice must be notarized and sent to the following required address: PNC Bank PO Box 609 Pittsburgh, PA 15230-0609. Sending such notices to any other PNC address or location will be deemed failure to provide notice to PNC. PNC reserves the right to require the account to be closed if you wish to modify the terms, the ownership and/or nature of the account. Any written notice that we give to you is effective (1) when it is mailed to you at the address on file for your statement, or (2) if you have opted to receive online statements in electronic form, when it is posted on PNC's secure Online Banking web site. (For more information about online amendments and statements, please refer to your Online Banking Service Agreement.)

Jbm Property Management Llc

Business Checking Summary

Account number: 80-6008-3078

Overdraft Protection has not been established for this account.
Please contact us if you would like to set up this service.

Balance Summary

Beginning balance	Deposits and other additions	Checks and other deductions	Ending balance
491,093.06	56,794.00	101,288.64	446,598.42

Average ledger balance	Average collected balance
471,857.68	471,655.71

Deposits and Other Additions

Description	Items	Amount
Deposits	49	43,698.00
ACH Additions	4	13,096.00
Total	53	56,794.00

Checks and Other Deductions

Description	Items	Amount
Checks	6	10,299.00
Debit Card Purchases	12	728.67
POS Purchases	8	732.62
ATM/Misc. Debit Card Transactions	1	755.37
ACH Deductions	25	63,518.53
Service Charges and Fees	1	185.15
Other Deductions	2	25,069.30
Total	55	101,288.64

Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
02/27	491,093.06	03/10	494,033.34	03/22	445,678.73
03/01	478,044.54	03/11	492,859.70	03/23	449,630.73
03/02	488,375.16	03/12	492,176.46	03/24	445,987.42
03/03	487,009.57	03/15	492,081.73	03/25	446,737.42
03/04	489,668.29	03/16	492,451.36	03/26	442,437.42
03/05	493,240.29	03/17	495,801.36	03/29	443,437.42
03/08	493,386.49	03/18	446,890.86	03/30	444,148.42
03/09	493,489.49	03/19	446,414.84	03/31	446,598.42

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: 2nd Generation Building Corp. Mailing Address: 966 NW Leonardo Cir. Port St. Lucie FL 34986	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X _____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: Joseph Basso
Type of Entity (Select one): Corporation ✓ Partnership Proprietorship	Title: Owner
Incorporated in the State of: FL Year: 2014	Delivery in _____ days, ARO
Phone Number: 772-201-0280	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 47-2591128
E-Mail Address: ginger@2ndgbc.com	Local Business: ✓ Y __ N MWBE: __ Y __ N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4-27-21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

____ 133 N. 10TH Street – 2409-513-0010-000-9	____ 606 N. 14th Street
____ N. 25TH Street – 2408-501-0068-000-8	____ 701 N. 14th Street
✓ N. 25TH Street – 2408-501-0067-000-3	____ N. 14th Street – 2404-814-0012-000-2

PROPOSED SUBMITTED BY:

Legal Name (s): 2nd Generation Building Corp.

Address: 966 NW Leonardo Cir.

Day-time Phone Number: 772 579 1846 Mobile Number: 772 201 0280

Email: ginger@2ndgbc.com

INTENDED USE

I/we propose to use the property for:

____ Residential ____ Commercial ____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ___ No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

_____ (*Attach pages as needed*)

Total value of all proposed improvements to the property: $_____

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	✓	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 11,100.- for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes ___ No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

✓ Yes ___ No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No Description of **landscape improvements:** plan drawings may be necessary.

✓ Yes ___ No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

✓ Yes ___ No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Joseph Basso
Typed Name

4-27-21
Date

Bidder or Authorized Representative

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: 1865 Realty Group LLC Mailing Address: 1717 Orange Ave #4207	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* X D Gibson Authorized Signature (Manual)
City, State, Zip Code: Fort Pierce, FL, 34950	Typed or Printed Name: Darrell Gibson
Type of Entity (Select one): Corporation ____ Partnership ____ Proprietorship X	Title: CEO
Incorporated in the State of: FL Year:	Delivery in 14 days, ARO
Phone Number: 772-940-9672	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 85-3133573
E-Mail Address: 1865realtygroup@gmail@gmail.com	Local Business: X Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/26/2021

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**	_____ **606 N. 14th Street**
_____ **N. 25TH Street – 2408-501-0066-000-6**	_____ **701 N. 14th Street**
X **N. 25TH Street – 2408-501-0067-000-3**	_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Darrell Gibson

Address: 1717 Orange Ave, #4207, Fort Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-940-9672

Email: 1865realtygroup@gmail.com

INTENDED USE

I/we propose to use the property for:

_____ Residential X Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ___ No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale ___ Other

If other, please explain _____

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

1865 Realty Group plans to develop the commercial lot into an outdoor event space that can be utilized by the community for weddings, parties, vendors markets, company events, etc. Potential renovations include Landscape architecture, installing gates and solar panels.

The goal of 1865 Realty Group is to redevelop the property into sustainable and eco-friendly space that is the first of its kind in St. Lucie County

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 50,000

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	X	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**		
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID D Gibson

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE** **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	Bid No: 2021-025
Mandatory Site-Visit: N/A	Bid Title: DISPOSITION OF CITY SURPLUS PROPERTIES
Mandatory Site-Visit Location: N/A	Bid Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
Bid Due Date & Time: 3:00 PM, TUESDAY, APRIL 27, 2021	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Bidder Name: Joanna Gilchrist Mailing Address: 719 Roselyn Cir Fort Pierce FLA 34982	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.* x Joanna Gilchrist Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Select one): Corporation N/A Partnership Proprietorship	Title: N/A
Incorporated in the State of: Year:	Delivery in _____ days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address: jogilwright@gmail.com	Local Business: ___Y X N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: April 22, 21

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**	_____ **606 N. 14th Street**
_____ **N. 25TH Street – 2408-501-0066-000-6**	_____ **701 N. 14th Street**
_X_ **N. 25TH Street – 2408-501-0067-000-3**	_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Joanna Gilchrist

Address: 719 Roselyn Ave

Day-time Phone Number: 772 344-1992 Mobile Number: 772 979.2060

Email: Jogillwright@gmail.com

INTENDED USE

I/we propose to use the property for: N/A

____ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes X No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale X Other

If other, please explain To purchase and Maintain the property

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

My Goal is to Purchase and Maintain the property

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 100.00

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1000.00 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

____ Yes X No **Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.

____ Yes X No **Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.

____ Yes X No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

____ Yes X No Description of **landscape improvements:** plan drawings may be necessary.

____ Yes X No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

____ Yes X No **Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Joanna Gilchrist
Typed Name

Bidder of Authorized Representative

4.22.21
Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	X	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	X	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?		X
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	X	
Include proof of proper licensing as stated in proposal documents. **(NOT APPLICABLE).**	N/A	
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents **(NOT APPLICABLE).**	N/A	
Bid envelope is marked accordingly.	X	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	X	
Is each Addendum (when issued) signed and included?	X	

PLEASE SIGN AND RETURN WITH BID [signature]

WELLS FARGO

Fort Pierce South
2597 S US Highway 1
Fort Pierce, FL 34982

wellsfargo.com

April 27, 2021

Robin Gilchrist
719 Roselyn Ave
Fort Pierce, FL 34982

Dear Whomever It May Concern:

This letter is to indicate that the Customer named above has the following deposit accounts with Wells Fargo Bank, N.A.

Account Number *(Last 4-digits)*	**Date Opened**	**Current Balance***
7699	07/28/2020	$5,501.52

*The Current Balance provided above is the opening available balance as of the date of this letter but such balance does not include any uncollected items and/or amounts that have not yet been posted to such account as of the date hereof.

Important Disclosures

The recipient of this information hereby acknowledges that Wells Fargo ("we", "us") does not represent or warrant that the information provided herein is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. This information may not disclose the entire relationship the Customer maintains with us.

This information is subject to change at any time without notice. We are not obligated to notify the recipient of any change in this information, or if any deposit account relationship referenced herein is, or is in the process of being, modified, terminated, or cancelled, unless we are required to do so by law or under the terms of the applicable deposit account agreement.

This letter does not constitute a guaranty of future balances or credit support of any nature, nor do we accept any duty, responsibility, liability or obligation that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result.

If you have any questions, please contact me at: **(772) 466-6660**

A representative will be happy to assist you, as follows:

Monday - Thursday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Friday:	Open	**9 AM**	Close	**5 PM**	**Eastern Time**
Saturday:	Open	**9 AM**	Close	**12:00 PM**	**Eastern Time**

Thank you. We appreciate your business.

Sincerely,

Morgan Welch
Relationship Banker
Wells Fargo Bank, N.A.

© 2020 Wells Fargo Bank, N.A. All rights reserved.

April 27, 2021

Joanna Gilchrist

To the City manager and The City of Fort Pierce Redevelopment Board members,

The reason for my bidding is very important because I want all three of my children to own a piece of land within the county they live and raise. When they finish high school I like to present each one with a clear title deed for graduation because cars expenses cell phone can wait.

I truly interested in all of the properties however if I had to pick, it will be 133 10th street and both close to each other 701 n.14th and N. 14th with parcel number only on the same street however I able to buy all that I bided on.

The property will be maintain while I teach my children to care for the land until they able to graduate in a few years.

I am submitting a letter from the bank and writing statement of how much hard cash from honest work through my living assist business. I didn't share my business income because the property for my children and NOT the business and hoping they will build or plant a community garden.

Hard Cash on hands and NOT including bank account amount is $8,000

Thank you in advance



Property Information

Parcel ID
2408-501-0066-000-6

2408-501-0067-0003
N 25th

Site Address
TBD

Jurisdiction
Fort Pierce

Ownership

Owner
City of Fort Pierce

Mailing Address
100 N US Highway 1 Fort Pierce, FL 34950-4205

View Full Record Card

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**CITY OF FORT PIERCE**  **INVITATION TO BID** **and** **BIDDER ACKNOWLEDGMENT**
Bid Writer: Latonya Hubbard, 772-467-3102	**Bid No: 2021-025**
Mandatory Site-Visit: **N/A**	**Bid Title: DISPOSITION OF SURPLUS PROPERTIES**
Mandatory Site-Visit Location: **N/A**	**Bid Opening Location:** **City of Ft. Pierce Purchasing Division** **Room 101** **100 North U.S. #1, 1st Floor** **Ft. Pierce, Florida 34950**
Bid Due Date & Time: **3:00 PM, TUESDAY, APRIL 27, 2021**	**If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.**
Bidder Name: Travis Wimes **Mailing Address:** 1012 N. 22nd st Fort Pierce, FL 34950	***I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.*** **X** _____ **Authorized Signature (Manual)**
City, State, Zip Code:	**Typed or Printed Name:** Travis Wimes
Type of Entity (Select one): **Corporation** ____ **Partnership** ____ **Proprietorship** ✓	**Title:**
Incorporated in the State of: Florida **Year:** 2021	**Delivery in** _____ **days, ARO**
Phone Number: 772-924-9043	**Payment Terms: Net 30 Days**
Fax Number:	**FEIN or SS Number:**
E-Mail Address: TraviswimesO@outlook.com	**Local Business:** ___Y ___N **MWBE:** ___Y ___N
Bid Security is attached, when required, in the amount of $ NOT APPLICABLE **F.O.B. DESTINATION**	**If returning as a "No Bid" state reason:**
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
Bid No. 2021-025

Date: 4/21/20

I/we propose to purchase property located at: **(Check the property proposing to purchase. If proposing to purchase multiple properties, complete a separate Offer to Purchase/Bid Response Form for each).**

_____ **133 N. 10TH Street – 2409-513-0010-000-9**

_____ **N. 25TH Street – 2408-501-0066-000-6**

__✓__ **N. 25TH Street – 2408-501-0067-000-3**

_____ **606 N. 14th Street**

_____ **701 N. 14th Street**

_____ **N. 14th Street – 2404-814-0012-000-2**

PROPOSED SUBMITTED BY:

Legal Name (s): Travis Wimes

Address: 102 N. 22nd St. Fort Pierce, FL 34950

Day-time Phone Number: _____ Mobile Number: 772-924-9043

Email: TravisWimes@Outlook.com

INTENDED USE

I/we propose to use the property for:

____ Residential _____ Commercial _____ Both Commercial & Residential

If residential or combination; will the residential unit be your primary residence? ___ Yes ___ No

If not above, what do you intend to develop the property for: ____ Rental ____ Resale ___ Other

If other, please explain Maintenace of the property in addition to the Connecting Property that is currently in my posession

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

Currently I do not have specific land development plans aside from appropriate landscaping and maintencce of its current condition/use

(*Attach pages as needed*)

Total value of all proposed improvements to the property: $ 1,920 Annually (esti)

BID AMOUNT

I/we offer to pay the City of Fort Pierce $ 1,500 for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal. Only complete bids will be considered.

✓ Yes	___ No	**Large, clear detailed drawings** of the front, side and rear elevations for new construction. For rehab projects, large, clear, detailed photographs of the front, side and rear elevations with changes indicated.
✓ Yes	___ No	**Cost Estimate** improvements by a knowledgeable & experienced third-party professional, e.g. an engineer, architect or experienced contractor. Complex projects should be broken down by cost centers.
✓ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes	___ No	Description of **landscape improvements:** plan drawings may be necessary.
✓ Yes	___ No	**Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.
✓ Yes	___ No	**Project timeline**

PROOF OF FINANCIAL ABILITY

Proof of financial ability to complete the project in an amount matching the estimated costs. The Bidder shall include proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City.

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the proposal is not met according to an agreed upon timeline.

Travis Wimes

Typed Name

Bidder of Authorized Representative

4/21/21

Date

DEPARTMENT OF VETERANS AFFAIRS
810 Vermont Ave NW
Washington, D.C. 20420

December 01, 2020

Travis T Wimes
3508 Avenue F
Fort Pierce, FL 34947

In Reply Refer to:
xxx-xx-5619
27/eBenefits

Dear Mr. Wimes:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as state or local property or vehicle tax relief, civil service preference, to obtain housing entitlements, free or reduced state park annual memberships, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter is considered an official record of your VA entitlement.

Our records contain the following information:

Personal Claim Information

Your VA claim number is: xxx-xx-5619

You are the Veteran.

Military Information

Your most recent, verified periods of service (up to three) include:

Branch of Service	Character of Service	Entered Active Duty	Released/Discharged
Army	Under Honorable Conditions	July 29, 2009	May 25, 2016

(There may be additional periods of service not listed above.)

VA Benefit Information

You have one or more service-connected disabilities:	Yes
Your combined service-connected evaluation is:	100%
Your current monthly award amount is:	$3525.25
The effective date of the last change to your current award was:	December 01, 2020
You are considered to be totally and permanently disabled due solely to your service-connected disabilities:	Yes
The effective date of when you became totally and permanently disabled due to your service-connected disabilities:	September 10, 2020

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at http://www.va.gov/statedva.htm.

How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at https://www.ebenefits.va.gov or http://www.va.gov.
- Call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-800-829-4833.
- Ask a question on the Internet at https://iris.custhelp.va.gov.

Sincerely,

Cheryl J Rawls
Assistant Deputy Under Secretary for Field Operations
Office of Outreach and Stakeholder Engagement

Travis Wimes

Bid Form Attachment

Cost Estimate- $160 monthly landscaping

$1920 annually (estimate)

Proof of Financial Ability- (see attachment) VA Disabilty Income

Description of landscape improvements- (see large clear detailed picture/sample)

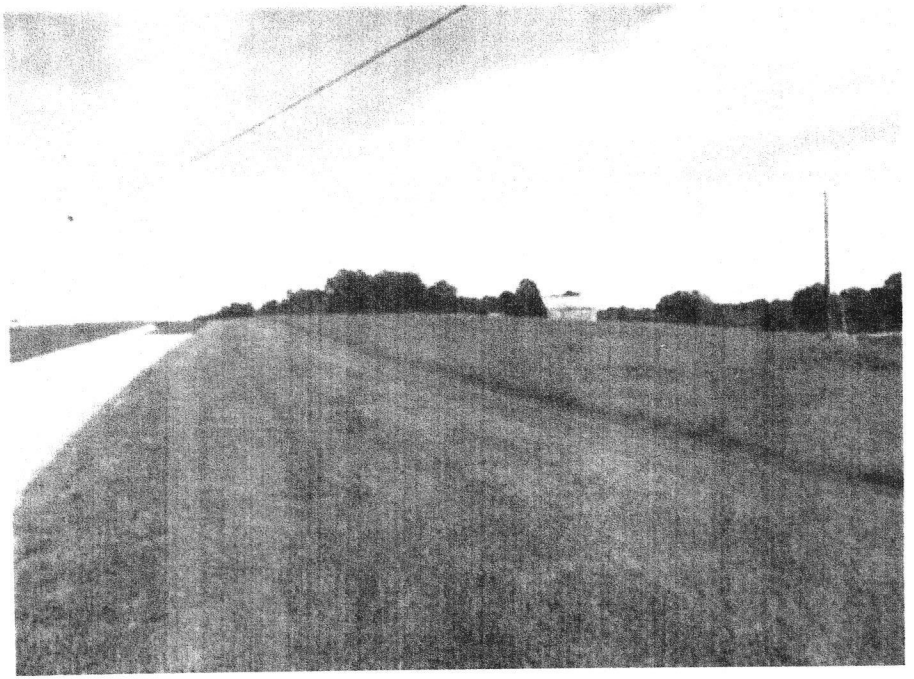
Project Timeline- On going monthly maintenance.

Travis Wimes

Bid Narrative

04/22/2021

My name is Travis Wimes, I was born and raised here in Fort Pierce Florida. When I was a child my father purchased connecting property to the property I am bidding on, for many years he has hope to expand onto the property that I now own. I have served in the United State Army, U.S plus Foreign nations. I am now 100% retired veteran. And have much experience with maintenance labor. I am interested in purchasing the connecting property and will maintain it in connection with the property I own now. Currently I do not have specific land development plans aside from appropriate landscaping and maintenance of its current condition/use. However, I am narrowing down the ideas I do have that shall bring a positive light into that area. With this opportunity I'm asking sir or ma'am to consider my offer for this land to bring life back into our community in Jesus name.



Sample

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

Property Identification

Site Address: TBD
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-501-0067-000-3
Jurisdiction: Fort Pierce

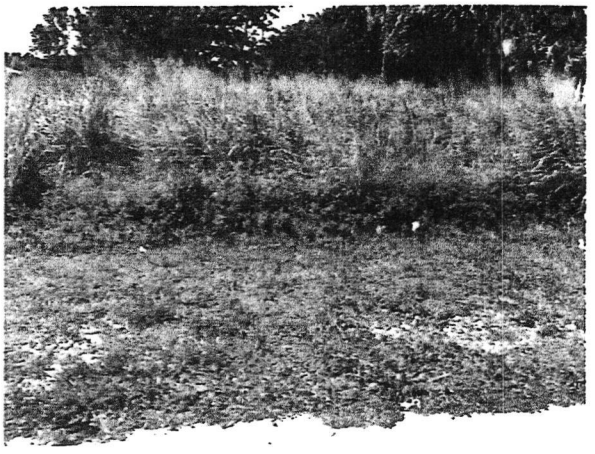
Use Type: 1000
Account #: 20191
Map ID: 24/08N
Zoning: General Co

Ownership

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950

Legal Description

EMANCIPATION PARK BLK 5 LOT 2-LESS E 10 FT-



Current Values

Just/Market Value:	$6,300
Assessed Value:	$6,300
Exemptions:	$6,300
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,250

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

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Dec 18, 2018
Book/Page:	4217 / 2648
Sale Code:	0318
Deed:	DE
Grantor:	Board of County Commissioners of St Lucie Cty
Price:	$0
Date:	Jul 21, 2017
Book/Page:	4025 / 2169
Sale Code:	0111
Deed:	TD
Grantor:	Poux Susie
Price:	$0

April 6, 2021

CITY FORT PIERCE

DISPOSITION OF SURPLUS PROPERTIES

BID NO. 2021-023

ADDENDUM NO. 1

The purpose of this addendum is to respond to a question submitted by a potential bidder for clarification of the specifications:

1. **QUESTION:** Are the blue prints/drawings required from a contractor in order to submit the bid? If we select no, because we do not have blue prints, will the bid be rejected?

   ANSWER: No your bid will not be rejected. Professional blueprints are not required; however, photographs or drawings depicting the intended use should be provided.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: Travis Wimes
Manual

Signature: Travis Wimes
Typed or Printed

Company Name: Not App.

Address: 1012 N 22nd St
Fort Pierce, FL 34950

Date: 4/16/21

/lh

April 21, 2021

CITY FORT PIERCE

DISPOSITION OF FPRA SURPLUS PROPERTY

BID NO. 2021-025

ADDENDUM NO. 1

The purpose of this addendum is to clarify the submittal requirements for surplus property bids. Please see below **submittal requirements** for bids to be considered responsive:

1. Completed Invitation to Bid Form (page 1)
2. Completed Offer to Purchase/Bid Form(s). If bidders are interested in more than one property, a separate bid form must be submitted for each parcel. (page 14-15)
3. Professional blueprints are not required; however, photographs, drawings, or elevations depicting the proposed future use of the property must be provided.
4. Estimated cost/value of improvements – does not need to be detailed line-by-line.
5. Proof of financial ability to complete the project.
6. Summary of landscape improvements.
7. Estimated timeline to complete the project.
8. Narrative describing the project. Developers should include a summary of their experience and ability to complete the project. Owner/occupants should include a summarizing their interest in acquiring the property.

Bidders should also review the Fort Pierce Redevelopment Agency Plan and ensure that their proposals are in line with the objectives and goals of the plan.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: _____
Manual

Signature: Travis Wimes
Typed or Printed

Company Name: _____

Address: 1012 N 22nd St
Fort Pierce, FL 34950

Date: 4/22/21

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Invitation to Bid cover page (page 1) completed, signed and attached?	✓	
Is the Bid Form completed to include intended use, attached photographs, project timeline, financial ability, and estimated cost?	✓	
Is a narrative included providing either a) Summary of Developer's experience and examples or b) Narrative from Owner/Occupant regarding interest in this property?	✓	
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓	
Include proof of proper licensing as stated in proposal documents. (NOT APPLICABLE).		
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents (NOT APPLICABLE).		
Bid envelope is marked accordingly.	✓	
Is two (2) complete bid package included (one original and one copy) sealed bid, if submitting a hardcopy?	✓	
Is each Addendum (when issued) signed and included?	✓	

PLEASE SIGN AND RETURN WITH PROPOSAL _____

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

Property Identification

Site Address: TBD
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-501-0067-000-3
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 20191
Map ID: 24/08N
Zoning: General Co

Ownership

City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950

Legal Description

EMANCIPATION PARK BLK 5 LOT 2-LESS E 10 FT-



Current Values

Just/Market Value:	$6,300
Assessed Value:	$6,300
Exemptions:	$6,300
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.14
Land Size (SF):	6,250

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date:	Dec 18, 2018
Book/Page:	4217 / 2648
Sale Code:	0318
Deed:	DE
Grantor:	Board of County Commissioners of St Lucie Cty
Price:	$0
Date:	Jul 21, 2017
Book/Page:	4025 / 2169
Sale Code:	0111
Deed:	TD
Grantor:	Poux Susie
Price:	$0

Date:	Apr 15, 2005
Book/Page:	2217 / 0114
Sale Code:	XX02
Deed:	WD
Grantor:	Randolph Julia M
Price:	$58,000
Date:	May 4, 1995
Book/Page:	0954 / 0227
Sale Code:	XX01
Deed:	WD
Grantor:	Johnson Ruth
Price:	$12,000
Date:	May 1, 1981
Book/Page:	0355 / 0044
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$3,800

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: N/A
No. Units: 0

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

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

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

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



Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$6,300
Just/Market:	$6,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$6,300
Exemption(s):	$6,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2018	8500	St Lucie County	$6,300

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	0.4	Fort Pierce Stormwater Charge	$27.60

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$6,300	$6,300	$6,300	$0
2019	$6,300	$6,300	$6,300	$0
2018	$6,300	$6,300	$6,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
F89001179F	Nov 1, 1989	Fence	$300	$300
F99-000149	Feb 10, 1999	Demolition	$0	$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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City Commission Regular Meeting - 6:00 pm **11. I.**

Meeting Date: 09/07/2021

Re: Appreciation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approve letter of appreciation to Dr. Sara Matthews for the many years of services provided to the City and its Animal Control program.

SUMMARY:

Commissioner Perona asked that Dr. Sara be recognized for her service to the City.

RECOMMENDATION:

Approve the letter.

ALTERNATIVES:

Do not approve or approve with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Linda Hudson, Mayor
Peggy Arraiz, Code Enforcement Director

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Thank you

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:25 PM

Form Started By: Linda Cox Started On: 08/26/2021 11:58 AM

Final Approval Date: 08/27/2021

THE SUNRISE CITY
FORT PIERCE
Florida
OFFICE OF THE MAYOR
AND CITY COMMISSION

September 8, 2021

Dr. Sara Matthews
Dr. Dan's Animal Hospital
1624 14th Avenue
Vero Beach, FL 32960

Dear Dr. Sara:

On behalf of the City of Fort Pierce, I would like to express our appreciation for the services you have provided to the City, its residents and their pets between 2009 and 2019.

The reduced cost veterinary services provided through Dr. Dan's Animal Hospital from 2011 through 2019 was instrumental in helping the city achieve its spay and neuter goals of reducing the number of litters and stray animals in our community. Additionally, you also assisted with the City's Happy Hounds Program while working with the Humane Society of St. Lucie County.

While you no longer provide services to the City, we remain grateful for your ongoing advocacy for the animals of the Treasure Coast.

Sincerely,

Linda Hudson
Mayor

City Commission Regular Meeting - 6:00 pm **11. m.**

Meeting Date: 09/07/2021

Re: Treasure Coast Food Bank Request for Support of Rebuild Florida Grant

Submitted For: Audria Moore-Wells, Special Projects Coordinator, City Manager

SUBJECT:

Approval to partner with Treasure Coast Food Bank to submit a Rebuild Florida Infrastructure Program grant for the construction of a new regional emergency food distribution facility.

SUMMARY:

Treasure Coast Food Bank seeks to partner with the City of Fort Pierce in applying for a Rebuild Florida General Infrastructure Grant in the amount of $22,000,000.00. The funds will be utilized to construct a regional emergency food distribution center, to be located at the corner of Kings Highway and Pruitt Research Road. The project is expected to cost $35,000,000.00. The organizaiton has raised $13,000,000.00 for the project match. There will be no financial contribution required for the City of Fort Pierce.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Audria Moore-Wells, Special Projects Coordinator

COORDINATED WITH:

Nicholas C. Mimms, P.E., ICMA-CM, City Manager
Judith Cruz, President & CEO Treasure Coast Food Bank

Fiscal Impact

Budgeted Y/N: N
Fiscal Year: 2021
Account: N/A
Amount: None

OTHER INFORMATION:

There will be no fiscal impact.

Attachments

Grant Request

Public Notice Rebuild Florida Infrastructure Program

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Robinson	08/26/2021 04:32 PM
City Manager	Nick Mimms	08/27/2021 12:25 PM

Form Started By: Audria Moore-Wells Started On: 08/26/2021 02:00 PM

Final Approval Date: 08/27/2021

TREASURE COAST FOOD BANK

stophunger.org

Grant Opportunity:
Rebuild Florida
General Infrastructure Program
Funding Cycle Round Two

Project Name:
Feeding the Treasure Coast
Regional Distribution Center

***Total Project Cost*:**
$35,000,000.00

Project Match:
$13,000,000.00

Project Request:
$22,000,000.00

Treasure Coast Food Bank
Judith Cruz, President & CEO
jcruz@tcfoodbank.org
772.446.1755

BACKGROUND

Treasure Coast Food Bank is the largest hunger relief organization and only food bank on Florida's Treasure Coast. The food bank provides an unmatched community service, not only during its day to day recourse serving more than 225,000 individuals and families struggling with hunger and food insecurity, but more significantly and wide-reaching is the role of the organization as an essential pillar for emergency preparedness, mitigation and overall response and recovery efforts in Indian River, Martin, Okeechobee and St. Lucie counties—respectively the Treasure Coast community.

Treasure Coast Food Bank provides emergency food, water and non-food essentials and supportive services prior to or immediately after a natural or catastrophic disaster to nearly 700,000 residents of the region. The organization also provides support to local Emergency Operation Centers (EOCs) to ensure a streamlined response effort. As such, Treasure Coast Food Bank, and its facilities, serve as critical infrastructure for emergency and disaster preparedness, response and recovery in the region as it is the hub for the region's storage and distribution outlet of emergency food, water and essential supplies preceding and post-disaster.

Since 1988, Treasure Coast Food Bank has been a critical operational and supply resource—a first responder—for area residents impacted by dozens of disasters, spanning hurricanes, tropical storms, wildfires, and now most recently the COVID-19 pandemic.

THE ISSUE

The geographic location of the Treasure Coast exposes populations and property to many types of natural disasters at a higher rate of occurrence than other regions of the state and country. Hurricanes, wind and flood events, tropical storms, and tornados are the more destructive events; however, drought, agricultural disease and pests, and high heat temperatures are also destructive and can last for prolonged periods. In addition, pandemic, as we have experienced for more than a year, and other disruptive catastrophic events all threaten the livelihoods of residents. Regardless of the type of disaster, the community must be prepared, and Treasure Coast Food Bank is central to this preparedness and ultimate response efforts when disaster strikes.

Treasure Coast Food Bank's warehouse facility located at 401 Angle Rd, Fort Pierce, FL 34947 (St. Lucie County) was built in 1965, prior to the statewide code that went into effect in 2002, developed to boost the storm resistance of residential and commercial construction across Florida after Hurricane Andrew devastated south Miami-Dade in 1992. The building has been compromised due to the extreme wind, rainfall and consequential flooding experienced by the last several named Hurricanes, including Irma and Dorian. This resulted in damage and erosion of the surrounding parking area blacktop, and has compromised the building's foundation, causing fissure cracks and sinking and compounding damage to the building's infrastructure, plumbing system, and roof. This damage has been further amplified by intermittent severe storm events that have struck the region since, causing excessive water intrusion into the building. Building improvements and general maintenance have been performed to help with structural stability, although only a temporary remedy.

Future severe storms and other natural or manmade disasters, coupled with the age of the building, amplified by the lack of funds by the food bank to harden the facility, could have the potential to cause a severe disruption to critical emergency food and supportive services infrastructure along the greater Treasure Coast region in the event of a catastrophic disaster.

Additionally, over the last 17 months, the food bank has experienced an exceeding demand for emergency food assistance as a direct result of the COVID-19 pandemic—on average a 30% increase in service numbers compared to 2019. This increased demand has made apparent the need for increased food storage capacity, both within its operations and in the region as a whole. Because Treasure Coast Food Bank is the designated Emergency Support Function (ESF) 11 for State of Florida SERT, it has sought out off-site dry and cold storage to increase its capacity for pandemic response. Such a model is only a temporary measure, as it presents a set of challenges, i.e. unsustainable, costly, inefficient, and a potential threat to inventory security.

Overall, the unsound state and size of Treasure Coast Food Bank's existing warehouse structure is a threat to the region's overall levels of emergency readiness.

PROJECT NEED & IMPACT

Treasure Coast Food Bank is a first responder for emergency food, pre-disaster staging, and distribution operations before, during, and after a natural disaster or emergency mass event along the greater Treasure Coast region.

To ensure uninterrupted operations as an essential critical facility which is vital in the post-disaster period, it is necessary to design and build a structure to exceed current minimum design loads for buildings in the event of a hurricane, high winds, or flooding.

As a secondary level critical need facility, a sound structure will:

- Reduce future vulnerability to disasters;
- Facilitate timely recovery via receipt of post-disaster supplies to area residents;
- Reduce time, disruptions, and costs of recovery from emergency events when they occur.

A strong and sizable facility will reduce the region's vulnerability to disasters because needed emergency supplies will be on-hand and safeguarded by Treasure Coast Food Bank. To ensure the integrity of these supplies, it is necessary for the facility to be in an optimal condition to withstand known threats, i.e. hurricane winds up to 180 MPH, as designated by local building codes; free from area flooding; secure and protected from any potential breaches to the supply load and be built to a size that can meet the demands of the community. Such a structure will ensure these threats are mitigated, thus enhancing the region's ability to become more resistant to the impacts of future disasters.

A strong and sizable facility will provide safe storage of food and non-food supplies and essentials allowing for the rapid movement of resources into an affected area post disaster, thus facilitating receipt of post-disaster supplies and hastening recovery for area residents. Such a structure will ensure the continuity of the emergency food system keeping Treasure Coast communities safe.

Treasure Coast Food Bank is the only food bank and leading hunger relief organization on Florida's Treasure Coast, serving needy individuals in Indian River, Martin, Okeechobee, and St. Lucie counties, collectively serving more than 225,000 residents throughout the year and 700,000+ residents during a natural disaster.

Treasure Coast Food Bank is also a pillar for community disaster preparedness, response and recovery. As a designated Emergency Support Function (ESF) 11 for State of Florida SERT, ESF 11 for St. Lucie County, and ESG 6 and ESF 11 for Martin, Okeechobee and Indian River Counties and the Treasure Coast region, the organization is responsible for adequate food, water, ice and non-food essentials availability and delivery prior to and/or immediately following disaster to all area residents impacted by a mass event or disaster. With a regional population of more than 700,000 residents, the service demand potential during a disaster is significant.

Treasure Coast Food Bank is able to support all 11-population focused Community Resilience Indicators as identified by FEMA and Argonne analysis (RAPT). Using RAPT, the organization has been able to identify local challenges to resilience with regard to food insecurity. This, in combination with its robust network of 400 area community partners has been used to develop outreach strategies for resource distribution, as identified in areas with high rates of missing meals and households with high potential for immediate need post-disaster.

A strong and sizable structure will reduce time, disruptions, and costs of recovery from emergency events when they occur because Treasure Coast Food Bank's expertise and position as a community pillar with more than 400 formalized partnerships with community-based organizations guarantees the ability to maintain consistent flow of emergency food, expanding distribution outlets and the safe storage of supplies pre and post disaster. The organization also has regional and national partnerships, unique only to them, and as a result of its status as the region's only Feeding America affiliate, and access to said supply chains that are critical to mitigating disruption of essential resources during emergency response.

TEFAP and household disaster feeding are two separate and distinct programs that can and have been used to respond to emergencies and disasters. Ensuring a steady supply of food, water, and other essentials before and immediately after a natural disaster ensures residents have the necessities needed to maintain quality of life and reduce exposure to hazardous environmental surroundings post disaster. The organization has the ability to make assurances that households will not receive both types of benefits, eliminating dual participation, and thus reducing costs of support and recovery.

Treasure Coast Food Bank and its facilities are a central hub to this supply chain, and it must be in an optimum state for the safe storage and distribution of these needed supplies. Ensuring ease of access to supplies lessens the burden to impacted residents and municipalities, and helps make way for more swift recovery efforts.

CONCLUSION

A structure that is both sound and sizable, and built to a standard that will keep up current and future capacity needs of the Treasure Coast will mitigate the negative impacts of a disaster and ensure the region's ability to meet the response and recovery needs of the residents and businesses in the community if and when a disaster should occur.

Treasure Coast Food Bank brings a level of expertise to these efforts, as it guarantees the ability to maintain consistent flow of emergency food, water, ice, and non-food essentials, expanding distribution outlets and safe storage of the supply chain pre and post disaster and will strengthen the region's readiness long term. No other organization in the region can provide, nor guarantee, this level of service to the community.

PUBLIC NOTICE REBUILD FLORIDA INFRASTRUCTURE PROGRAM:

PUBLIC NOTICE REBUILD FLORIDA INFRASTRUCTURE PROGRAM:

The State of Florida Department of Economic Opportunity (DEO) announced that they will be administering funding of a $633,485,000 in Rebuild Florida General Infrastructure Program (GIP) *grant allocation as part of the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Mitigation (CDBG-MIT) as described in Public Law 115-123.*

Treasure Coast Food Bank in partnership with The City of Fort Pierce *is pleased to announce that it is applying for $22,000,000 of the available grant funding to be utilized for the construction of a regional emergency food distribution center to reduce vulnerability to disasters and provide emergency response for our community, facilitating recovery and reducing disruption and impact.*

The deadline for submitting public inquiries or comments is September 15, 2021. All inquiries shall be directed to Audria Moore-Wells at 772-467-3184 or by email at amoorewells@cityoffortpierce.com. We look forward to your feedback and support.

AVI PIBLIK REBILI PWOGRAM INFRASTRUTTI FLORID:

Eta Florid Depatman Opòtinite Ekonomik (DEO) te anonse ke yo pral administre finansman yon $ 633,485,000 nan Rekonstwi alokasyon sibvansyon Pwogram Enfrastrikti Jeneral Florid (GIP) kòm yon pati nan Depatman Lojman ak Devlopman Iben (HUD) pou blòk Devlopman Kominotè Grant Kontwol Dega (CDBG-MIT) jan sa dekri nan Lwa Piblik 115-123.

Treasure Coast Food Bank an patenarya avèk Vil Fort Pierce kontan anonse li ap aplike pou $ 22,000,000 nan finansman sibvansyon ki disponib pou itilize pou konstriksyon yon sant rejyonal distribisyon manje ijans pou diminye vilnerabilite nan katastwòf yo epi bay repons pou ijans pou kominote nou an, fasilite rekiperasyon ak diminye dezòd ak enpak..

Dat limit pou soumèt kesyon piblik oswa kòmantè se 15 Septanm 2021. Tout kesyon yo dwe dirije sou *Audria Moore-Wells* nan *772-467-3184* oswa pa imèl nan *amoorewells@cityoffortpierce.com*. Nou gade pou pi devan pou fidbak ou ak sipò.

AVISO PÚBLICO PROGRAMA DE RECONSTRUCCIÓN DE INFRAESTRUCTURA DE LA FLORIDA:

El Departamento de Oportunidades Económicas (DEO) del estado de Florida anunció que administrará los fondos de $ 633,485,000 en la asignación de subvenciones del Programa de infraestructura general (GIP) para la reconstrucción de Florida como parte de la subvención en bloque para el desarrollo comunitario del Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD). Mitigación (CDBG-MIT) como se describe en la Ley Pública 115-123.

Treasure Coast Food Bank, en asociación con la ciudad de Fort Pierce, se complace en anunciar que está solicitando $ 22,000,000 de la subvención disponible para su uso en la construcción de un centro regional de distribución de alimentos de emergencia para reducir la vulnerabilidad a desastres y brindar respuesta de emergencia para nuestra comunidad, facilitando la recuperación y reduciendo las interrupciones y el impacto.

La fecha límite para enviar consultas o comentarios públicos es el 15 de Septiembre de 2021. Todas las consultas deberán dirigirse a *Audria Moore-Wells* al *772-467-3184* o por correo electrónico a *amoorewells@cityoffortpierce.com*. Esperamos sus comentarios y apoyo.

City Commission Regular Meeting - 6:00 pm **12. a.**

Meeting Date: 09/07/2021

Re: Text Amendment - Chapter 125-321: Coastal Construction Control Line (CCCL)

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

SUBJECT:

Legislative Hearing - Ordinance 21-027 - Text Amendment to Chapter 125-321: Coastal Construction Control Line (CCCL) to remove the requirement for a Conditional Use approval for structures seaward of the CCCL. SECOND READING

SUMMARY:

Pursuant to Chapter 161, Florida Statutes, coastal communities are responsible with enforcing the statutory requirements of structures seaward of the CCCL. Further, City Code, ARTICLE VII. Coastal Construction Code provides the regulations for such structures within the Building Code. With the guidance from the building department, the planning department has determined that the Conditional Use approval process, as stipulated in City Code 125-321, which requires a Conditional Use approval for structures seaward of the CCCL, to be obsolete. As such, the subject code amendment proposes to eliminate the requirement for a Conditional Use approval for structures seaward of the CCCL if those structures meet all other zoning district regulations of Chapter 125 (Zoning Code).

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

COORDINATED WITH:

Paul Thomas, Building Official
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

n/a

Attachments

staff presentation

staff report and supporting documentation
Proposed Ordinance
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Jennifer Hofmeister	08/06/2021 03:29 PM
City Manager	Nick Mimms	08/11/2021 08:58 AM

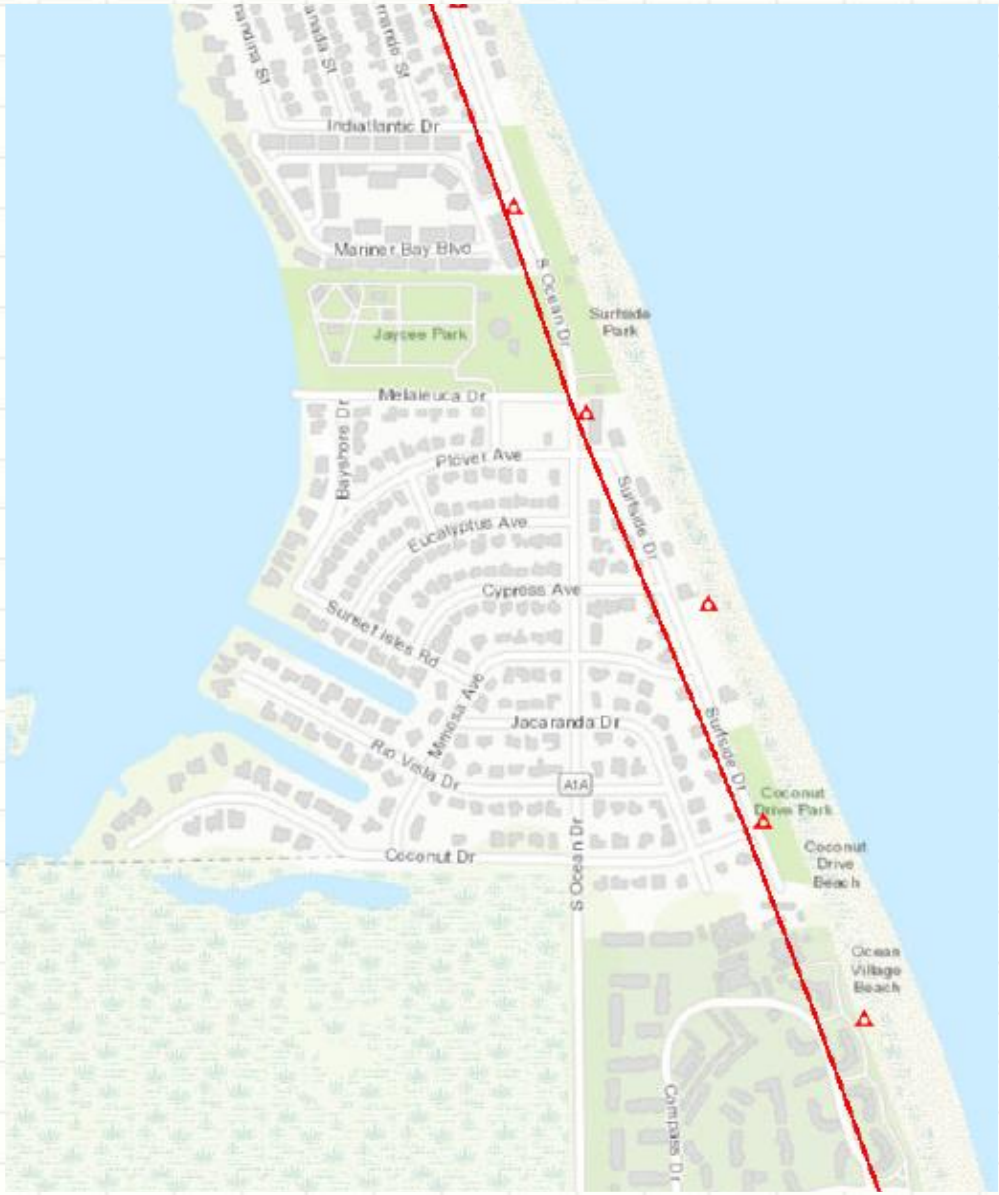
Form Started By: Jennifer Hofmeister Started On: 08/05/2021 01:34 PM
Final Approval Date: 08/17/2021

TEXT AMENDMENT TO THE CITY CODE SECTION 125-321- COASTAL CONSTRUCTION CONTROL LINE

City Commission Regular Meeting
August 16, 2021

Coastal Construction Control Line CCCL





Staff Analysis

- Chapter 161, F.S., coastal communities are responsible with enforcing structures seaward of the CCCL
- ARTICLE VII: City Coastal Construction Code regulates such structures eastward of the CCCL in the Building Code
- City Code Section 125-321, requires a Conditional Use approval for structures seaward of the CCCL
- Building official is tasked with enforcement of the Florida Building Code and City Ordinances
- Coastal construction regulations are located within the Florida Building Code
- City Code Section 103-264, grants the building department the authority for professional review and physical inspection of all structures seaward of the CCCL to ensure the minimum standards for the design and construction that address design features that can affect the structural stability of the beach, dunes, and topography of adjacent properties
- Florida Building Code Section 105.3.1 provides that "**If the Building Official is satisfied that the proposed work conforms to the requirements of the building Code and the laws and ordinances applicable thereto, the building office shall issue a permit therefore as soon as practicable**"
- The Planning department will continue to review residential and commercial development for compliance with the zoning code through the building permit review

City Commission Possible Actions

- APPROVAL

as staff is recommending approval; or

- DISAPPROVAL

TEXT AMENDMENT TO THE CITY CODE SECTION 125-321- COASTAL CONSTRUCTION CONTROL LINE

City Commission Regular Meeting
August 16, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Nick C. Mimms, P.E., ICMA-CM, City Manager

FROM: Jenn Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Code Amendment to City Code Section 125-321 - Coastal Construction Control Line**

MEETING DATE: August 16, 2021

STAFF REPORT

Pursuant to Chapter 161, Florida Statutes, coastal communities are responsible with enforcing the statutory requirements of structures seaward of the CCCL. Further, City Code, ARTICLE VII. Coastal Construction Code provides the regulations for such structures within the Building Code. With the guidance from the building department, the planning department has determined that the Conditional Use approval process, as stipulated in City Code 125-321, which requires a Conditional Use approval for structures seaward of the CCCL, to be obsolete. As such, the subject code amendment proposes to eliminate the requirement for a Conditional Use approval for structures seaward of the CCCL if those structures meet all other zoning district regulations of Chapter 125 (Zoning Code).

The intent of the subject code amendment is to reduce the need for a public hearing for structures eastward of the CCCL when the purpose of this review is to provide protection for the dune system and ensure structural integrity eastward of the CCCL. The additional level of scrutiny by the planning department does not serve this purpose. Pursuant to Code Section 103-264, the building department provides the professional review and physical inspection of all structures seaward of the CCCL to ensure the minimum standards for the design and construction of buildings and structures are met to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal area of the City. These standards are intended to specifically address design features which affect the structural stability of the beach, dunes, and topography of adjacent properties. The Planning department will continue to review residential and commercial structures for compliance with the zoning code (height, setbacks and landscaping) but only through the building permit review process.

Attachments:

Building Official's memorandum
Article VII, Code of Ordinances
Proposed Draft Ordinance

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

MEMORANDUM

TO: **Jennifer Hofmeister, Planning Director**

FROM: **Paul Thomas, CBO, CFM, Building Director**

RE: **Enforcement of the Coastal Construction Code**

DATE: **July 21, 2021**

Florida Building Code, Section 3109 provide for regulation of structures seaward of a coastal construction control line. Locally, City Ordinance 109-25(b) provides that the floodplain administrator is authorized and directed to administer and enforce the provisions of Chapter 109, Floodplain Management. Regulation thereof includes enforcement of the City's Coastal Construction Code as adopted by City Ordinance 103-263. This specifically includes review of structures constructed seaward of the coastal construction control line (CCCL).

As Building Code Administrator and Floodplain Administrator, I am tasked with the enforcement of the Florida Building Code and City Ordinances. Coastal construction regulations in the Florida Building Code take precedence over any conflicting city ordinance. Florida Building Code Section 105.3.1 provides that "If the Building Official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable."

It is my recommendation to not require Conditional Uses for structures seaward of the CCCL, if deemed appropriate by the City Attorney's Office.

PT/sc

ARTICLE VII. COASTAL CONSTRUCTION CODE[1]

Sec. 103-263. Title.

The provisions contained herein shall constitute the coastal construction code for construction within the coastal building zone and coastal barrier islands in the city and shall be referred to as the coastal code.

(Code 1983, § 5-305; Ord. No. I-200, § 2, 12-15-1986)

Sec. 103-264. Purpose.

The purpose of the coastal code is to provide minimum standards for the design and construction of buildings and structures to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal area of the city which fronts on the Atlantic Ocean. These standards are intended to specifically address design features which affect the structural stability of the beach, dunes, and topography of adjacent properties. The coastal code is site specific to the coastal building zone, as defined herein, and is not applicable to other locations. In the event of a conflict between this article and the other chapters of this Code, the requirements resulting in the more restrictive design shall apply. No provisions in this article shall be construed to permit any construction in any area prohibited by city, county, state or federal regulation.

(Code 1983, § 5-306; Ord. No. I-200, § 2, 12-15-1986)

Sec. 103-265. Scope.

(a) *Applicability.* The requirements of this coastal code shall apply to the following types of construction in the coastal building zone and on coastal barrier islands in the city:

(1) The new construction of, or substantial improvements to major structures, nonhabitable major structures, and minor structures as defined herein;

(2) Construction which would change or otherwise have the potential for substantial impact on coastal zones (i.e. excavation, grading, paving);

(3) Construction located partially within the coastal building zone;

(4) Reconstruction, redevelopment or repair of a damaged structure from any cause which meets the definition of substantial improvement as defined herein.

(b) *Exceptions.* The requirements of the coastal code shall not apply to the following:

(1) Minor work in the nature of normal beach cleaning and debris removal;

(2) Structures in existence prior to the effective date of the code, except for substantial improvements as defined herein;

[1]State law reference(s)—Coastal Zone Protection Act of 1985, F.S. § 161.52 et seq.

(3) Construction for which a valid and unexpired building permit was issued prior to the effective date of this code;

(4) Construction extending seaward of the seasonal high water line which is regulated by the provisions of F.S. § 161.041 (i.e. groins, jetties, moles, breakwaters, seawalls, piers, revetments, beach nourishment, inlet dredging, etc.);

(5) Construction of nonhabitable major structures as defined herein, except for the requirements of section 103-267(d);

(6) Construction of minor structures as defined herein, except for the requirements of section 103-267(e);

(7) Structures listed in the National Register of Historic Places or the state inventory of historic places;

(8) Construction for improvement of a major structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

(c) *Application for permits.* Applications for building permits for construction in the coastal building zone and on coastal barrier islands, if not of normal or usual design, may be required by the building official to be certified by an architect or professional engineer registered in the state. Such certifications shall state that the design plans and specifications for the construction are in compliance with the criteria established by this coastal code.

(Code 1983, § 5-307; Ord. No. I-200, § 2, 12-15-1986)

Sec. 103-266. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Coastal construction control line means the landward extent of that portion of the beach-dune system which is subject to severe fluctuations based upon a 100-year storm surge, storm waves or other predictable weather conditions as established by the department of environmental protection in accordance with F.S. § 161.053.

Mean high water line means the intersection of the tidal plane of mean high water with the shore. Mean high water is the average height of high waves over a 19-year period.

Mobile home means manufactured housing which conforms to the Federal Manufactured Housing Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1 pursuant to F.S. § 320.823.

NGVD means National Geodetic Vertical Datum, a geodetic datum established by the National Ocean Service and frequently referred to as the 1929 Mean Sea Level Datum.

One-hundred-year storm or *100-year storm* means a shore incident hurricane or any other storm with accompanying wind, wave and storm surge intensity having a one-percent chance of being equaled or exceeded in any given year, during any 100-year interval.

Seasonal high water line means the line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range above mean high water.

(Code 1983, § 5-308; Ord. No. I-200, § 2, 12-15-1986; Ord. No. K-418, § 1, 4-3-2006; Ord. No. L-245, § 1, 2-6-2012)

Sec. 103-267. Coastal construction requirements.

(a) *General.* Construction within the coastal building zone and on coastal barrier islands shall meet the requirements of this article. All structures shall be designed so as to minimize damage to life, property and

the natural environment. Assistance in determining the design parameters to minimize such damage may be found in the reference documents listed in section 103-268.

(b) *Structural requirements for major structures.*

(1) *Design and construction.* Major structures, except for mobile homes, shall be designed and constructed in accordance with the state building code (FBC). Major structures, except mobile homes, shall also comply with the applicable standards for construction found elsewhere in the state building code.

(2) *Mobile homes.* Mobile homes shall conform to the Federal Mobile Home Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1, pursuant to F.S. § 320.823, as well as the requirements of chapter 125 and article I of chapter 109 of this Code.

(3) *Elevation, floodproofing and siting.* All major structures shall be designed, constructed and located in compliance with the National Flood Insurance Regulations as found in 44 CFR parts 59 and 60 or article I of chapter 109 of this Code, whichever is more restrictive.

(c) *Design conditions.*

(1) *Velocity pressure.* Major structures, except mobile homes, shall be designed in accordance with the requirements of the state building code.

(2) *Foundations.* The elevation of the soil surface to be used in the design of foundations, calculation of pile reactions and bearing capacities shall not be greater than that which would result from the erosion reasonably anticipated as a result of design storm conditions. Foundation design and construction of a major structure shall consider all anticipated loads acting simultaneously with live and dead loads. Erosion computations for foundation design shall account for all vertical and lateral erosion and scour producing forces, including localized scour due to the presence of structural components. Foundation design and construction shall provide for adequate bearing capacity taking into consideration the type of soil present and the anticipated loss of soil above the design grade as a result of localized scour. Erosion computations are not required landward of coastal construction control lines established or updated since June 30, 1980. Upon request, the department of natural resources may provide information as to those areas within coastal building zones where erosion and scour of a 100-year storm event is applicable.

(3) *Wave forces.* Calculations for wave forces resulting from design storm conditions on building foundations and superstructures may be based upon the minimum criteria and methods prescribed in the Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of Navy; Shore Protection Manual, United States Department of the Army Corps of Engineers; United States Department of the Army Coastal Engineering Research Center Technical Papers and Reports; the Technical and Design Memoranda of the Division of Beaches and Shores, Florida Department of Natural Resources; or other professionally recognized methodologies which produce equivalent design criteria.

Breaking, broken and nonbreaking waves shall be considered as applicable. Design wave loading analysis shall consider vertical uplift pressures and all lateral pressures to include impact as well as dynamic loading and the harmonic intensification resulting from repetitive waves.

(4) *Hydrostatic loads.* Calculations for hydrostatic loads shall consider the maximum water pressure resulting from a fully peaked, breaking wave superimposed upon the design storm surge with dynamic wave setup. Both free and hydrostatic loads shall be considered. Hydrostatic loads which are confined shall be determined by using the maximum elevation to which the confined water would freely rise if unconfined. Vertical hydrostatic loads shall be considered both upward and downward on horizontal or inclined surfaces of major structures (i.e. floors, slabs, roofs, walls). Lateral hydrostatic loads shall be considered as forces acting horizontally above and below grade on vertical or inclined surfaces. Hydrostatic loads on irregular or curved geometric surfaces shall be determined by considering the

separate vertical and horizontal components acting simultaneously under the distribution of the hydrostatic pressures.

(5) *Hydrodynamic loads.* Hydrodynamic loads shall consider the maximum water pressures resulting from the motion of the water mass associated with the design storm. Full intensity loading shall be applied on all structural surfaces above the design grade which would affect the flow velocities.

(d) *Structural requirements for nonhabitable major structures.* Nonhabitable major structures need not meet the specific structural requirements of subsection (b) of this section, except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code. All sewage treatment and public water supply systems shall be floodproofed to prevent infiltration of surface water anticipated under design storm conditions. Underground utilities, excluding pad transformers and vaults, shall be floodproofed to prevent infiltration of surface water expected under design storm conditions or shall otherwise be designed to function when submerged under such storm conditions.

(e) *Structural requirements for minor structures.* Minor structures need not meet the specific structural requirements of subsection (b) of this section except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code (FBC).

(f) *Location of construction.* Construction, except for elevated walkways, lifeguard support stands, piers, beach access ramps, gazebos and coastal or shore protection structures, shall be located a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune stability. Construction, including excavation, may occur to the extent that the natural storm buffering and protection capability of the dune is not diminished.

(g) *Public access.* Where the public has established an accessway through private lands to lands seaward of mean high tide or water line by prescription, prescriptive easement or other legal means, development or construction shall not interfere with such right of access unless a comparable alternative accessway is provided. The developer shall have the right to improve, consolidate or relocate such public accessways so long as they are:

(1) Of substantially similar quality and convenience to the public;

(2) Approved by the local government and approved by the department of natural resources whenever improvements are involved seaward of the coastal construction control line; and

(3) Consistent with the coastal management element of the local comprehensive plan adopted pursuant to F.S. § 163.3178.

(Code 1983, § 5-309; Ord. No. I-200, § 2, 12-15-1986; Ord. No. K-125, § 6, 12-17-2001; Ord. No. L-245, §§ 2, 3, 2-6-2012)

Sec. 103-268. References.

Assistance in determining the design parameters and methodologies necessary to comply with the requirements of this article may be obtained from:

(1) Shore Protection Manual, United States Army Corps of Engineers, 4th edition, 1984.

(2) United States Department of the Army, Coastal Engineering Research Center's Technical Papers and Reports.

(3) Florida Department of Natural Resources, Division of Beaches and Shores Technical and Design Memoranda.

(4) Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of the Navy.

(5) Coastal Construction Manual, Federal Emergency Management Agency, August 2005.

(Code 1983, § 5-310; Ord. No. I-200, § 2, 12-15-1986; Ord. No. K-125, § 6, 12-17-2001; Ord. No. L-245, § 4, 2-6-2012)

Secs. 103-269—103-299. Reserved.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Technical Review Committee Members

FROM: Jenn Hofmeister-Drew, AICP, LCAM, Planning Director

SUBJECT: Code Amendment to City Code Section 125-321 - Project Number 21-01400006

DATE: July 21, 2021

Planning Department is requested an expedited review of the subject code amendment. Please provide your comments by July 28, 2021.

Pursuant to Chapter 161, Florida Statutes, coastal communities are responsible with enforcing the statutory requirements of structures seaward of the CCCL. Further, City Code, ARTICLE VII. Coastal Construction Code specifies the regulations for such structures be reviewed by the building department. With the guidance from the building department, the planning department has determined that the Conditional Use approval process, as stipulated in City Code 125-321, which requires a Conditional Use approval for structures seaward of the CCCL, to be obsolete.

As such, the subject code amendment proposes to eliminate the requirement for a Conditional Use Approval for structures seaward of the CCCL if those structures meet all other zoning district regulations of Chapter 125 (Zoning Code).

The intent of the subject code amendment is to reduce the need for a public hearing for structures eastward of the CCCL when the purpose of this review is to provide protection for the dune system and ensure structural integrity eastward of the CCCL. The building department through FDEP provides the professional review and physical inspection of all structures seaward of the CCCL. The additional level of scrutiny by the planning department does not serve a purpose for dune protection.

~~**Sec. 125-321. - Coastal construction control line.**~~

~~No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by article V of this chapter and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of environmental protection or its successor agency in accordance with F.S. § 161.053.~~

~~(Code 1983, § 22-66; Ord. No. H-186, § 30-66, 6-15-1981)~~

Attachments:
Building Official's memorandum
Article VII, Code of Ordinances

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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~~(Code 1983, § 22-66; Ord. No. H-186, § 30-66, 6-15-1981)~~

Attachments:
Building Official's memorandum
Article VII, Code of Ordinances

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 6:14 AM
To: Linda Cox; Ben Balcer ; Cassandra Davis; ChambersG@stlucieco.org; David Hays; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Martha Kerr; Marvin Sanders; Mike Reals; Paul Bertram; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer; Planning
Cc: Paul Thomas; Shaun Coss; Nick Mimms; Tanya Earley
Subject: RE: Expedited TRC review of a Code amendment

Thank you!

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Linda Cox <lcox@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 8:12 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

I approve because it makes perfect sense.

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From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41:07 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

Good evening TRC members,

Attached please find a memo and background information for an expedited review of a City Code amendment to the Coastal Construction Control Line section within the Zoning Code.

Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 1:28 PM
To: Tracy Telle
Cc: John Andrews
Subject: RE: Expedited TRC review of a Code amendment

Thank you Engineering!

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: Tracy Telle <ttelle@cityoffortpierce.com>
Sent: Thursday, July 22, 2021 1:22 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Cc: John Andrews <jandrews@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

Jennifer,

Engineering has no comments on the proposed revision.

Tracy S. Telle | Assistant City Engineer | City of Fort Pierce
Engineering Department
Phone: 772.467.3776, Fax: 772.467.6847, 100 North U.S. 1 Fort Pierce 34950

Website | Facebook | Survey

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler

<jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

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Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Monday, July 26, 2021 9:32 AM
To: Hymowitz, Larry
Subject: Re: Expedited TRC review of a Code amendment

Hi Larry. We review all single family structures for compliance with the comp plan and zoning but through the building permit process.

Thanks for your input.

Jenn

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From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Monday, July 26, 2021 9:28:45 AM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

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

Hi Jennifer. My thoughts are that planners (your office) should have a role in determining where and how infrastructure is extended or expanded to support growth to ensure compliance with the comp plan. The conditional use process sounds to me like an entry vehicle for your office to weigh in on the scenario in which development east of the CCL requires public infrastructure to support it.

Just my 2 cents.



Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: lhymowitz@dot.state.fl.us w: www.DOT.state.fl.us

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Friday, July 23, 2021 5:37 PM
To: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Cc: Gardner-Young, Caryn <Caryn.Gardner-Young@dot.state.fl.us>; Bush, Lois <Lois.Bush@dot.state.fl.us>; Paul Thomas <pthomas@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

Hi Larry,

I have copied Paul Thomas, Building Official, to opine. As stated the building department is the authority and this Conditional Use process through the Planning Department is not necessary.

Thank you so much for reviewing and commenting. Much appreciated!

Have a great weekend all.

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Friday, July 23, 2021 2:47 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Cc: Gardner-Young, Caryn <Caryn.Gardner-Young@dot.state.fl.us>; Bush, Lois <Lois.Bush@dot.state.fl.us>
Subject: RE: Expedited TRC review of a Code amendment

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

Greetings Jennifer. It occurred to me that the City might wish to hold on to the Conditional Use approval requirement for scenarios in which construction east of the CCL requires extending or expanding public infrastructure to support such development.

Your thoughts?

FDOT

Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: lhymowitz@dot.state.fl.us w: www.DOT.state.fl.us

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM

To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Yi Ding <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; buchwaldp@stlucieco.org; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

EXTERNAL SENDER: Use caution with links and attachments.

Good evening TRC members,

Attached please find a memo and background information for an expedited review of a City Code amendment to the Coastal Construction Control Line section within the Zoning Code.

Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



Jennifer Hofmeister

From: WBoyer@slcfd.org
Sent: Thursday, July 22, 2021 6:43 AM
To: Jennifer Hofmeister
Cc: Ben Balcer; Kori Benton; Peter Buchwald; Cassandra Davis; ChambersG@stlucieco.org; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; David Hays; jcarnes@fpua.com; jcisneros@fpua.com; Jason Mittler; Jacolby Washington; Keymail FPUA; Kenny Norris; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Linda Cox; Lydia Santiago (lsantiago@fpua.com); Marvin Sanders; Martha Kerr; Mike Reals; J Nentwick; Nick Mimms; Leslie Olson; Peggy Arraiz; Paul Bertram; Linda Pendarvis; Paul Laguerre; Paul Langel; Planning; Paul Thomas; ReedR@stlucieco.org; RevordJ@stlucieco.org; R Ridle; Shaun Coss; Tracy Telle; Venetia Barnes; FPUA
Subject: Re: Expedited TRC review of a Code amendment

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

The fire district has no concerns.

Take care,



Captain Wayne Boyer, M.S., FO, MIFireE, CFEI
Water Supply Officer
Community Risk Reduction Division
St. Lucie County Fire District
Office: 772-621-3322|Mobile: 772-631-8877
5160 NW Milner Drive
Port St. Lucie, FL 34983

From: "Jennifer Hofmeister" <jhofmeister@cityoffortpierce.com>
To: "Ben Balcer" <balcerb@stlucieco.org>, "Cassandra Davis" <cddavis@fppd.org>, "ChambersG@stlucieco.org" <ChambersG@stlucieco.org>, "David Hays" <haysd@stlucieco.org>, "deklem" <deklem@stlucieco.org>, "Diane Hobley-Burney" <dhobley-burney@fppd.org>, "Dingy" <dingy@stlucieco.org>, "djohnson" <djohnson@fppwd.com>, "dspotts@fppd.org" <dspotts@fppd.org>, "FPUA" <www_FPUA@fpua.com>, "J Nentwick" <nentwickj@stlucieco.org>, "Jacolby Washington" <jwashington@cityoffortpierce.com>, "Jason Mittler" <jmittler@fpua.com>, "jcarnes@fpua.com" <jcarnes@fpua.com>, "jcisneros@fpua.com" <jcisneros@fpua.com>, "Kenny Norris" <knorris@fppd.org>, "Keymail FPUA" <keymail@fpua.com>, "Kori Benton" <bentonk@stlucieco.org>, "Larry Lammers" <lammers@fpua.com>, "larry.hymowitz@dot.state.fl.us" <larry.hymowitz@dot.state.fl.us>, "lbianco@fpua.com" <lbianco@fpua.com>, "Leslie Olson" <olsonl@stlucieco.org>, "Linda Cox" <lcox@cityoffortpierce.com>, "Linda Pendarvis" <pendarvisl@stlucieco.org>, "Lydia Santiago (lsantiago@fpua.com)" <lsantiago@fpua.com>, "Martha Kerr" <mkerr@fpua.com>, "Marvin Sanders" <marvin.sanders@stlucieschools.org>, "Mike Reals" <mreals@cityoffortpierce.com>, "Paul Bertram" <pbertram@cityoffortpierce.com>, "Paul Laguerre" <plaguerre@fpua.com>, "Paul Langel" <plangel@slcfd.org>, "Paul Thomas" <pthomas@cityoffortpierce.com>, "Peggy Arraiz" <parraiz@cityoffortpierce.com>, "Peter Buchwald" <buchwaldp@stlucieco.org>, "R Ridle" <rridle@fppd.org>, "ReedR@stlucieco.org" <ReedR@stlucieco.org>, "RevordJ@stlucieco.org" <RevordJ@stlucieco.org>, "Tracy Telle" <ttelle@cityoffortpierce.com>, "Venetia Barnes" <vbarnes@cityoffortpierce.com>, "Wayne Boyer" <wboyer@slcfd.org>, "Planning" <planning_dl@cityoffortpierce.com>
Cc: "Paul Thomas" <pthomas@cityoffortpierce.com>, "Shaun Coss" <scoss@cityoffortpierce.com>, "Nick Mimms" <nmimms@cityoffortpierce.com>
Date: 07/21/2021 05:45 PM
Subject: Expedited TRC review of a Code amendment

Good evening TRC members,

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Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



[attachment "Memo to TRC- CCCL.pdf" deleted by Wayne Boyer/slcfd] [attachment "Building official memo.pdf" deleted by Wayne Boyer/slcfd] [attachment "ARTICLE_VII.___COASTAL_CONSTRUCTION_CODE.pdf" deleted by Wayne Boyer/slcfd] [attachment "image001.png" deleted by Wayne Boyer/slcfd]

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 9:33 AM
To: James Carnes
Subject: RE: Expedited TRC review of a Code amendment

Thank you.

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

From: James Carnes <jcarnes@fpua.com>
Sent: Thursday, July 22, 2021 8:43 AM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

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

FPUA Water/Wastewater Engineering has no objections to the provided Code Amendment.

JAMES CARNES III, P.E.
Supervising Engineer
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34984
772.466.1600 Ext. 3472
772.468.2414 Fax

From: Jennifer Hofmeister [mailto:jhofmeister@cityoffortpierce.com]
Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; WWW_FPUA <WWW_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; James Carnes <jcarnes@fpua.com>; Javier Cisneros <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail <Keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; Lori Bianco

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Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to https://www.fpua.com/Information/PrivacyInformation.aspx)

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 6:14 AM
To: Mike Reals; SANDERS, MARVIN E.; Ben Balcer ; Cassandra Davis; ChambersG@stlucieco.org; David Hays; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Cox; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Martha Kerr; Paul Bertram; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer; Planning
Cc: Shaun Coss; Nick Mimms
Subject: RE: Expedited TRC review of a Code amendment

Thank you.

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: Mike Reals <mreals@cityoffortpierce.com>
Sent: Thursday, July 22, 2021 6:14 AM
To: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

No objections from the PWD.

Mike Reals | Director of Public Works | City of Fort Pierce

Public Works Department

Phone: 772.467.3811 Fax: 772.489.3194 52 Savannah Rd Fort Pierce 34982

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Wednesday, July 21, 2021 9:01 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

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The School Board has no concerns.

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

Port St. Lucie, FL 34986



office 772.429.7547
cell 772.216.5755

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

Good evening TRC members,

Attached please find a memo and background information for an expedited review of a City Code amendment to the Coastal Construction Control Line section within the Zoning Code.

Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

Jennifer Hofmeister

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Sent: Thursday, July 22, 2021 6:14 AM
To: SANDERS, MARVIN E.; Ben Balcer ; Cassandra Davis; ChambersG@stlucieco.org; David Hays; deklem; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; Larry Lammers; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Cox; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Martha Kerr; Mike Reals; Paul Bertram; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle; Venetia Barnes; Wayne Boyer; Planning
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Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

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THE SUNRISE CITY FORT PIERCE Florida

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Wednesday, July 21, 2021 9:02 PM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Re: Expedited TRC review of a Code amendment

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The School Board has no concerns.

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



office 772.429.7547
cell 772.216.5755

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM
To: Ben Balcer <balcerb@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; ChambersG@stlucieco.org <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Dingy <dingy@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org <dspotts@fppd.org>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com <jcarnes@fpua.com>; jcisneros@fpua.com <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us <larry.hymowitz@dot.state.fl.us>; lbianco@fpua.com <lbianco@fpua.com>; Leslie Olson <olsonl@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; R Ridle <rridle@fppd.org>; ReedR@stlucieco.org <ReedR@stlucieco.org>; RevordJ@stlucieco.org <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; Nick Mimms <nmimms@cityoffortpierce.com>
Subject: Expedited TRC review of a Code amendment

Good evening TRC members,

Attached please find a memo and background information for an expedited review of a City Code amendment to the Coastal Construction Control Line section within the Zoning Code.

Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jennifer Hofmeister

From: David Hays <haysd@stlucieco.org>
Sent: Thursday, July 22, 2021 7:14 AM
To: Jennifer Hofmeister; Benjamin Balcer; Grant M. Chambers; Jodi Nentwick; Kori Benton; Leslie Olson; Linda Cox; Paul Bertram; Paul Thomas; Tracy Telle; Venetia Barnes; Planning
Cc: Shaun Coss; Nick Mimms; Douglas Harvey
Subject: RE: Expedited TRC review of a Code amendment

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SLC PW agrees with the memo and supports the code revision regarding the regulatory review for structures east of the CCCL.

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department
Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



"Teamwork gives you the best opportunity to turn vision into reality" John C. Maxwell

From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 21, 2021 5:41 PM
To: Benjamin Balcer <BalcerB@stlucieco.org>; Cassandra Davis <cddavis@fppd.org>; Grant M. Chambers <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; Murriah Dekle <DekleM@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Yi Ding <DingY@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <WWW_FPUA@fpua.com>; Jodi Nentwick <NentwickJ@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; Javier Cisneros <jcisneros@fpua.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson <OlsonL@stlucieco.org>; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <BuchwaldP@stlucieco.org>; Robert Ridle <rridle@fppd.org>; Rod Reed <ReedR@stlucieco.org>; Joshua J. Revord <RevordJ@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>; Planning <planning_dl@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>; nmimms@cityoffortpierce.com
Subject: Expedited TRC review of a Code amendment

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Please provide your comments by July 28, 2021.

Should you have any questions, please call me.

Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey



Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

Jennifer Hofmeister

From: Jennifer Hofmeister
Sent: Thursday, July 22, 2021 9:42 AM
To: Jodi Nentwick
Subject: RE: Expedited TRC review of a Code amendment

Thank you!

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3730 Cell: 772.353.9036 100 North U.S. 1 Fort Pierce, FL 34950

Website | Facebook | Survey

THE SUNRISE CITY FORT PIERCE Florida

From: Jodi Nentwick <NentwickJ@stlucieco.org>
Sent: Thursday, July 22, 2021 8:08 AM
To: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: Expedited TRC review of a Code amendment

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Good morning Jennifer,

Happy Thursday!

No concerns, absolutely makes sense.

Thank you!
Jodi

Jodi Nentwick | Senior Planner | Planning & Development Services Department
Ph: 772-462-1580 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

ST. LUCIE COUNTY FLORIDA 2016 - 2019 BEST places to work ST. LUCIE COUNTY

For more information about St. Lucie County's response to COVID-19, or COVID-19 business assistance, please visit www.stlucieco.gov and www.youredc.com and click on the COVID-19 Update banners. Or leave me a message and I will do my best to direct you to the right resources.

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Best regards,

Jenn Hofmeister-Drew, AICP, LCAM | Planning Director | City of Fort Pierce

ORDINANCE NO. 21-0xx

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE VII, SECTION 125-321, ELIMINATING THAT SECTION IN ITS ENTIRETY FROM CHAPTER 125, ZONING; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fort Pierce on June 15, 1981, approved Ordinance H-186 that created Chapter 22, Zoning, that established the coastal construction control line to only permit construction seaward of the coastal construction control line in any zoning district except for navigational structures, private and semipublic water-dependent recreational uses and water-dependent public uses in a manner provided for through the conditional use approval process; and

WHEREAS, the City Commission of the City of Fort Pierce renumbering Chapter 22, Zoning via Ordinance No. 20-022 enacted on September 21, 2020 changing the Coastal Construction Control Code from Section 22-66 to Section 125-321; and

WHEREAS, the City Commission of the City of Fort Pierce through City Ordinance 109-25(b) provides that the floodplain administrator is authorized and directed to administer and enforce the provisions of Chapter 109, Floodplain management,

WHEREAS, the City Commission of the City of Fort Pierce through City Ordinance I-200 currently enforces the City's Coastal Construction Code as contained in Chapter 103, Article VII and administered by the building department; and

WHEREAS, the City of Fort Pierce Planning Board held a public meeting on August 9, 2021, to consider the Zoning Code amendment and recommended _____ by a vote of ___ to ___;

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

SECTION 1. Section 125-321 is hereby amended as follows:

~~**Sec. 125-321. Coastal construction control line.**~~

~~No construction is permitted on the seaward side of the coastal construction control line in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses and water-dependent public uses. Any other construction shall be approved in the form and manner provided for by article V of this chapter and otherwise shall conform with all other applicable ordinance requirements. The coastal construction control line is that certain line designated by the department of environmental protection or its successor agency in accordance with F.S. § 161.053.~~

~~(Code 1983, § 22-66; Ord. No. H-186, § 30-66, 6-15-1981)~~

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it

being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya M. Earley
Interim City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-0xx was duly advertised by title only in the St. Lucie News Tribune on Sunday, August 1, 2021 ; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on August 16, 2021; and was duly introduced, read by title only, and passed on second and final reading September 7, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ____ day of _____ 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME:	Chapter 125-321 – Coastal Construction Control Line
NOTICE PROVIDED PURSUANT TO:	City Code Section 125-37 & Section 166.041(3)(a), F.S.
NOTICE BY NEWSPAPER:	August 1, 2021 and August 22, 2021
NOTICE BY MAIL:	N/A
NOTICE BY SIGNS:	N/A

VERIFIED BY: Jennifer Hofmeister-Drew, AICP, LCAM **TITLE:** Planning Director

SIGNATURE: **DATE:** 8/5/2021

Timestamp
7/27/2021 11:27:43

Final Publication Date
8/22/2021

Ad Number
GCI0698372

Publication
St Lucie News

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
Po Box 1480
Fort Pierce, FL 34954

Account Number (If Known)
463454

Name
Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Nicolle Lackey

Email Address
nlackey@localiq.com

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

8/1/2021; 8/22/2021

Subscribed and sworn to before on the 22nd day of August, 2021

Notary, State of WI, County of Brown
My commission expires: 5.15.23

Publication Cost: $630.00
Ad No: GCI0698372
Customer No: 463454
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF FORT PIERCE PUBLIC HEARING TEXT AMENDMENT TO COASTAL CONSTRUCTION CONTROL LINE

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041(3)(a) of the Florida State Statutes, will on Monday, August 16, 2021 at 4:30 p.m., and Tuesday, September 7, 2021 at 6:00 p.m., hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, to consider review and approval of the following:

> ORDINANCE 21-027 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA CHAPTER 125, ARTICLE VII, SECTION 125-321, ELIMINATING THAT SECTION IN ITS ENTIRETY FROM CHAPTER 125, ZONING; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the ordinances. Said ordinances will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 8/1/2021 and 8/22/2021

TR-GCI0658372-01

City Commission Regular Meeting - 6:00 pm **12. b.**

Meeting Date: 09/07/2021

Re: 21-028 Residency

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance No. 21-028 creating Chapter 12, Section12-7 of the Code of Ordinances establishing proof of residency requirements for candidates seeking the office of commissioner and/or mayor-commissioner. SECOND READING

SUMMARY:

The Mayor and City Commission adopted, as part of the strategic plan, the goal to review and consider several aspects of election reform. At the Conference Agenda on July 12, the commission discussed establishing proof of residency as a component of the desired reform.

RECOMMENDATION:

Adopt the ordinance.

ALTERNATIVES:

Adopt with modifications or do not adopt.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

21-028 Final

21-028 original

Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:55 AM

Form Started By: Linda Cox Started On: 08/03/2021 04:12 PM

Final Approval Date: 08/17/2021

ORDINANCE NO. 21-028

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 12,** OF THE CODE OF ORDINANCES, **CREATING SEC. 12-7 ELECTION OF MAYOR AND CITY COMMISSION MEMBERS**; PROVIDING FOR THE FILING OF PROOF OF RESIDENCY FOR CANDIDATES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in furtherance of the 2021 Strategic Plan, the Mayor and City Commission adopted as a goal the review of several aspects of election reform including, but not limited to, districts, compensation, candidate eligibility, and residency; and

WHEREAS, Article VI, Section 52 of the City Charter establishes two (2) districts with two (2) members elected from each district and requires the mayor-commissioner to be elected at large; and

WHEREAS, Article VI, Section 63 of the City Charter requires any qualified elector of the City seeking the office of commissioner to be a resident of the City of Fort Pierce and his or her respective district continuously for at least two (2) years prior to the date of the election for which the elector becomes a candidate; and

WHEREAS, Article VI, Section 63 of the City Charter requires any qualified elector of the City seeking the office of mayor-commissioner to be a resident of the City of Fort Pierce for at least two (2) years prior to the date of the election for which the elector becomes a candidate; and

WHEREAS, during the 2020 election, a lawsuit was filed challenging the validity of the residency of a candidate.

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

SECTION 1. Chapter 12, Section 12-7, of the Code of Ordinances, is hereby created as follows:

12-7. - Election of Mayor and City Commission Members.

(a) Candidates seeking the office of commissioner shall meet the requirements set forth in this Chapter and in Article VI, Section 63 of the City Charter.

(b) Candidates seeking the office of mayor-commissioner shall meet the requirements set forth in this Chapter and in Article VI, Section 63 of the City Charter.

(c) At the time of qualifying, candidates shall be required to submit proof satisfactory to the City Clerk that they have met the requirements of the City Charter and this Chapter. If satisfactory proof is not submitted prior to the end of the qualifying period, the City Clerk shall not qualify that person for the office sought and their name shall not appear on the ballot.

(d) Satisfactory proof of having met the residency requirements of the City Charter and this Chapter shall include submission of at least two of the following items, in the name of the candidate, for the two-year period prior to the date of the election for which the candidate is qualifying: homestead exemption documentation, a lease for residential property, a utility bill which reflects usage of utilities at a level indicating actual residence, a voter registration card, a Florida driver's license, or

a Florida identification card. For purposes of meeting the residency requirements of this section sublease agreements are unacceptable. Candidates shall also submit documentation that they are a qualified elector.

(e) Any aggrieved party may appeal the final decision of the City Clerk to the circuit court of St. Lucie County.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

SECTION 4. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Tanya Earley
Interim City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-028 was duly advertised by title only in the St. Lucie News Tribune on August 6, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, August 16, 2021; and was duly introduced, read by title only, and passed on second and final reading on Tuesday, September 7, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

ORDINANCE NO. 21-028

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 12,** OF THE CODE OF ORDINANCES, **CREATING SEC. 12-7 ELECTION OF MAYOR AND CITY COMMISSION MEMBERS**; PROVIDING FOR THE FILING OF PROOF OF RESIDENCY FOR CANDIDATES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in furtherance of the 2021 Strategic Plan, the Mayor and City Commission adopted as a goal the review of several aspects of election reform including, but not limited to, districts, compensation, candidate eligibility, and residency; and

WHEREAS, Article VI, Section 52 of the City Charter establishes two (2) districts with two (2) members elected from each district and requires the mayor-commissioner to be elected at large; and

WHEREAS, Article VI, Section 63 of the City Charter requires any qualified elector of the City seeking the office of commissioner to be a resident of the City of Fort Pierce and his or her respective district continuously for at least two (2) years prior to the date of the election for which the elector becomes a candidate; and

WHEREAS, Article VI, Section 63 of the City Charter requires any qualified elector of the City seeking the office of mayor-commissioner to be a resident of the City of Fort Pierce for at least two (2) years prior to the date of the election for which the elector becomes a candidate; and

WHEREAS, during the 2020 election, a lawsuit was filed challenging the validity of the residency of a candidate.

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card. For purposes of meeting the residency requirements of this section sublease agreements are unacceptable. Candidates shall also submit documentation that they are a qualified elector.

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

SECTION 4. This ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Tanya Earley
Interim City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-028 was duly advertised by title only in the St. Lucie News Tribune on August 6, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, August 16, 2021; and was duly introduced, read by title only, and passed on second and final reading on Tuesday, September 7, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK

St, Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
100 N U.S. 1

FORT PIERCE, FL 34950

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

08/06/2021

Subscribed and sworn to before on August 6, 2021

Notary, State of WI, County of Brown

My commission expires 6/30/2025

AMY KOKOTT
Notary Public
State of Wisconsin

Publication Cost: $115.44
Ad No: 0004853709
Customer No: 1330883
PO#: 21-028

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings on Monday, August 16, 2021 at 4:30 p.m. and Tuesday, September 7, 2021 at 6:00 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 21-028 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 12, OF THE CODE OF ORDINANCES, CREATING SEC. 12-7 ELECTION OF MAYOR AND CITY COMMISSION MEMBERS; PROVIDING FOR THE FILING OF PROOF OF RESIDENCY FOR CANDIDATES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Amendment of the Code of Ordinances. Said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 8/6/2021
TCN4853709

City Commission Regular Meeting - 6:00 pm **12. c.**

Meeting Date: 09/07/2021

Re: Conditional Use - Ocean Village Clubhouse - 2400 S Ocean Dr.

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

SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Conditional Use approval with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of racquet courts and court covering proposed seaward of the Coastal Construction Control Line (CCCL) at 2400 South Ocean Drive. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

SUMMARY:

- A Conditional Use approval application is required for the construction of the proposed racquet court and court covering to be built seaward of the Coastal Construction Control Line (CCCL).

RECOMMENDATION:

The subject Conditional Use approval application is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends **APPROVAL** of the requested application.

ALTERNATIVES:

- Approval with alternate conditions
- Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

staff presentation

staff report and supporting documentation

Application Packet & Supporting Documents
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:31 PM
City Manager	Nick Mimms	08/31/2021 09:30 AM
City Manager	Nick Mimms	09/01/2021 02:33 PM

Form Started By: Vennis Gilmore Started On: 08/25/2021 06:01 PM
Final Approval Date: 09/01/2021



Ocean Village Conditional Use Approval for Racquet Courts and Court Covering Seaward of the Coastal Construction Control Line (CCCL)

2400 S. Ocean Drive

Location Map



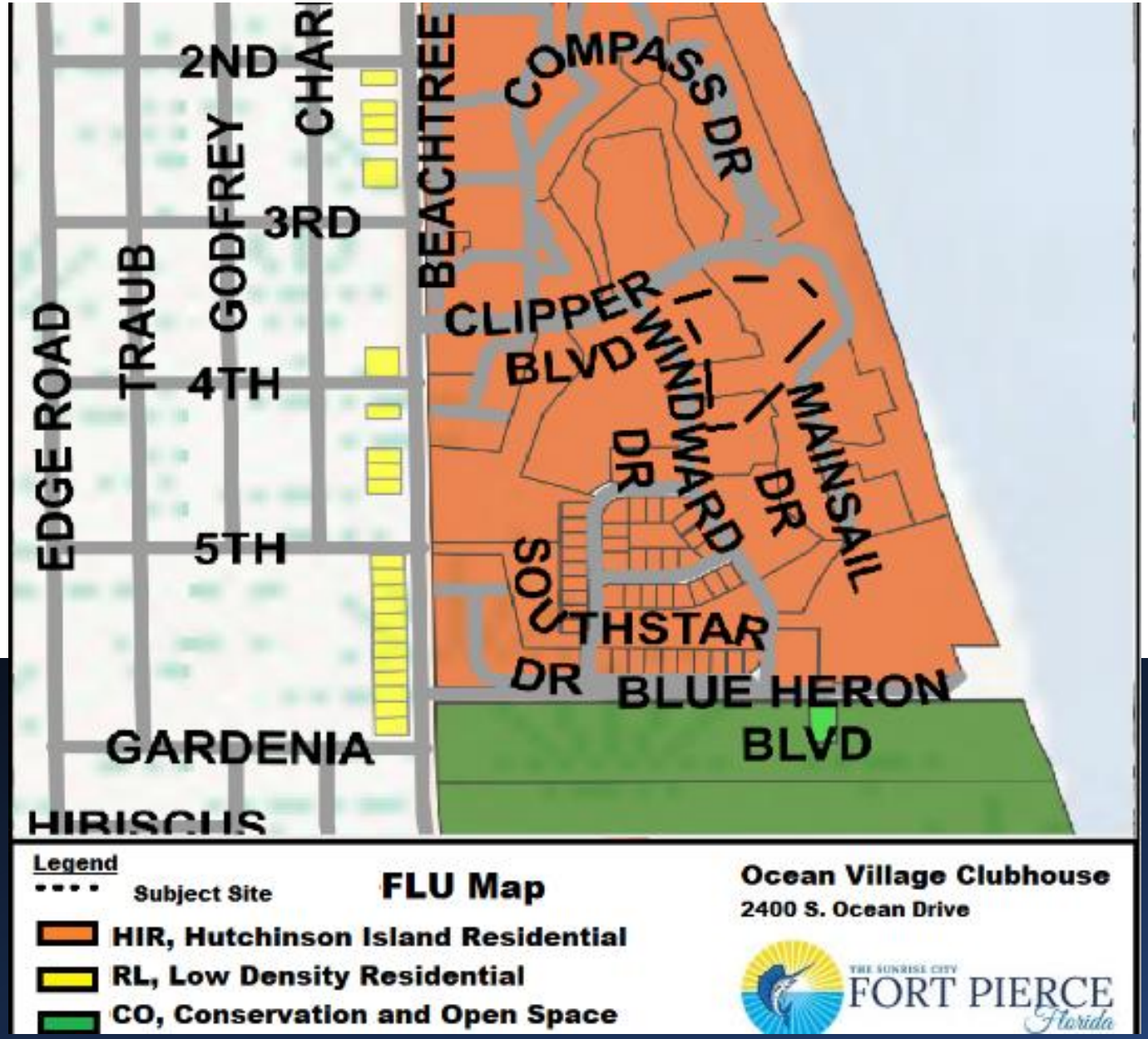
Northern Legend

A. Capstan
B. Golf Villas
C. Coral Cluster
D. Beachtree I
E. Beachtree II
F. Bermuda Center & Pool
G. Catamaran I
H. Cayman Center & Pool
I. Seascape I

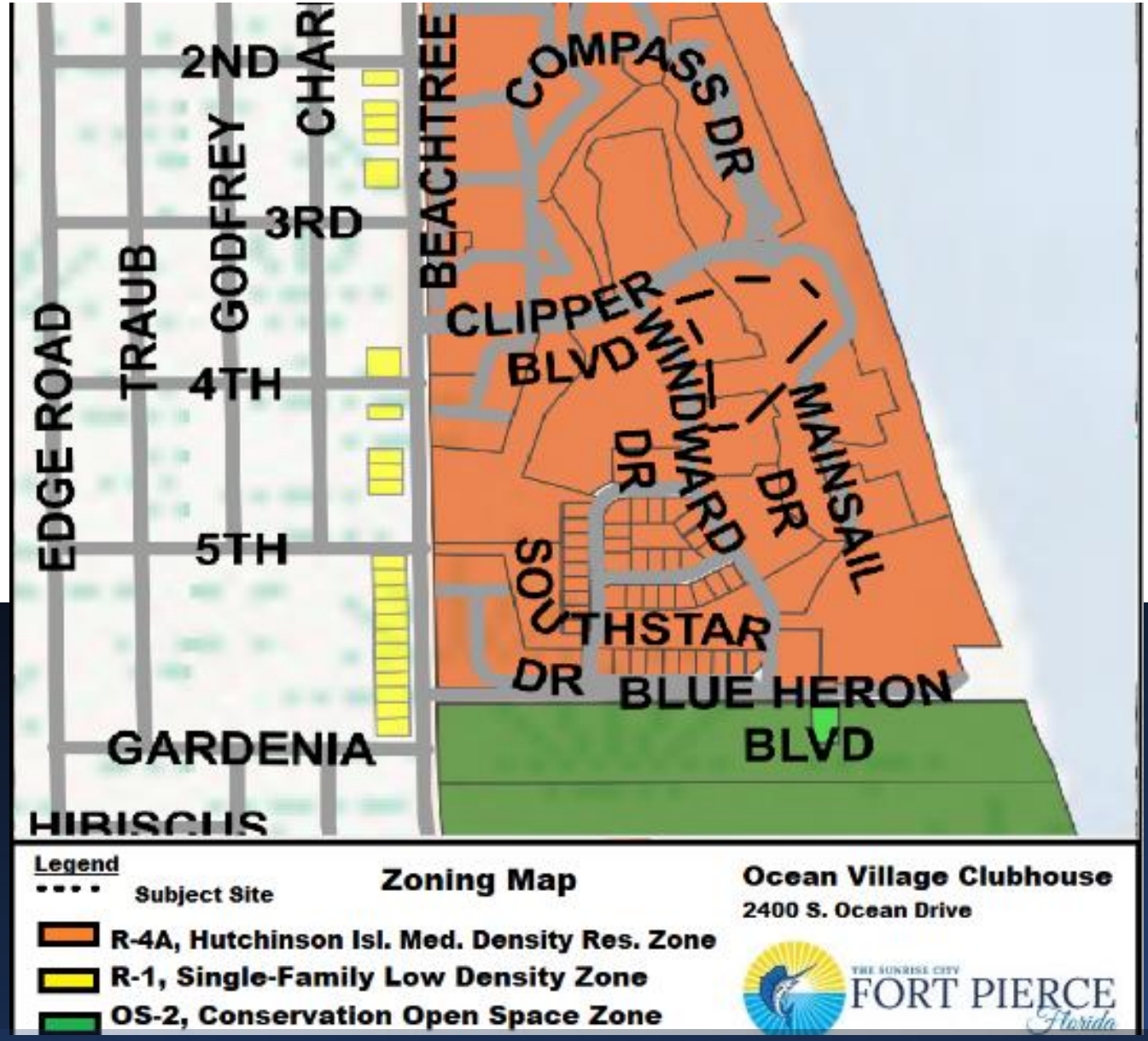
Southern Legend

J. Office
K. Tennis Courts
L. Tennis Pro Shop
M. Golf Shack
N. Restaurant
O. Club House
P. Tiki Bar
Q. Seascape II
R. Ocean House
S. Aruba Center & Pool
T. Ocean Villas I
U. Ocean Villas II
V. Ocean Villas III
W. Southpoint Homes
X. Catamaran II
Y. Golf Lodges South
Z. Golf Lodges North

FLU Map

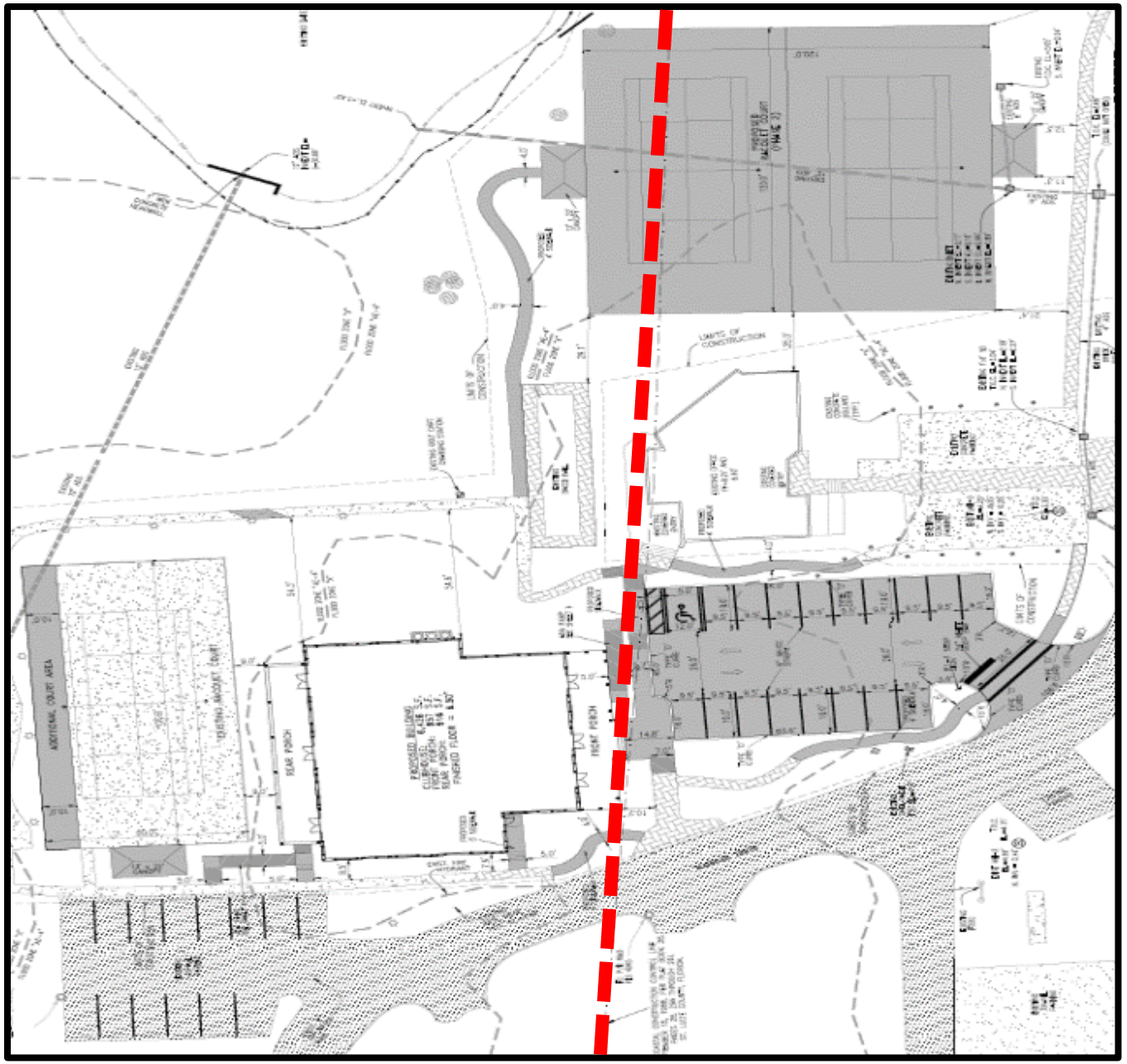

2ND
CHAR
GODFREY
3RD
BEACHTREE
COMPASS DR
TRAUB
EDGE ROAD
CLIPPER
BLVD
WINDWARD
DR
MAINSAIL
DR
4TH
5TH
SOUTHSTAR
DR
BLUE HERON
BLVD
GARDENIA
HIBISCUS
Legend
Subject Site
FLU Map
HIR, Hutchinson Island Residential
RL, Low Density Residential
CO, Conservation and Open Space
Ocean Village Clubhouse
2400 S. Ocean Drive
THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map


2ND
3RD
4TH
5TH
GARDENIA
HIBISCUS
EDGE ROAD
TRAUB
GODFREY
BEACHTREE
COMPASS DR
CLIPPER BLVD
WINDWARD DR
MAINSAIL DR
SOUTHSTAR DR
BLUE HERON BLVD
Legend
Subject Site
Zoning Map
R-4A, Hutchinson Isl. Med. Density Res. Zone
R-1, Single-Family Low Density Zone
OS-2, Conservation Open Space Zone
Ocean Village Clubhouse
2400 S. Ocean Drive
THE SUNRISE CITY
FORT PIERCE
Florida

Proposed Construction Seaward of the CCCL

CCC Line



Staff and Planning Board Recommendation

- Staff recommends Approval.

- Planning Board on July 14, 2021, Recommended Approval of the Conditional Use Approval.

CC Actions

- **Possible actions of the City Commission:**
  - APPROVAL of the Conditional Use Approval
  - APPROVAL of the proposed Conditional Use Approval with changes
  - DISAPPROVAL of the proposed Conditional Use Approval



Ocean Village Conditional Use Approval for Racquet Courts and Court Covering Seaward of the Coastal Construction Control Line (CCCL)

2400 S. Ocean Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Conditional Use With New Construction Approval – Racquet Courts and Court Covering**
MEETING DATE:	September 7, 2021

STAFF REPORT

Owner:	Ocean Village POA, Inc. 2400 S. Ocean Drive Fort Pierce, FL 34949
Representative:	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E. 1717 Indian River Boulevard, Suite 201 Vero Beach, FL 32960
Applicant's Request:	Approval of Conditional Use With New Construction application for Racquet Courts and Court Covering Seaward of the Coastal Construction Control Line (CCCL)
Location(s):	2400 South Ocean Drive
Parcel ID:	2507-321-0001-000-5
Future Land Use:	Hutchinson Island Residential (HIR)
Current Zoning:	Hutchinson Island Medium Density Residential Zone (R4-A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37, 125-237 125-313, and 125-314 of the City Code of Ordinances, the applicant is requesting the review and approval of a Conditional Use With New Construction application to construct racquet ball courts and a court covering seaward of the Coastal Construction Control Line located at 2400 South Ocean Drive.

Ocean Village is a 40.02-acre gated planned community with approximately 3,500 feet of beach frontage consisting of condominiums and single-family homes. Ocean Village offers 24-hour security, a Par-3 9-hole executive golf course, tennis courts, heated swimming pools, a jacuzzi, sauna, fitness center, card room, and a library with WI-FI. The proposed site improvements include the removal of the existing building and asphalt and the construction of the new 6,426 square foot clubhouse with modifications to parking, lighting, and water and sewer to serve the new building.

The subject Conditional Use With New Construction application is required for the construction of the proposed racquet court and court covering proposed seaward of the Coastal Construction Control Line (CCCL). Currently, per City Code Section 125-321, no construction is permitted seaward of the CCCL in any zoning district except for navigational structures, private and semi-public water-dependent recreational uses, and water-dependent public uses.

Future Land Use and Zoning

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This Future Land Use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight (8) dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

The subject site is located within the Hutchinson Island Medium Density Residential Zone district (R-4A), which was established due to Hutchinson Island being a sensitive barrier island that presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Technical Review Committee

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

Planning Board Recommendation

The Planning Board, at their July 14th, 2021, meeting voted unanimously to recommend Approval of the request.

Staff Recommendation

The presented Conditional Use With New Construction application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested application.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 16, 2021

Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

Subject: Ocean Village Clubhouse – 2400 S. Ocean Drive – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **A Landscape Bond, Certification of Completion by a Certified Landscape Architect, and a Cost Estimate List must be provided prior to receiving Certificate of Occupancy.**

2. Please provide a color overlay of the proposed landscaping and consider more shade trees.

3. Please provide color elevations of the proposed clubhouse.

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

FPUA W/WW Engineering: The Proposed facility will require a grease trap because of the proposed kitchen. A transition sewer manhole will be required at FPUA's point of service on the service lateral.
Please submit 3 complete sets of utility construction plan along with a completed plan review and commercial service application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce Florida for review. For more information please contact Lugey Dawson at 772 466 1600 ext. 3428.

FPUA Electric & Gas Engineering: Approved. Electric service is existing and available. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all conduits (primary and secondary), transformer pad and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

FPUA will require a utility easement for all propose FPUA underground distribution lines and equipment's within the site.
Please find attached a copy of the FPUA GIS map (Electric).



If the owner/representatives should have any questions, please have them contact me or the individual listed above.

Thank you,
Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpua.com

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments

Fort Pierce Police Department

No Comments received

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.17.21
Property Address: Site Plan and Conditional Use - Ocean Village Clubhouse - 2400 S. Ocean Drive

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

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

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

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Possible compliance with Local Sea Turtle Ordinance

Building Official's or Representative's Signature _____ Date: 6/15/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Ocean Village Clubhouse – 2400 S. Ocean Drive
Site Plan and Conditional Use Application
TRC No. 21-07000012

DATE : June 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2021:

- [x] Site Plan & CU Application
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

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

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

- [x] See attached for advisory comments

Q:\ENGINEERING\Site Development Projects\O\Ocean Village\Site Plan\Clubhouse\Submittal No. 1 - 060421\SP Approval - 061521.docx

ENGINEERING ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually, and a thorough review of the plan will be conducted at time of Site Work Permit application.
2. Required permitting for the project may include South Florida Water Management District and Florida Department of Environmental Protection (NPDES Permit and CCCL General Permit).

JRA/TST/tst

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

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Ocean Village Clubhouse 240 S. Ocean Drive

REVIEW DATE: 6/7/2021

PLANNER: GILMORE

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

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

7. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

8. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

9. **Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.**
   Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
   Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.

10. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**

11. **The Fire District reserves the right for future comments at the site plan & building construction phase.**



Imagery © 2016 Google, Map data ©2016 Google

Northern Legend

A. Capstan
B. Golf Villas
C. Coral Cluster
D. Beachtree I
E. Beachtree II
F. Bermuda Center & Pool
G. Catamaran I
H. Cayman Center & Pool
I. Seascape I

Southern Legend

J. Office
K. Tennis Courts
L. Tennis Pro Shop
M. Golf Shack
N. Restaurant
O. Club House
P. Tiki Bar
Q. Seascape II
R. Ocean House
S. Aruba Center & Pool
T. Ocean Villas I
U. Ocean Villas II
V. Ocean Villas III
W. Southpoint Homes
X. Catamaran II
Y. Golf Lodges South
Z. Golf Lodges North



Legend

Subject Site

FLU Map

HIR, Hutchinson Island Residential

RL, Low Density Residential

CO, Conservation and Open Space

Ocean Village Clubhouse

2400 S. Ocean Drive

THE SUNRISE CITY FORT PIERCE Florida



Legend

Subject Site

R-4A, Hutchinson Isl. Med. Density Res. Zone

R-1, Single-Family Low Density Zone

OS-2, Conservation Open Space Zone

Zoning Map

Ocean Village Clubhouse

2400 S. Ocean Drive

THE SUNRISE CITY FORT PIERCE Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	Email Address

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

Norman Spector, General Manager
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.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 6,426 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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	Applicant/Representative, Title, Company
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	Email Address

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

Norman Spector, General Manager
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.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	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)

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	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

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? ☐Yes ☑No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: Single Family: Multifamily:					
Non-residential (square footage): 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

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

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

Building Information (1 of 3)

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:

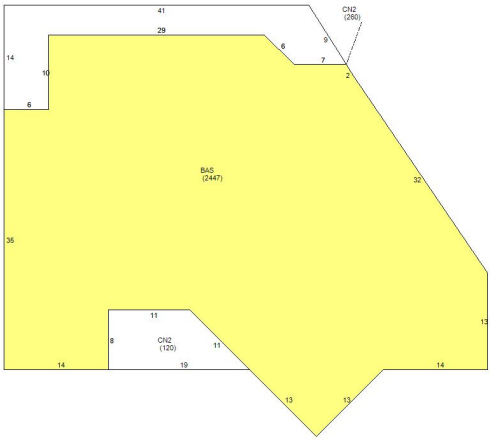
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	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:

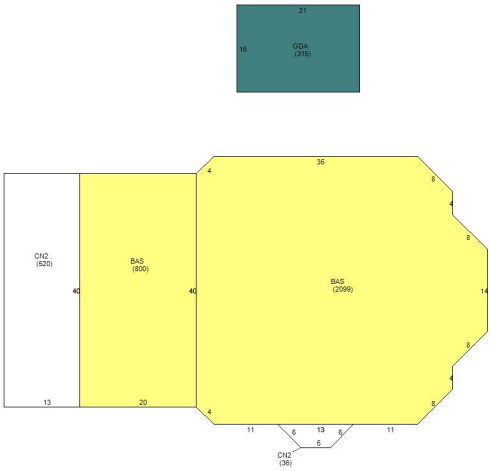
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	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: FrcdHotAir
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
ASP1 HIGH	1	16400	1973
BOARDWALK	1	360	1973
ASP1 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

Building:	$451,500
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 Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2004	2900	Homeowner or Property Owner Associations	$423,715

Current Year Special Assessment Breakdown

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

Historical Values

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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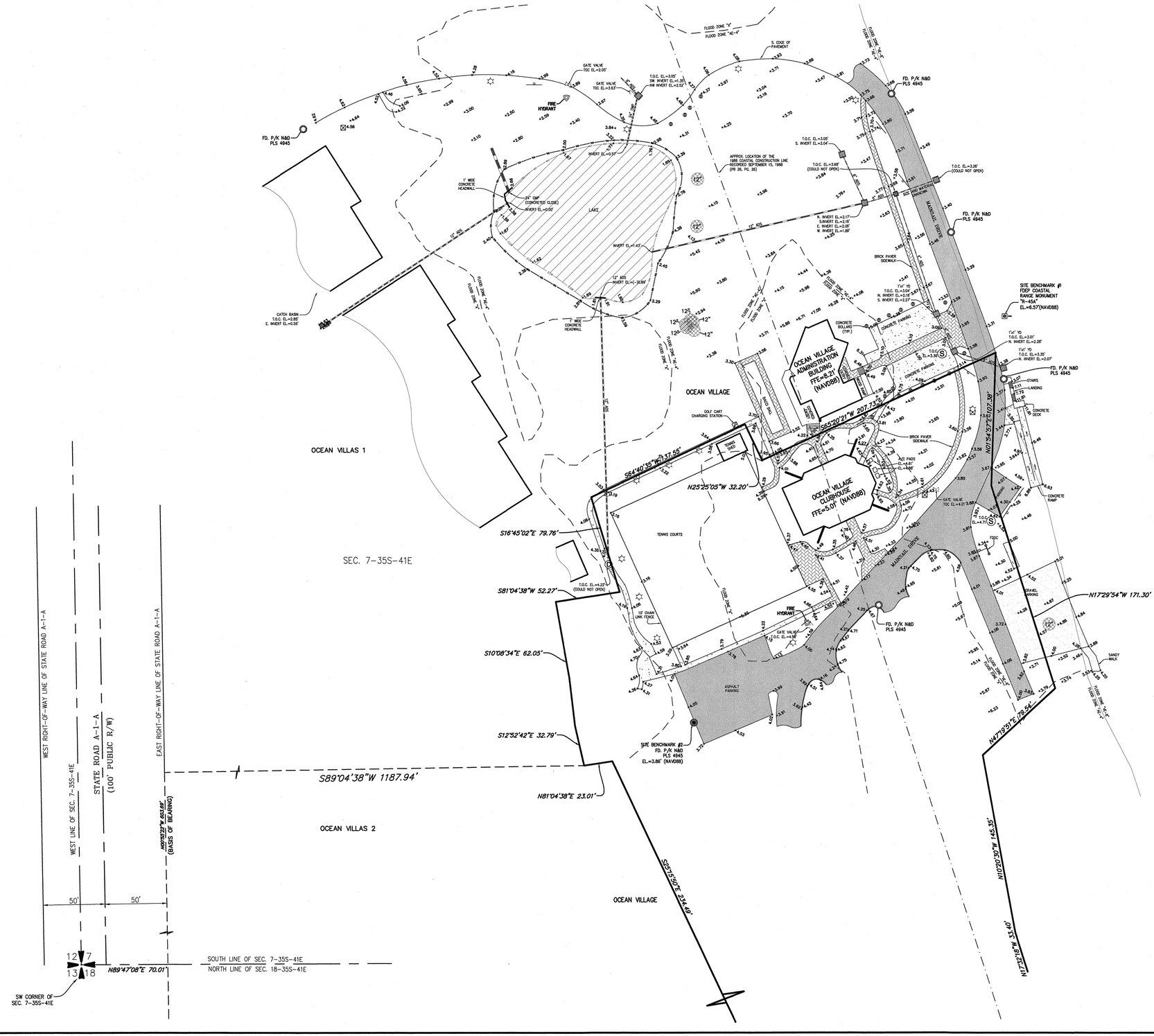
TOPOGRAPHIC SURVEY



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: 03/18/2021
- 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-8" 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 "B-770", EL.= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.

LEGEND & ABBREVIATIONS

SYMBOLS NOT SCALEABLE FOR SIZE

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

– CABBAGE PALM
– OAK
– BEACH DAISY
– SEAGRAPE
– SEAOATS
– EXOTIC

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: NJL
CHECKED BY:
SCALE: 1"= 30'
SHEET 1 OF 1

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

PLAT OF SURVEY FOR

PROCTOR CONSTRUCTION

2400 S. OCEAN DR.
FT. PIERCE, FL 34949

NO.	DATE	REVISIONS	BY

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

STATE OF FLORIDA
BILLY M. MOODY
LICENSED SURVEYOR AND MAPPER
NO. 5336

5/5/2021

BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

CONDITIONAL USE SITE PLAN

FOR

OCEAN VILLAGE CLUBHOUSE

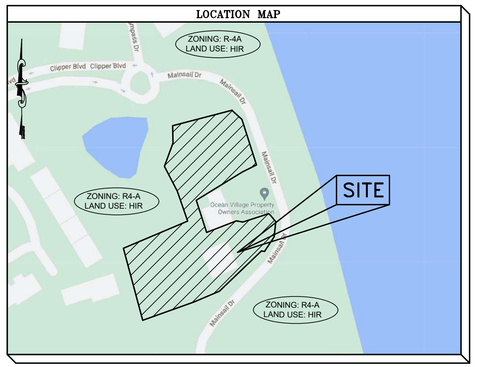
SECTION 07, TOWNSHIP 35 S, RANGE 41 E

CITY OF FT. PIERCE, FLORIDA

LEGAL DESCRIPTION

NOT AVAILABLE - SURVEY IS LIMITS OF CONSTRUCTION SURVEY

LOCATION MAP



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	HIR (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:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF	40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF	1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 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	8.5%
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/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

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-4" PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    – ALL POLES MUST BE BLACK OR BRONZE
    – ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    – LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 6 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS; BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. 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.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.
24. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. FIRE SPRINKLER SYSTEM IS PROPOSED FOR THIS BUILDING.

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 NUMBER(S) 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 CRITERIA, AND COORDINATION 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 (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVE AND FDEP REQUIREMENTS.
3. DRAINAGE: EXFIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S 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 HI/LOW 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. GRAVITY SEWER:
- SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
- MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION
- LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, 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; PUMP(S) 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

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO. 21-032

SHEET 1

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

SITE BENCHMARK #2
FD. P/K N&D
PLS 4945
EL.=3.86' (NAVD88)

LIMITS OF CONSTRUCTION

T.O.C. EL.=4.22'
(COULD NOT OPEN)

FLOOD ZONE "X"
FLOOD ZONE "AE-4"
FLOOD ZONE "AE-6"

EXISTING 12" ADS

EXISTING 10' CHAIN LINK FENCE

TENNIS COURT TO REMAIN

EXISTING ASPHALT PARKING

TENNIS COURT TO BE REMOVED

EXISTING TENNIS SHED

EXISTING GOLF CART CHARGING STATION

EXISTING LAKE

TEMPORARY CONCRETE HEADWALL

1" WIDE CONCRETE HEADWALL

EXISTING 24" CMP

INVERT EL=0.00'

24" CMP (CONCRETED CLOSE)

12" ADS INVERT EL= (−)0.89'

INVERT EL=1.43'

INVERT EL=0.57'

EXIST. 6" CW WATER MAIN

EXIST. FIRE HYDRANT

EXISTING GATE VALVE TOC EL.=4.58'

GATE VALVE TOC EL.=3.63'

GATE VALVE TOC EL.=2.05'

EXISTING 24" CMP

EXISTING BACCI BALL

CONCRETE TO BE REMOVED

DECK, CONCRETE TO BE REMOVED

EXISTING COVERED ENTRY

EXISTING OFFICE FF=8.21' AND 6.60'

FD. P/K N&D PLS 4945

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA.

MAINSAIL DRIVE

T.O.C. EL.=3.05'
INW INVERT EL=1.35'
INW INVERT EL=2.52'

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA

A/C PADS
EL.=4.61'
EL.=4.88'
TO BE REMOVED

CONCRETE TO BE REMOVED

EXISTING CONCRETE BOLLARD (TYP.)

EXISTING CONCRETE PARKING

EXISTING GATE VALVE TOC EL.=4.21'

EXISTING FDDC

EXIST MH-2
EL.=4.89'
N. INV = 0.46'

T.O.C. EL.=4.71'

EXIST. 8" VCP SEWER MAIN

EXISTING GRAVEL PARKING

EXISTING PARKING

EXIST MH-3
EL.=4.25'
N. INV = 0.05'
S. INV = 0.05'

T.O.C. EL.=3.30'

EXISTING 1'x1' YD
T.O.C. EL.=3.04'
N. INVERT EL.=2.18'
S. INVERT EL.=2.27'

EXIST. 8" VCP SEWER MAIN

EXISTING INLET
N. INVERT EL.=2.17'
S. INVERT EL.=2.16'
E. INVERT EL.=2.06'
W. INVERT EL.=1.89'

EXISTING 6" ADS

EXISTING S. INVERT EL.=2.04'

EXIST MH-4 EL.=4.98'
NW INV = (−)0.79
S. INV = (−)0.79

T.O.C. EL.=3.68'
(COULD NOT OPEN)

EXISTING BRICK PAVER SIDEWALK

EXISTING 4" ADS

EXISTING 6" ADS

EXISTING 12" ADS

SIDE MAINSAIL UNKNOWN

S. EDGE OF PAVEMENT

EXIST. 6" CW WATER MAIN

EXIST. 8" SAN SEWER MAIN

LIMITS OF CONSTRUCTION

CONCRETE RAMP

CONCRETE DECK

STAIRS

1'x1' YD
T.O.C. EL.=3.35'
N. INVERT EL.=2.07'

1'x1' YD
T.O.C. EL.=3.01'
N. INVERT EL.=2.28'

FD. P/K N&D PLS 4945

SITE BENCHMARK #1
FDEP COASTAL RANGE MONUMENT
"R-45A"
EL.=6.57'(NAVD88)

FD. P/K N&D PLS 4945

T.O.C. EL.=3.26'
(COULD NOT OPEN)

FD. P/K N&D PLS 4945

FLOOD ZONE "AE-4"
FLOOD ZONE "VE-8"

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20' | DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

EXISTING PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
LICENSE
No 57396
STATE OF FLORIDA
PROFESSIONAL ENGINEER

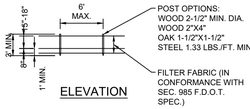
JODAH B. BITTLE
FL REG. NO. 57396

DATE: 5/26/2021

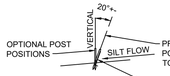
PROJECT NO. 21-032

SHEET 2

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037



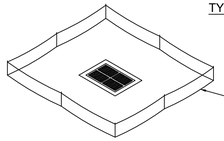
ELEVATION



SECTION

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

TYPE III SILT FENCE



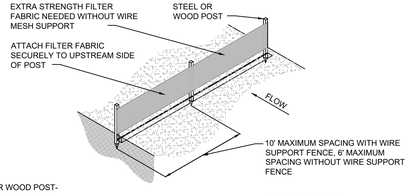
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

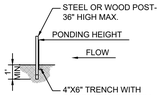


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

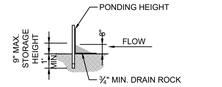
SILT FENCE APPLICATIONS-N.T.S.

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



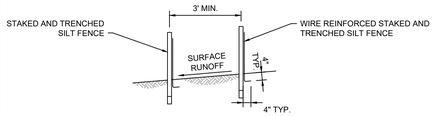


TRENCH DETAIL



INSTALLATION WITHOUT TRENCHING

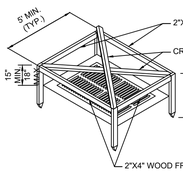
TYPE IV SILT FENCE-N.T.S.



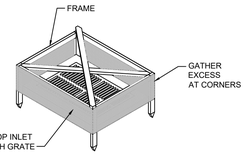
DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

COMPLETED INLET DITCH BOTTOM INLET

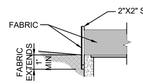
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.

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

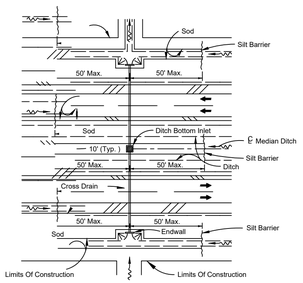
EROSION CONTROL DETAILS

N.T.S.

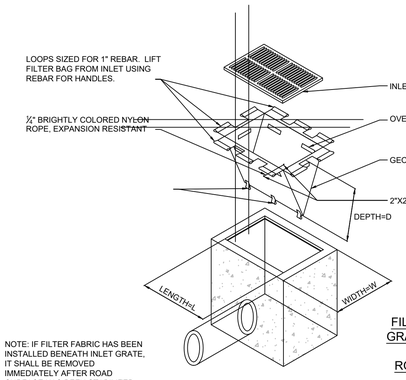
NOTES:

WETLAND PROTECTION PLAN

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

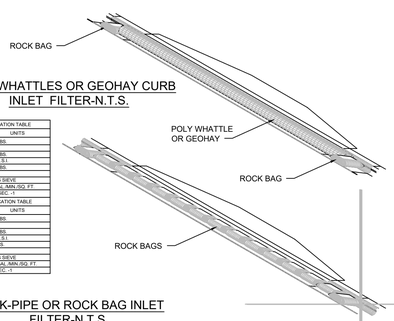


DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



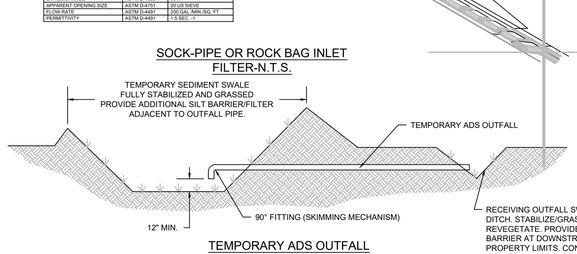
NOTE: IF FILTER FABRIC HAS BEEN INSTALLED BENEATH INLET GRATE, IT SHALL BE REMOVED IMMEDIATELY AFTER ROAD SURFACE HAS BEEN STABILIZED AND THE FILTER SACK SHALL BE IMMEDIATELY INSTALLED.

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



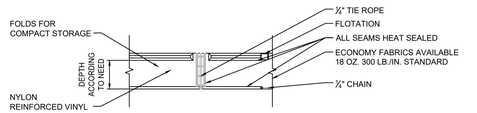
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 P.S.I
TRAPEZOID TEAR	ASTM D-4533	120 LBS
ULTRAVIOLET RESISTANCE	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.50 SEC. -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	266 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	80 LBS.
ULTRAVIOLET	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1



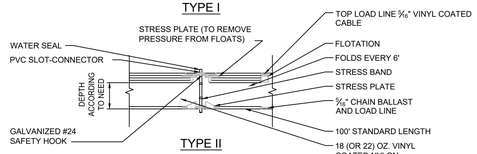
SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

TEMPORARY ADS OUTFALL N.T.S.



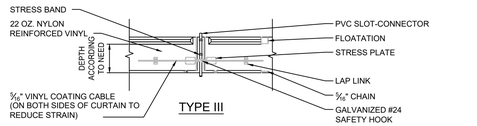
TYPE I

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



TYPE II

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.



TYPE III

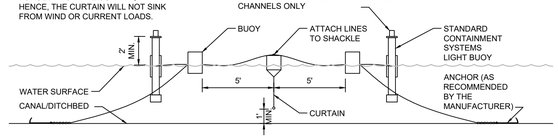
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



BLOW-UP OF SHACKLE CONNECTION

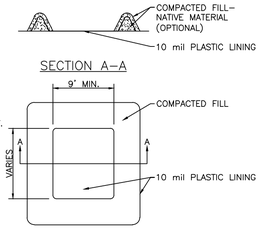
NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN. HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

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

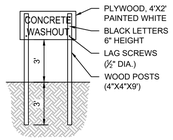


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. A ROLL OFF CONTAINER SPECIFICALLY MANUFACTURED FOR CONCRETE AND STUCCO WASHOUT MAY BE SUBSTITUTED.



PLAN
TYPE "ABOVE GRADE" WITH COMPACTED FILL



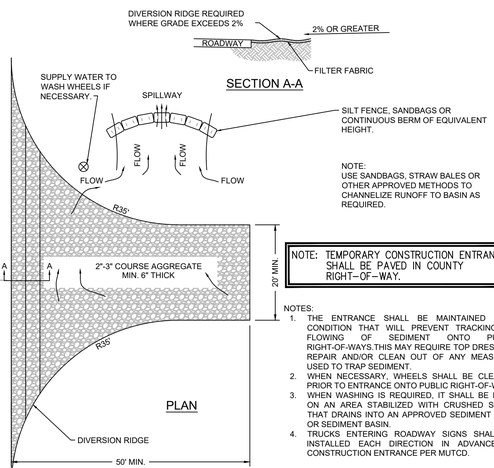
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

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

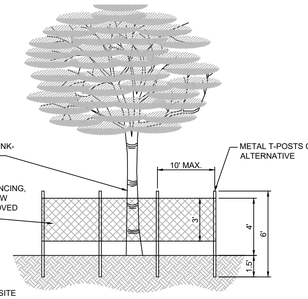
CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.



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

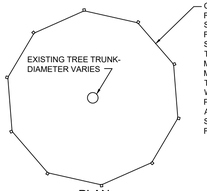
PLAN

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



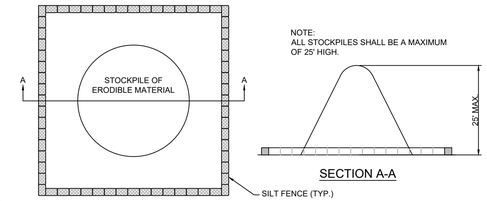
ELEVATION

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



PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.



SECTION A-A

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

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

EROSION CONTROL AND DEWATERING NOTES

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

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

MARK	REVISION	DATE

DRAWING 21-032 CONST | DRAWN JBB
DESIGNED JBB | CHECKED JBB | SCALE 1"=10' | DATE 04/30/21

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CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
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

STORMWATER POLLUTION PREVENTION DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21-032 | SHEET 3

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

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. 3330.2100065.0000

For: Proctor & Associates General Contractors, LLC



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April 16, 2021

Mr. Barrett Englert
Proctor & Associates General Contractors, LLC
200 NE Dixie Highway
Stuart, Florida 34994

Subject: Report of Geotechnical Exploration
Ocean Village Club
2400 S Ocean Drive, Fort Pierce, Florida
GFA Project No. 3330.2100065.0000

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. 21-6471.00 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 providing 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.

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 exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

Considering the results of our field exploration program, the subsurface soil conditions at the site are generally favorable for shallow foundation support of the proposed clubhouse structure. A maximum allowable soil bearing pressure of 2,500 psf may be used for foundation design.

The subgrade soils should be improved (densified) with compaction from the stripped grade prior to constructing the building pad. **Prior to placing fill to achieve final grade, the upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557).** Fill (including stem wall backfill) should be placed in 12-inch thick lifts and compacted to achieve a minimum 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
GFA International, Inc.
Florida Registry No. 4930

John Kent — Digitally signed by John Kent, Date: 2021.04.16 16:15:29 -04'00'

This item has been digitally signed and sealed by John Kent, P.E. on the date adjacent to the seal/signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John Kent, P.E.
Senior Project Engineer
Florida Registration No. 63218

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution: Mr. Barrett Englert – Proctor & Associates General Contractors, LLC

TABLE OF CONTENTS

1.0 INTRODUCTION 4
1.1 Scope of Services 4
1.2 Project Description 4
2.0 OBSERVATIONS 4
2.1 Site Description 4
2.2 Field Exploration 5
2.3 Laboratory Testing 5
2.4 Geomorphic Conditions 6
2.5 Hydrogeological Conditions 6
3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS 6
3.1 General 6
3.2 Site Preparation 7
3.3 Vibration Monitoring 8
3.4 Design of Footings 8
3.5 Settlement Estimates 8
3.6 Ground Floor Slabs 9
4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS 9
4.1 Pavement Design Sections 9
4.2 Compacted Subgrade or Embankment Fill 10
4.3 Stabilized Subgrade 10
4.4 Base Course 10
4.5 Flexible (Asphalt) Pavement 11
4.6 Rigid (Concrete) Pavement 11
4.7 Effects of Water 12
4.8 Construction Traffic 12
4.9 Pavement Site Preparation 12
5.0 REPORT LIMITATIONS 13
6.0 BASIS FOR RECOMMENDATIONS 13
Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Boring Records
Appendix D - Log of Boring Records
Appendix E - Exfiltration Test Results
Appendix F - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

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 exfiltration 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 Mainsail 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

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 exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration 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 1.4-inch I.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 6-inch increment, 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 in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

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 distances and relationships 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 horizontal (k_h) and vertical (k_v) coefficients of permeability of the soils. The permeability test results are summarized in Table 2.3.2 below.

Table 2.3.1 – Permeability Test Results

Sample Location	Sample Depth (feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			k_h	k_v
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.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Arents, organic substratum (6) and Canaveral fine sand, 0 to 5 percent slopes (10). Since Arents are areas where the soils have been generally altered by grading, shaping, 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 typically recorded 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.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (March 29 and April 7, 2021), groundwater was encountered in the borings at depths ranging from approximately 4 to 5 feet below the existing ground surface. Note that the groundwater table will fluctuate seasonally depending upon local rainfall and other site specific and/or local factors, including tidal influences from the nearby Atlantic Ocean. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

During our field exploration, we performed one (1) auger boring and accompanying exfiltration test (EX-1) at the approximate location illustrated on the Test Location Plan in Appendix B. The test was conducted in general accordance with the South Florida Water Management District method for open hole constant head field testing. The hydraulic conductivity (K) value determined at test location EX-1 was 2.44 X 10^{-3} cfs/ft-ft. These test results are also presented in Appendix E - Exfiltration Test Results.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

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.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, GFA must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Site Preparation

GFA recommends the following compaction requirements for this project:

- Proof 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 on projects having similar soil conditions.

1. Initial site preparation should consist of removing vegetation, topsoil, near surface roots, existing pavement, and other miscellaneous debris within and to a distance of 5 feet beyond of the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, irrigation and utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.
2. Following site stripping and prior to the placement of fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller with sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.
3. Fill material may then be placed for the building pad and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **GFA does not recommend using fill material having silt/clay-size soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12-inches. Each lift should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each isolated column footing and one (1) test per each 75 lineal feet of wall footing.
5. The contractor should consider the final grading contours contained in the project plans when executing backfilling and compaction operations.

3.3 Vibration Monitoring

Using vibratory compaction 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 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 bearing 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.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structure could be on the order of one (1) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structure should be within tolerable magnitudes (0.5 inch or less).

3.6 Ground Floor Slabs

The clubhouse ground floor slab may be constructed upon existing grade or granular fill after completion of the foundation site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slab should be structurally separated from walls and columns to allow for differential vertical movement, unless a monolithic slab foundation is designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slab to reduce moisture vapor from entering the structure through the slab. The barrier should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

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.

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
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
		STRUCTURAL NUMBER (SN)	**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), 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

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-180). 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 at 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 seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

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-180).

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 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 city/county 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 final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. 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.

4.8 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 proof-rolled and compacted as discussed in Section 3.2 of this report. After completing the proof 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 at 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.

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 local 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 reevaluate 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 should be provided 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 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 specific dates drilled.

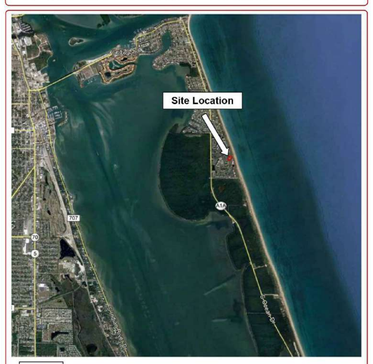
Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International, Inc. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration 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.

Appendix A - Vicinity Map

Site Vicinity Map

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



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Appendix B - Test Location Plan

Test Location Plan

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



Legend
- Approximate 20' Standard Penetration Test Boring Locations
- Approximate Auger Boring Locations
- Approximate Exfiltration Test Location

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DATE	REVISION	MARK

DRAWING 21-032 CONST | DRAWN JBB
DESIGNED JBB
CHECKED JBB
SCALE NTS | DATE 04/30/21

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SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 57396

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021
PROJECT NO. 21-032
SHEET 04A

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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 date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from these shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-38	21-40	Loose	3-4	21-35	4-8	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	¾ to 3 inches
Fine Gravel	No. 4 sieve to ¾ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<8%	Trace	Less than ¼"	Fine roots
8% to 12%	Little	¼" to ½"	Small roots
12% to 30%	Some	½" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <5% Slightly to mighty Organic; 25% to 75% Muck; >75% Peat

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Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	4	25		Light brown fine sand (SP)			
			7			2.0			
5	SS	2	8	18		Gray fine sand, trace shell (SP)			
			10			▽			
	SS	3	9	19					
			10						
10	SS	4	12	26		4.5 Gray silty fine sand (SM)			
			14						
	SS	5	12	26		13.5 Gray silty fine sand, trace shell (SM)			
			14						
15	SS	6	12	26		18.5 Gray fine sand, little shell (SP)			
			13						
	SS	7	50/4"	50/4"		20.0			
20						Bottom of borehole at 20.0 feet.			

LOG OF BORING B-2

PAGE 1 OF 1

CLIENT Proctor & Association General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	5	11		Brown fine sand (SP)			
			6			2.0			
5	SS	2	11	27		▽			
			16						
	SS	3	10	23		6.5 Gray fine sand, trace shell (SP)			
			13						
10	SS	4	10	25		13.5 Gray fine sand, little shell (SP)			
			15						
	SS	5	50/5"	50/5"		18.0			
15						Bottom of borehole at 20.0 feet.			

LOG OF BORING AB-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Light brown fine sand (SP)			
	80					
5	80					
	80					
10	80		9.5 Brown fine sand (SP)			
	80		14.0 Gray fine sand, little shell and rock (SP)			
15	80		18.5 Gray fine sand, trace shell, little rock (SP)			
	80		20.0			
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-2

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.5 Gray fine sand (SP)			
	80		8.0 Brown fine sand with silt (SP-SM)			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-3

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, little shell and rock (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-4

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	70		Brown fine sand (SP)			
	60					
5	60		4.5 Gray fine sand, little shell (SP)			
	60		8.0			
10	60					
	60					
15	60					
	60					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-5

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, trace shell (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

Appendix E - Hydraulic Conductivity Results

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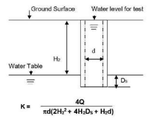
EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Proctor & Associates General Contractors, LLC — **Project No:** 3330.2100065.0000
Project: Ocean Village Club, 2400 S Ocean Drive, Fort Pierce, Florida — **Test Date:** 4/16/2021 — **Technician:** PM

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 - 2	Dark brown fine sand, trace silt (SP)	60
	2 - 6	Light brown fine sand, trace shell (SP)	70
			80
			80
			80
			80
	Depth to Water Table from Ground Surface (feet)		2.3

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_1 + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft² – ft head)	2.44 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	2.90 x 10⁻⁰³
d	Diameter of Test Hole (feet)	0.33
H_2	Depth to Water Table (feet)	2.3
D_1	Saturated Hole Depth (feet)	3.7

Notes:

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.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the "A" line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No. 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the "A" line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

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.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
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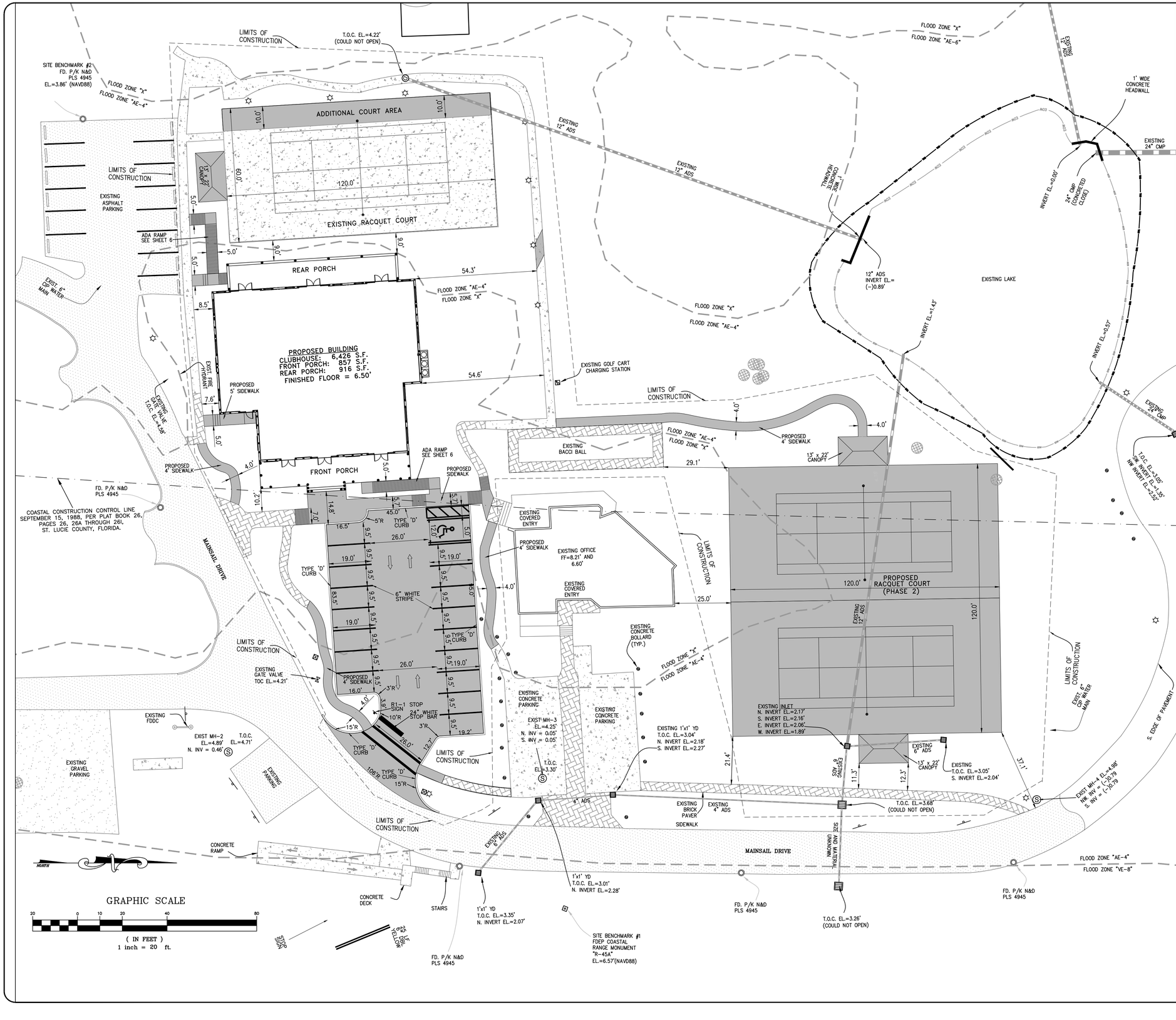

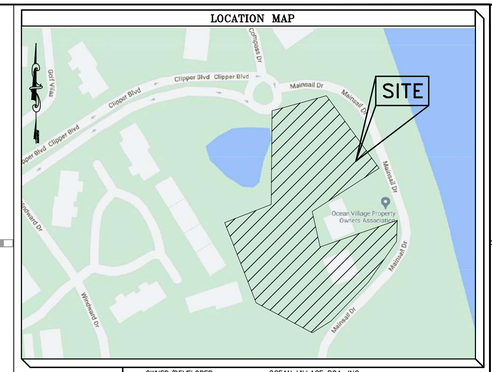

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL. 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO 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	HIR (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:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)	
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF 40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF 1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 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	8.5%
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/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

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SITE PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

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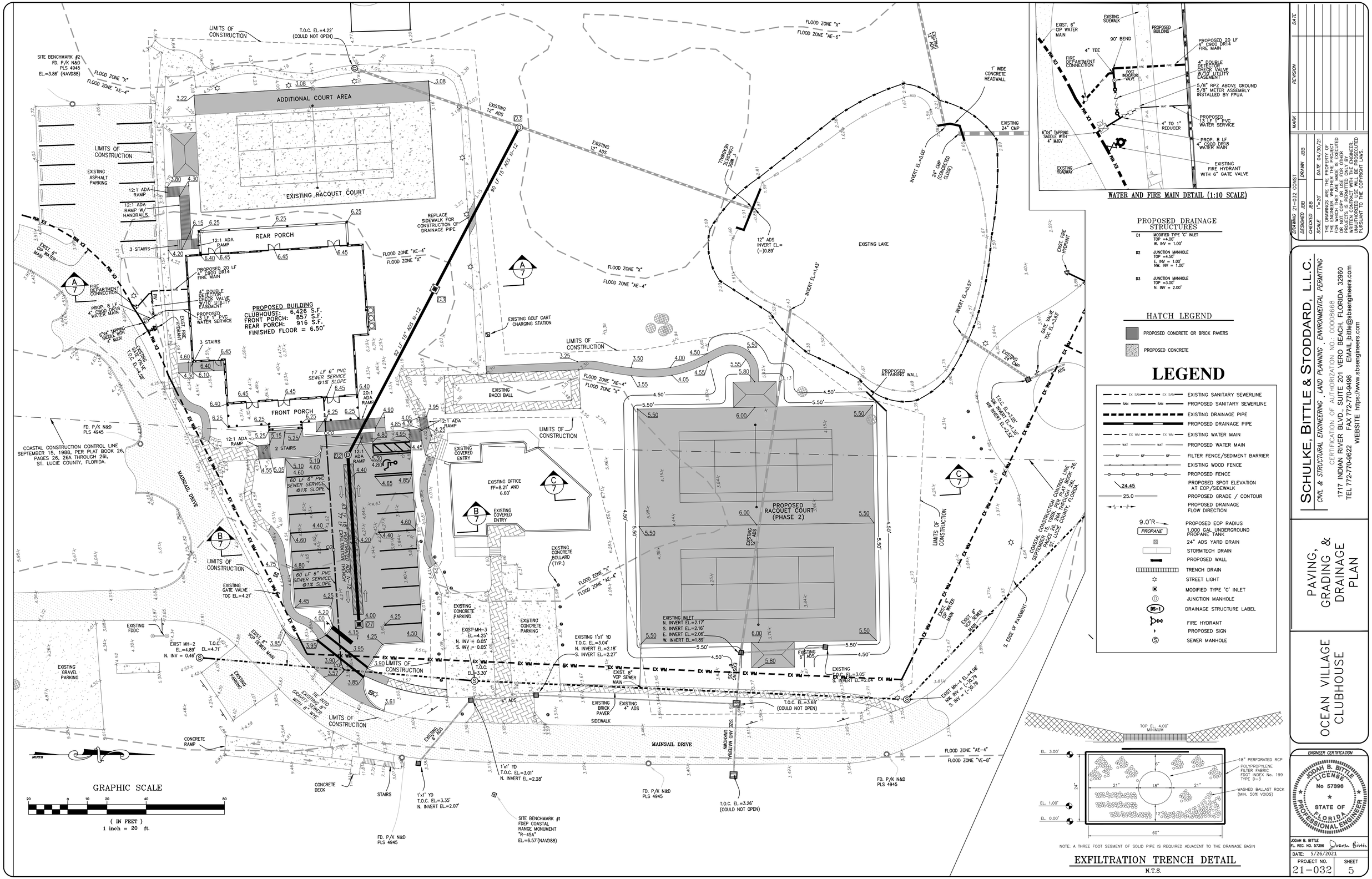

WATER AND FIRE MAIN DETAIL (1:10 SCALE)

PROPOSED DRAINAGE STRUCTURES

- **D1** MODIFIED TYPE 'C' INLET
  TOP =4.00'
  W. INV = 1.00'
- **D2** JUNCTION MANHOLE
  TOP =4.50'
  E. INV = 1.00'
  NW. INV = 1.00'
- **D3** JUNCTION MANHOLE
  TOP =3.00'
  N. INV = 2.00'

HATCH LEGEND

- PROPOSED CONCRETE OR BRICK PAVERS
- PROPOSED CONCRETE

LEGEND

- EXISTING SANITARY SEWERLINE
- PROPOSED SANITARY SEWERLINE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- FILTER FENCE/SEDIMENT BARRIER
- EXISTING WOOD FENCE
- PROPOSED FENCE
- PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
- PROPOSED GRADE / CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED EOP RADIUS
- 1,000 GAL UNDERGROUND PROPANE TANK
- 24" ADS YARD DRAIN
- STORMTECH DRAIN
- PROPOSED WALL
- TRENCH DRAIN
- STREET LIGHT
- MODIFIED TYPE 'C' INLET
- JUNCTION MANHOLE
- DRAINAGE STRUCTURE LABEL
- FIRE HYDRANT
- PROPOSED SIGN
- SEWER MANHOLE

NOTE: A THREE FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL
N.T.S.

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PAVING, GRADING & DRAINAGE PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION
JODAH B. BITTLE
PL. REG. NO. 57396
DATE: 5/26/2021

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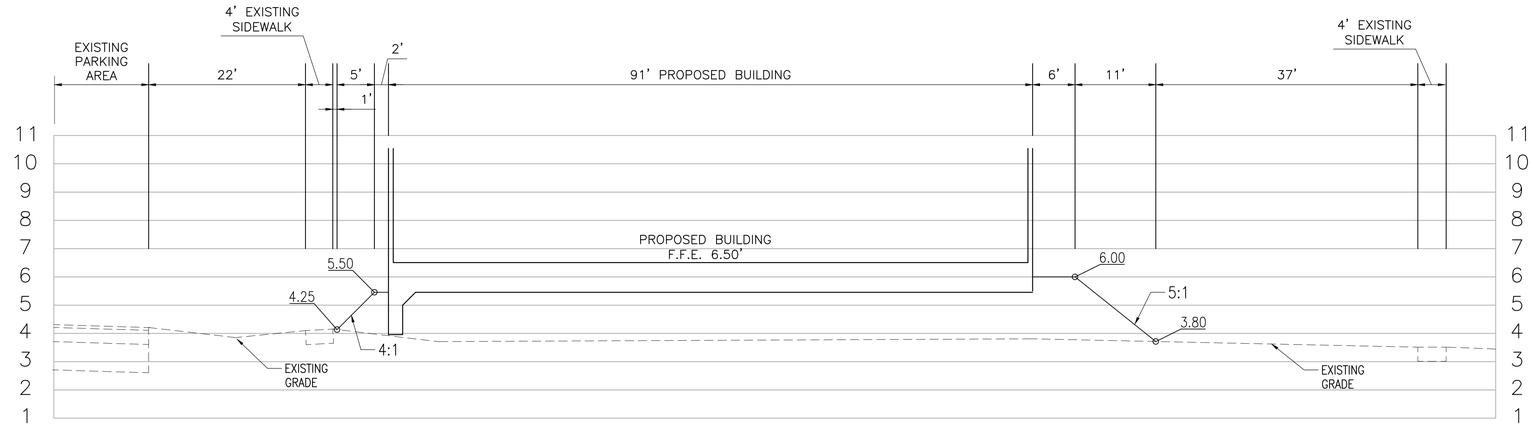

SECTION A

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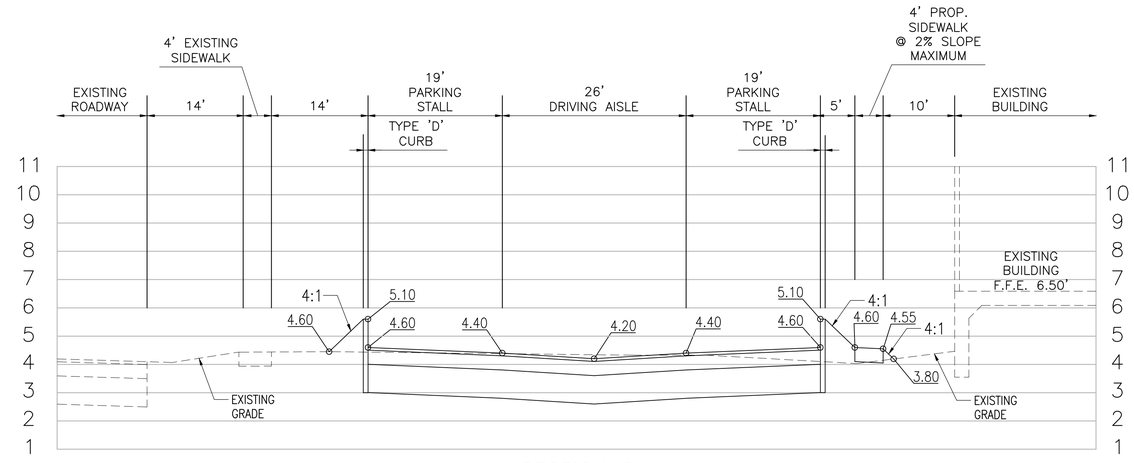

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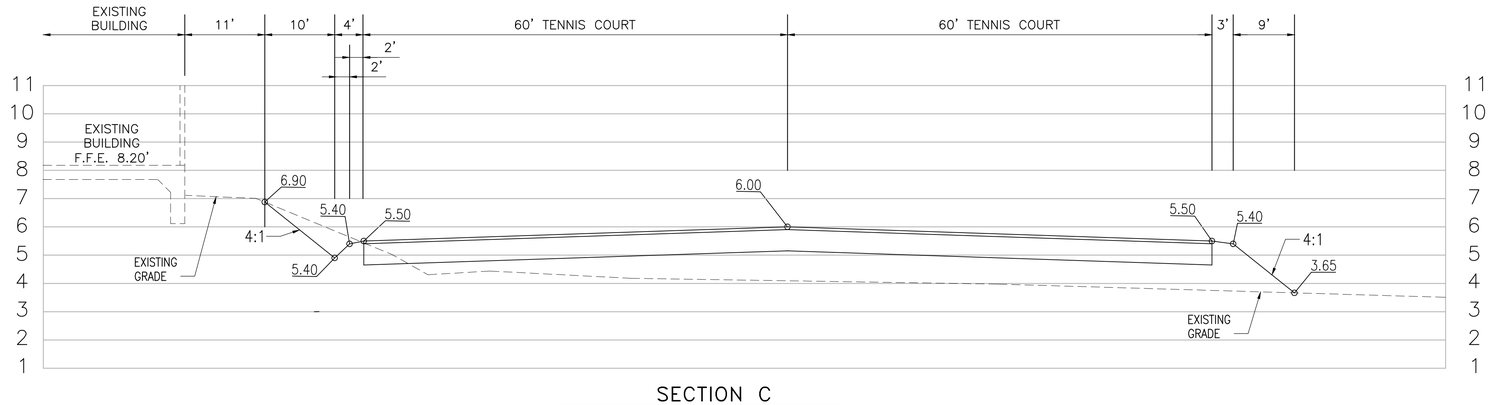

SECTION C

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SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION. ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS, ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS,BRUSH,VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIAL THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, ALL FILL MATERIAL SHALL BE TYPE B (AASHTO T-99).
COMPACTION: 98% MODIFIED PROCTOR (ASTM D-1557) OR 95% STANDARD (AASHTO T-180).
MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS.
COMPENSATION: COMPENSATION FOR EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED ROCK STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - 3/4" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS AND SHALL CONTAIN NO STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN 1/2 INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS, ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL BASE IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE CORE PENETRATION ROCK PIT CERTIFICATION. ALL MATERIAL SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT
PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350, PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3-FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROCRIBULED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT THE DEPTHS GREATER THAN 5 FT. AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SANDTIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948-2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4"-LIFTS TO THE SPRINGLINE MAXIMUM 6" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED IN THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND. IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM). SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

RECORD DRAWINGS
THE CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE WORK (2) WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOT/BLDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS- DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

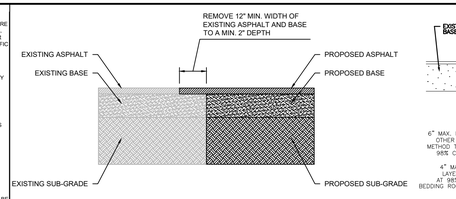
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

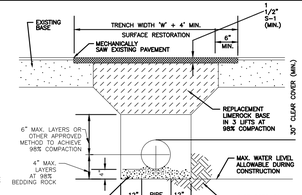
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019-20.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 711-001.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, MUTCD, AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS; ALL LATEST EDITIONS.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 711-001.
8. ALL FDOT DESIGN STANDARDS INDICES CORRESPONDING TO THE 2019-20 EDITION.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS, ALL LATEST EDITIONS.
2. ALL SIGNS SHALL BE TYPE 'C' SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-010. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-101 AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE.
FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC INFORMATION OFFICE
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
2. ALL MATERIALS AND CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOTROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
3. THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS: THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S DEPARTMENT OF TRANSPORTATION, FHWA). THE CONTRACTOR SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED IN THE FIELD BY THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
4. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
5. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
6. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
8. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING, THE TELEPHONE NUMBER IS 954-776-4300 OR 1-800-300-8236.
9. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
10. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED EXCEPT AT TIMES PRESCRIBED BY THE DEPARTMENT.
12. LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. CONSTRUCTION TO CONFORM TO SECTION 200, BASE TO BE PRIMED AFTER COMPACTION.
13. STABILIZED SUBGRADE SHALL BE A MINIMUM OF 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE A MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.
14. REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THUE RIGHT OF WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
15. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.

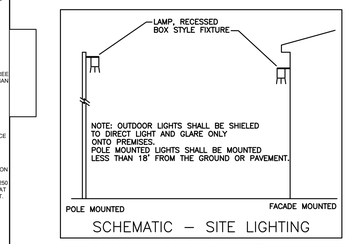


SAW-CUT
N.T.S



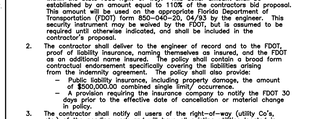
NOTES
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD TO CONTROL SOILS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO AA.S.H.T.O. T-180.
5. ALL ROADWAY RESTORATION SHALL COMPLY WITH INDIAN RIVER COUNTY PUBLIC WORKS / F.D.O.T. STANDARDS.
6. TRENCH WIDTH "W" = PIPE O.D. PLUS 2'-0".

TRENCH DETAILS
(PAVED AREAS)



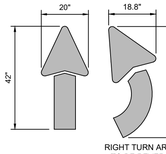
SCHEMATIC – SITE LIGHTING

CONSTRUCTION NOTES
Conditions of Construction
Within F.D.O.T. Right-of-Way
1. The contractor shall provide a security instrument in the form of a performance bond in the estimated dollar amount of the improvements/work within the state road right-of-way. This dollar amount shall be established by an amount equal to 110% of the contractors bid proposal. This amount will be used on the appropriate Florida Department of Transportation (FDOT) form 850-040-20, 04/93 by the engineer. This security instrument may be waived by the FDOT, but is assumed to be required until otherwise indicated, and shall be included in the contractor's proposal.
2. The contractor shall deliver to the engineer of record and to the FDOT, proof of liability insurance, naming themselves as insured, and the FDOT as an additional name insured. The policy shall contain a brood form contractual endorsement specifically covering the liabilities arising from the indemnity agreement. The policy shall also provide:
– Public liability insurance, including property damage in the amount of $500,000.00 combined single limit/ occurrence.
– A provision requiring the insurance company to notify the FDOT 30 days prior to the effective date of cancellation or material change in policy.
3. The contractor shall notify all users of the right-of-way (utility Co's, etc.) of the pending work and will have all existing utilities located in the field,and all conflicts resolved. Documentation of this notification shall be submitted to the engineer of record.
4. The engineer of record and the FDOT must be notified 72 hours prior to the commencement of construction. A pre-construction meeting at the job site shall be arranged by the contractor, at which representatives of the engineer of record and FDOT must attend.
5. All conditions of the FDOT permit must be strictly adhered to.
6. All construction shall be performed in accordance with the "FDOT Standard Specifications for Road and Bridge Construction," latest edition and shall reference the "FDOT Standard Specifications for Road and Bridge Construction," latest revisions.
7. Construction specifications listed on Sheet C–3 shall be adhered to.



SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5–FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T–119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE
9. PROVIDE REINFORCEMENT AS SPECIFIED IN PLAN SHEETS.

DETAIL AND
SIDEWALK / BIKEPATH SPECIFICATIONS



RIGHT

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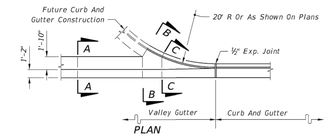
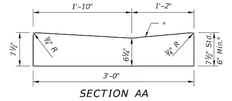
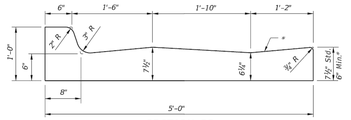


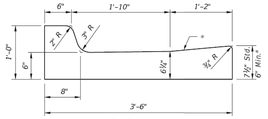
PLAN



SECTION AA



SECTION BB



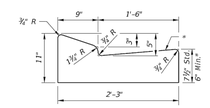
SECTION CC

VALLEY GUTTER

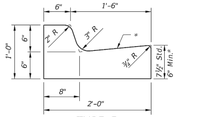
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

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

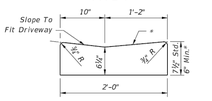
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E

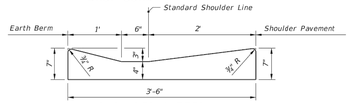


TYPE F

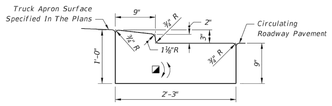


Note: To be paid for as parent curb.

DROP CURB

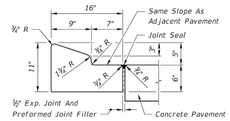


SHOULDER GUTTER



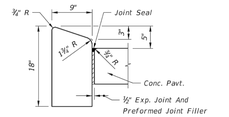
TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION

TYPE RA

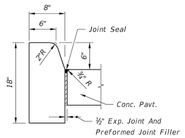


For details depicting usage adjacent to flexible pavement, see Sheet 2.

TYPE A



TYPE B



TYPE D

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

CONCRETE CURB

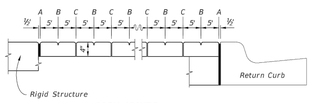
CONCRETE CURB AND GUTTER

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 1 of 2

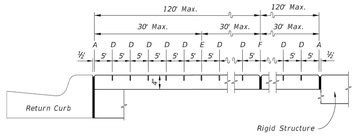
10/14/2019 11:05:46 AM

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ½" Formed Open Joints

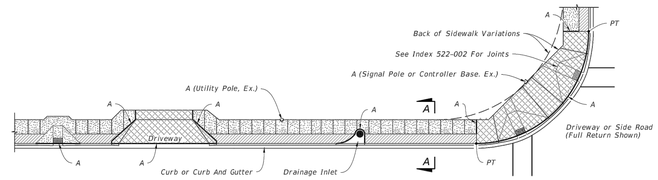
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS



PLAN

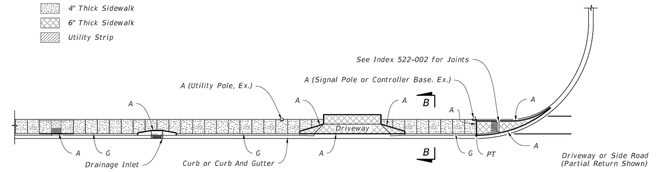
SIDEWALK WITH UTILITY STRIP

LEGEND:

4" Thick Sidewalk

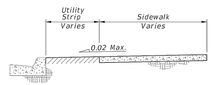
6" Thick Sidewalk

Utility Strip

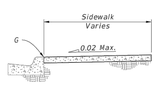


PLAN

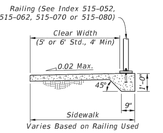
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



RAILING DETAIL

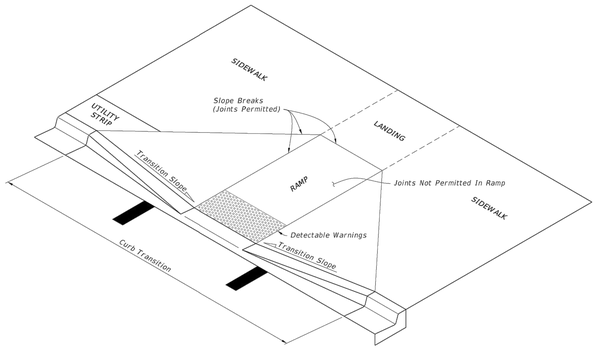
GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2

10/14/2019 11:15:32 AM

GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. Detectable Warnings - Acceptance Criteria:
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



CURB RAMP NOMENCLATURE

LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

7/25/2020 2:09:54 PM

GENERAL NOTES:

1. When four or more work vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLAGGER sign shall be substituted for the WORKERS sign. For location of flaggers and FLAGGER signs, see Index 102-603.
2. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
3. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
4. For general TCZ requirements and additional information, refer to Index 102-600.

DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   - a. Work operations are 60 minutes or less.
   - b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

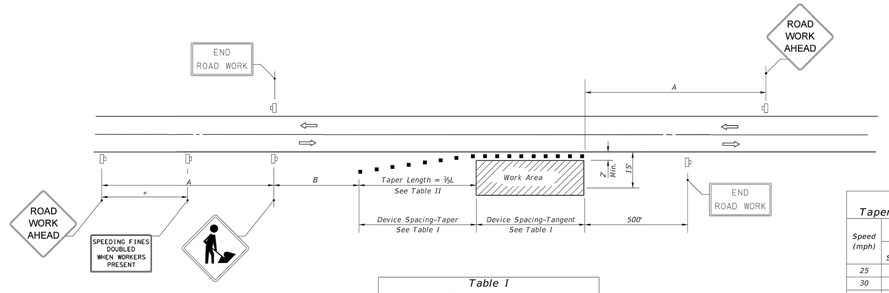


Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	Spacing (ft.) B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

Table II
Taper Length - Shoulder

Speed (mph)	½L (ft) 8' Shldr.	10' Shldr.	12' Shldr.	Notes
25	28	35	42	$L = \frac{WS^2}{60}$
30	40	50	60	
35	55	68	82	
40	72	90	107	
45	120	150	180	L=WS
50	133	167	200	
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width

½L = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

SYMBOLS

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 1

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MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB SCALE NTS@20" DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING LAND PLANNING . ENVIRONMENTAL PERMITTING
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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	09

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

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

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

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

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

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

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

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

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

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

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

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

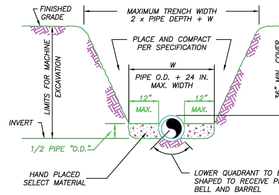
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

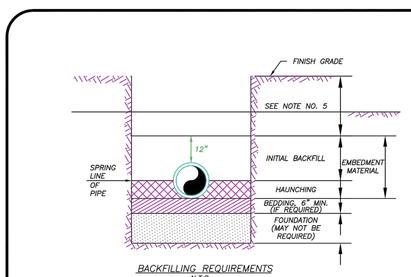


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL	M-1
03-09 DATE: DESIGNED: JLC DRAWN BY: RM APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

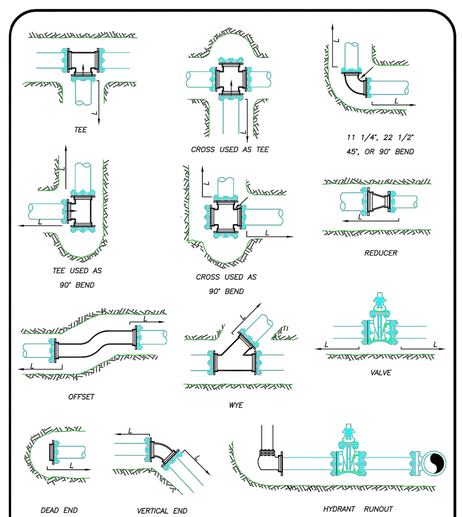


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

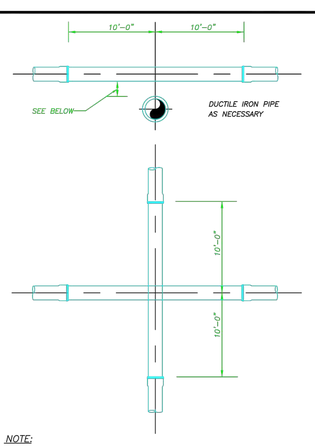
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

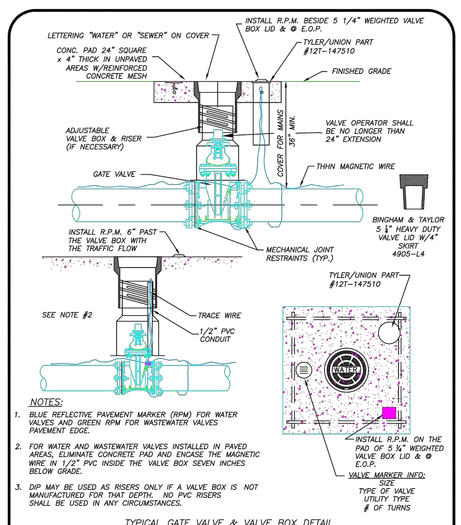


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



NOTES:

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

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

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21-032 CONST	DRAWN JBB
DESIGNED JBB	
CHECKED JBB	DATE 04/30/21
SCALE NTS(O)	

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WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396
DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	10

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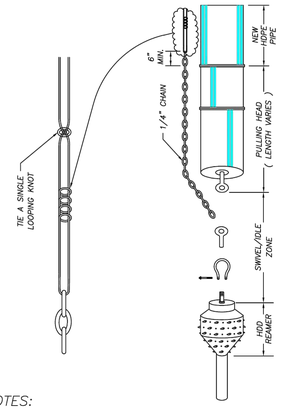
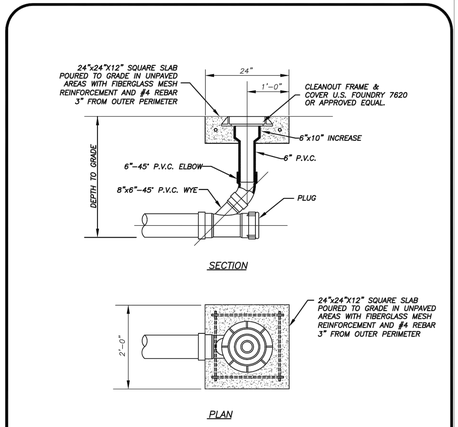


NOTES:

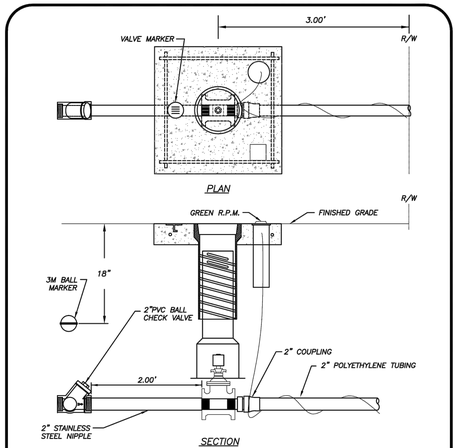
1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
   MANUFACTURER – COPPERHEAD INDUSTRIES, LLC
   PART NUMBER – 1245B–EHS–500 / 1245B–EHS–1000 / 1245B–EHS–2500
   PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

FPUA COMMUNITY PROUD	DIRECTIONAL BORE WIRE ATTACHMENT	M–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC MISC. DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL APPROVED: DATE: JLC 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



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

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S–4B
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–08 RISE DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC SEWER DETAIL 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 3



NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

FPUA COMMUNITY PROUD	GRINDER STATION CONNECTION	S–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC COMPUTER# DRAWN BY: SCALE: SLL N.T.S. SCALE APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

GENERAL POLICY

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

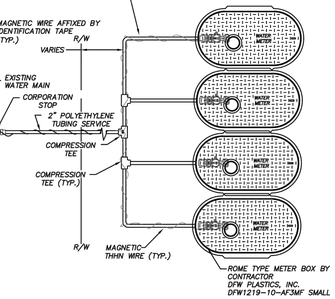


NOTES:

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

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD	WATER METER PLACEMENT POLICY	W–1
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 02–15 SLL DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

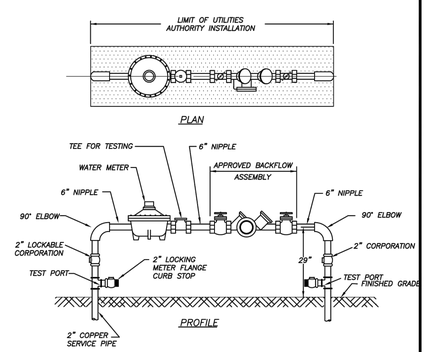


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)	W–4A
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC W–4.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2020	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



NOTES:

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

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

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W–8
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21–032 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB SCALE N.T.S. DATE 04/30/21

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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21–032 | SHEET 11

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DRAWING 21-032 CONST

DESIGNED JBB | DRAWN JBB

CHECKED JBB | DATE 04/30/21

SCALE 1"=20'

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WEBSITE https://www.sbsengineers.com

AERIAL

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	12



FLOOR PLAN

SCALE: 3/16" = 1'-0"

1 / A-1.11

NORTH

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

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

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	NEW, 8" CMU WALL WITH FILLED CELLS AND REINFORCING. 1 ½" 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.

It is the law of the architect of engineer's licensing, the plans and specifications prepared by the architect or engineer and the application thereto comply with the laws governing the licensure of the architect or engineer and the Florida Building Code and Chapter 553, Florida Statutes.

Official Issue: Site Plan Submittal 5/25/2021.

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

Seal:

STATE OF FLORIDA
REGISTERED
BRENT A. WOOD
ARCHITECT
MAY 25 2021

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

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL, 34994
Tel. 772.220.1217 Fax 772.419.9261

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
89 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
FLOOR PLAN

Sheet Number:
A-1.11

Project Number: 2170/13
Plot Date: 05-25-2021
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Tree/Palm Symbol Legend

- EX. TREE/PALM TO REMAIN
- EX. TREE/PALM TO REMOVE
- EX. TREE/PALM TO RELOCATE SEE LANDSCAPE PLAN FOR NEW LOCATION(S)

EXISTING TREE DISPOSITION

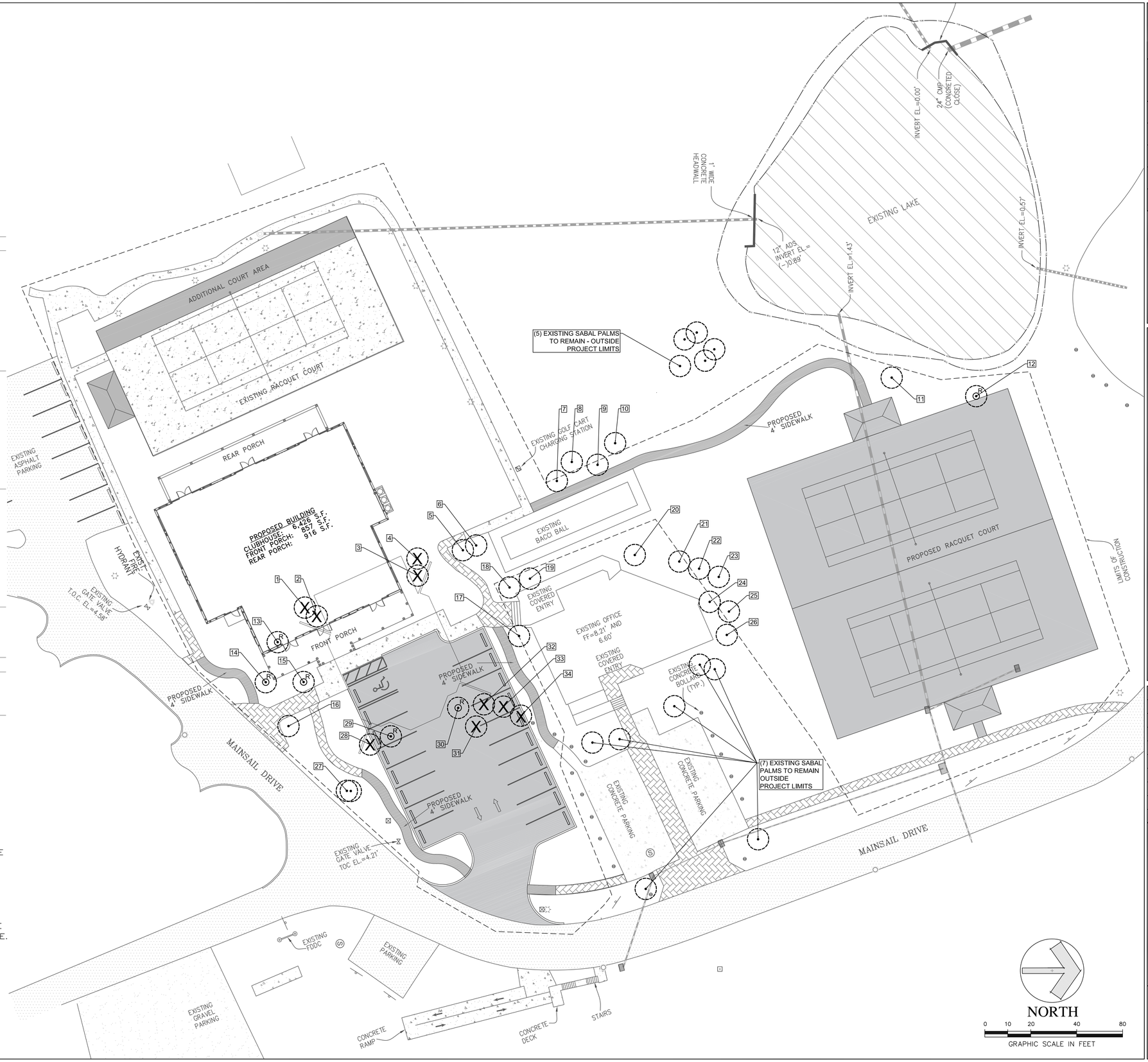
NO.		BOTANICAL NAME	COMMON NAME	DBH	CONDITION	ACTION
1	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
2	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
3	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
4	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
5	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
6	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
7	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
8	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
9	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
10	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
11	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
12	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
13	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
14	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
15	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
16	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
17	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
18	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
19	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
20	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
21	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
22	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
23	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
24	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
25	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
26	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
27	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR–DBL TRNK	REMAIN
28	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
29		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
30		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
31	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
32	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
33	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
34	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE

* INDICATES NATIVE SPECIES

PALMS TO BE REMOVED ARE VERY MATURE AND IN POOR TO VERY POOR CONDITION WITH TRUNK CONSTRICTION AND TRUNK DAMAGE – NOT RELOCATEABLE
(9) PALMS TO BE REMOVED AND MITIGATED/REPLACED AT 1:1 BASIS REPLACEMENT

Tree/Palm Protection

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY THE SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES/PALMS DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE POSTS TWO(2) INCHES BY(4) FOUR INCHES OR LARGER, WOODEN POSTS PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED EITHER A MINIMUM OF FIVE(5) FEET FROM THE TRUNK, UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT, OR IN LINE WITH THE TREE'S DRIP LINE. POSTS SHALL BE NO FURTHER THAN 6 FEET APART. REFER TO DETAIL. EACH SECTION SHALL BE LINKED TOGETHER WITH LUMBER, EROSION FABRIC, NET OR PLASTIC FENCE MATERIAL. ORANGE PLASTIC CONSTRUCTION FENCE AND METAL T–STAKES ARE ACCEPTABLE.
3. PROPOSED GRADES AROUND TREES/PALMS TO REMAIN SHALL BE MAINTAINED TO WITHIN (4) FOUR INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE/PALM REMOVAL, TREE PROTECTION AND GENERAL PLANTING REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIAL SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE TREE/PALM CANOPY AREA.



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

DATE: 5/21/2021

SHEET: Tree Disposition Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT · THOMAS L. WHITE · LA-0001100 · STATE OF FLORIDA

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

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

TREE DISPOSITION PLAN

SHEET

TD-1

LANDSCAPE CODE TABLE

PERIMETER LANDSCAPE	REQUIRED	PROVIDED
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION	N/A	N/A
LANDSCAPE ADJACENT TO ROAD R.O.W.	**REQUIRED**	**PROVIDED**
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION – NO R.O.W.	N/A	N/A
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 / 180 SF	382 SF 2.1 TREES	1,068 SF 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

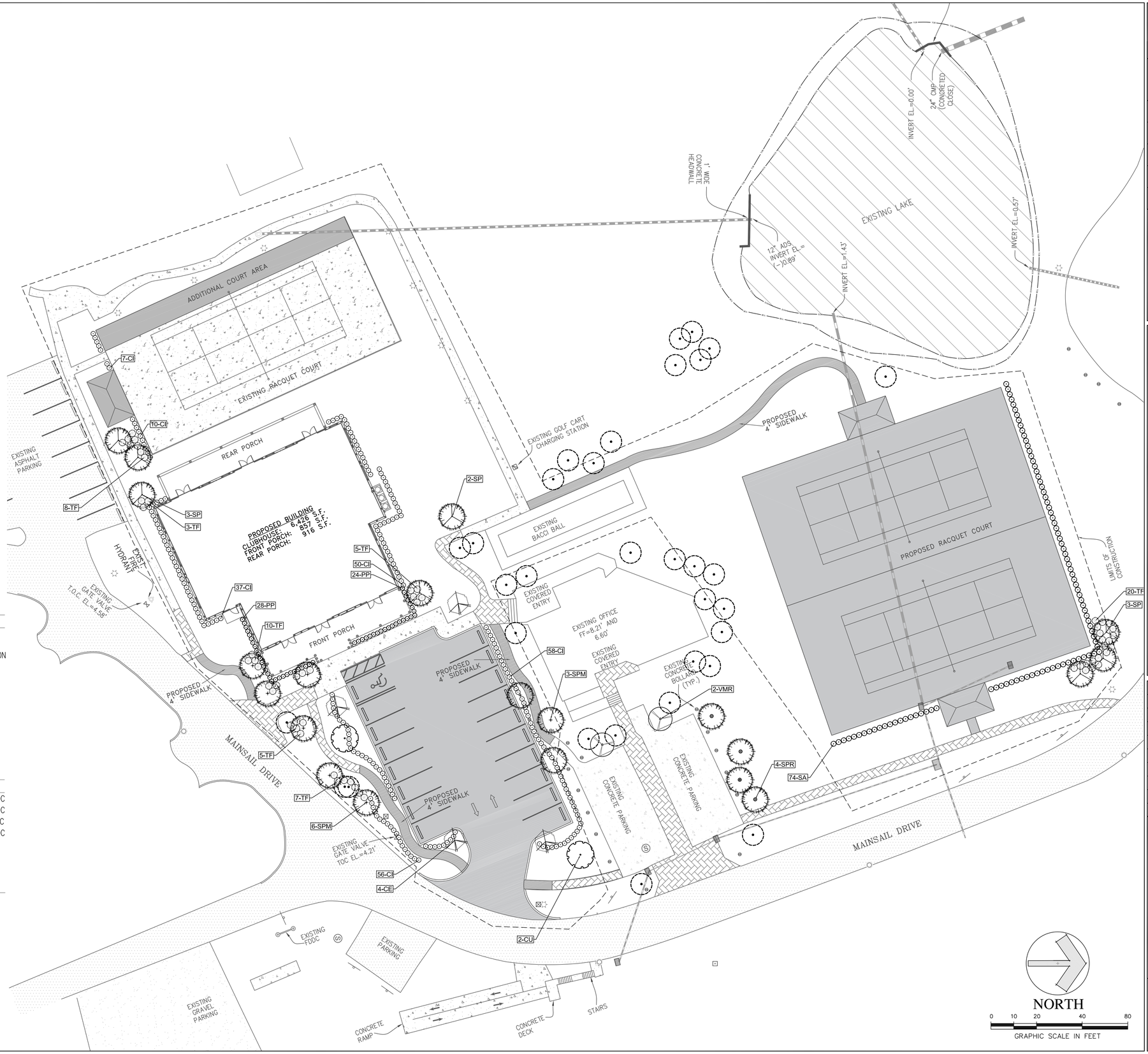
QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
4	SPR	*	H	SABAL PALMETTO	CABBAGE PALM	RELOCATED
2	VMR		M	VETCHIA MERRILLI	CHRISTMAS PALM	RELOCATED
9	SPM	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT MITIGATION
8	SP	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT
2	CU	*	H	COCCOLOBA UNIFERA	SEAGRAPE TREE	12–14' HT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

PLANT LIST – ACCENTS / SHRUBS / GROUNDCOVERS

QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
218	CI	*	H	CHRYSABALANUS 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:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

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

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

LANDSCAPE PLAN

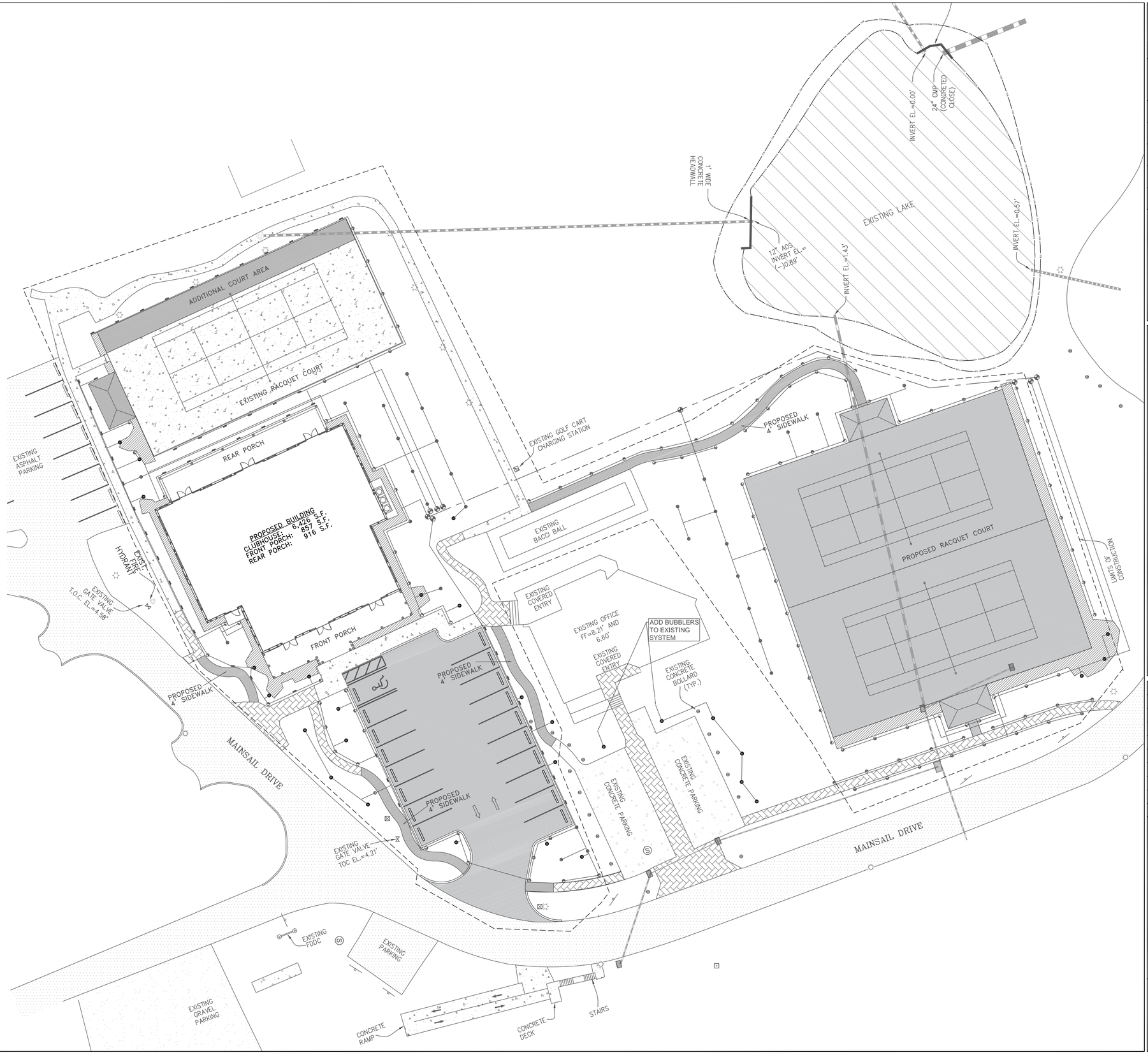
SHEET L-1

IRRIGATION LEGEND

SYM	DESCRIPTION
P	
M	
POC	WATER SOURCE: EXISTING SYSTEM
C	RAINBIRD ESP CONTROLLER - OR EQUIV. HUNTER
X / X X	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

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



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

DATE: 5/21/2021

SHEET: Irrigation Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

Thomas L. White
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OCEAN VILLAGE CLUBHOUSE

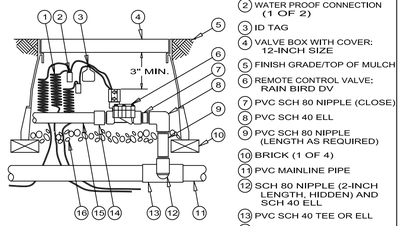
Fort Pierce
St. Lucie County, FL

REVISIONS

IRRIGATION PLAN

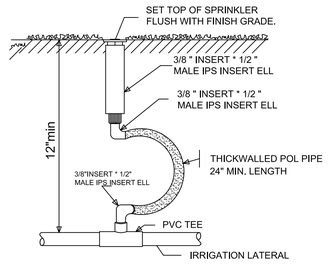
SHEET
L-2

IRRIGATION DETAILS

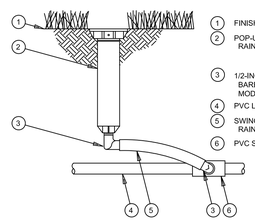


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATER PROOF CONNECTION (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER: 12-INCH SIZE
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE: RAIN BIRD DV
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

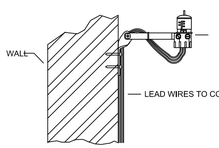


ROTOR HEAD



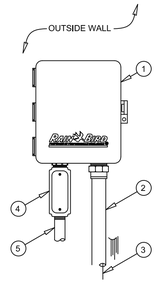
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
6. PVC SCH 40 TEE OR ELL

4"/6"/12" POP-UP SPRAY HEAD



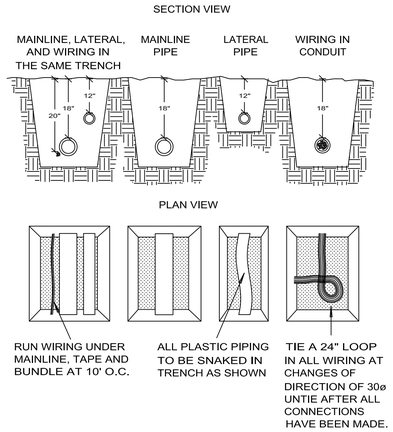
NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

MINI CLICK RAIN SENSOR



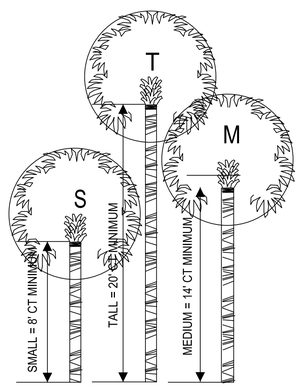
1. HYBRID CONTROLLER: RAIN BIRD ESP-I SERIES OUTDOOR WALL MOUNT (OR APPROVED EQUAL)
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

IRRIGATION CONTROLLER



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

PIPE & WIRE TRENCHING



PALMS TO BE INFORMALLY GROUPED IN STAGGERED SIZES AS SHOWN AND AS INDICATED ON PLANS.

PALMS ARE GENERALLY SPECIFIED BY OVERALL HEAIGHT AND WITH A CLEAR TRUNK DIMENSION. ALL CLEAR TRUNK DIMENSIONS FOR BOTH SABAL PALMS AND FOR ALL WASHINGTONIA PALMS ARE A MEASURE OF THE WOOD TRUNK LENGTH AT PLANTING UP TO THE BASE OF THE BOOTED FRONDS.

PALMS FROND TOPS MAY BE PENCIL CUT OR FRONDS MAY BE TRIMMED AND BOUND, AT THE DISCRETION OF THE CONTRACTOR AS REQUIRED TO INSURE THE HEALTH OF THE TREE.

OVERALL HEIGHT FOR PENCIL CUT PALMS, IS THE HEIGHT FROM THE BALL TO THE PENCIL TIP.

OVERALL HEIGHT FOR BOUND UP FRONDS IS MEASURED FROM THE BALL TO THE TOP OF THE BUD.

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.

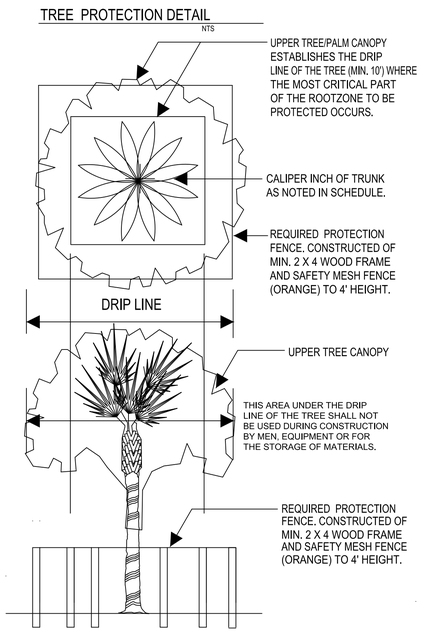
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using snap tite or DBY UL connectors.
Common shall be 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.

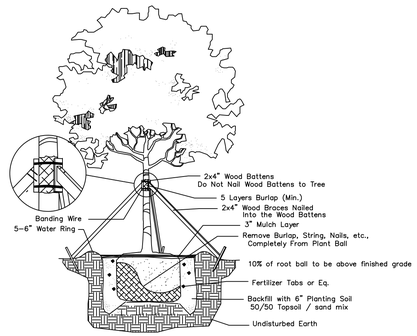
Contractor shall verify all underground utilities prior to commencement of work.

TREE PROTECTION DETAIL
NTS

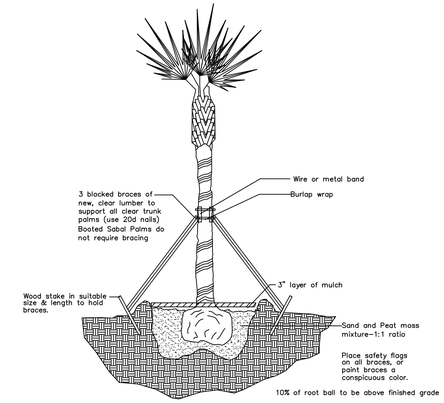


GENERAL LANDSCAPE NOTES:

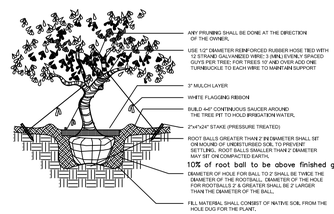
1. All plants will be FLA #1 or better as described in GRADES AND STANDARDS FOR NURSERY PLANTS, latest editions as published by The Florida Department of Agriculture and Consumer Services.
2. All plant material will receive mulch approved by the Landscape Architect and which complies with all applicable 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.
3. 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.
4. 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 "MiniClik 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.
5. 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.
6. 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.
7. No substitutions may be made without the written approval of the Landscape Architect the Owner and the City.
8. Planting plan takes precedence over the plant list. The plant list and quantities contained therein are for the convenience of the Contractor only.
9. 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.
10. 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.
11. Any existing trees noted to remain shall be protected from damage. See Tree Plans.



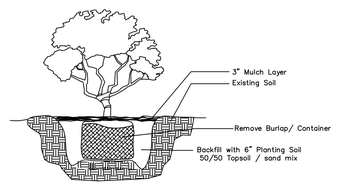
Large Tree Planting Detail
Not to Scale



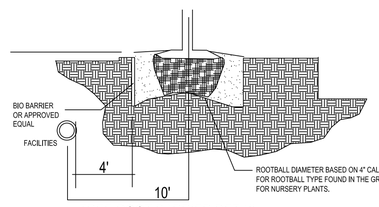
Palm Planting Detail
Not to Scale



Irregular and Multi-Stem Tree
Not to Scale



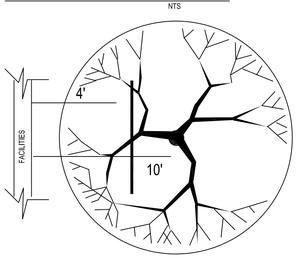
Shrub Planting Detail
Not to Scale



TREE ROOT BARRIER DETAIL
NTS

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

TREE ROOT BIO BARRIER PLAN
NTS



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 THOMAS L. WHITE LA 0001100 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



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-SAOA-AMB-U-SL4-FINISH / MA1036-XX	UNV	AMBER	9638	LED	0-10V (If required)	199W	25 'POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	MCGRAW EDISON	GLEON-SAOC-740-U-T4FT-FINISH / MA1036-XX	UNV	LED	70430	LED	0-10V (If required)	558W	18 'POLE	NOTE 1, 3
SC	24" LED AMBER BOLLARD	LIGMAN	UMC-10002-31W-T3-AMBER-FINISH-120/277v	UNV	AMBER	995	LED	NONE	31W	GROUND	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: CONFIRM FINISH

NOTE 2: FIXTURES MOUNTED ON 25' VALMONT ALUMINUM POLE R-240845806T4-P2-COOPER FINISH

NOTE 3: FIXTURES MOUNTED ON 18' VALMONT ALUMINUM POLE R-170840606T4-P2-COOPER FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

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

Calculation Summary

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

LIGHTING DYNAMICS INCORPORATED

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:

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

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



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



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



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



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



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



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

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

Official Issue: Site Plan Submittal 5/25/2021

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

Seal:

STATE OF FLORIDA
BRENT A. WOOD
AR94196
07-02-2021
REGISTERED ARCHITECT

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL 34994
Tel: 772.220.1217 Fax: 772.419.5061

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
80 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
PERSPECTIVE VIGNETTES

Sheet Number:
A-2.02

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



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



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



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



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

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

Official Issue: Site Plan Submittal 5/25/2021

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

Seal: STATE OF FLORIDA BRENT A. WOOD AR94196 07-02-2021 REGISTERED ARCHITECT

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL 34994
Tel: 772.220.1217 Fax: 772.419.5061

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
80 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
BUILDING ELEVATIONS

Sheet Number:
A-2.01

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

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 form 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,

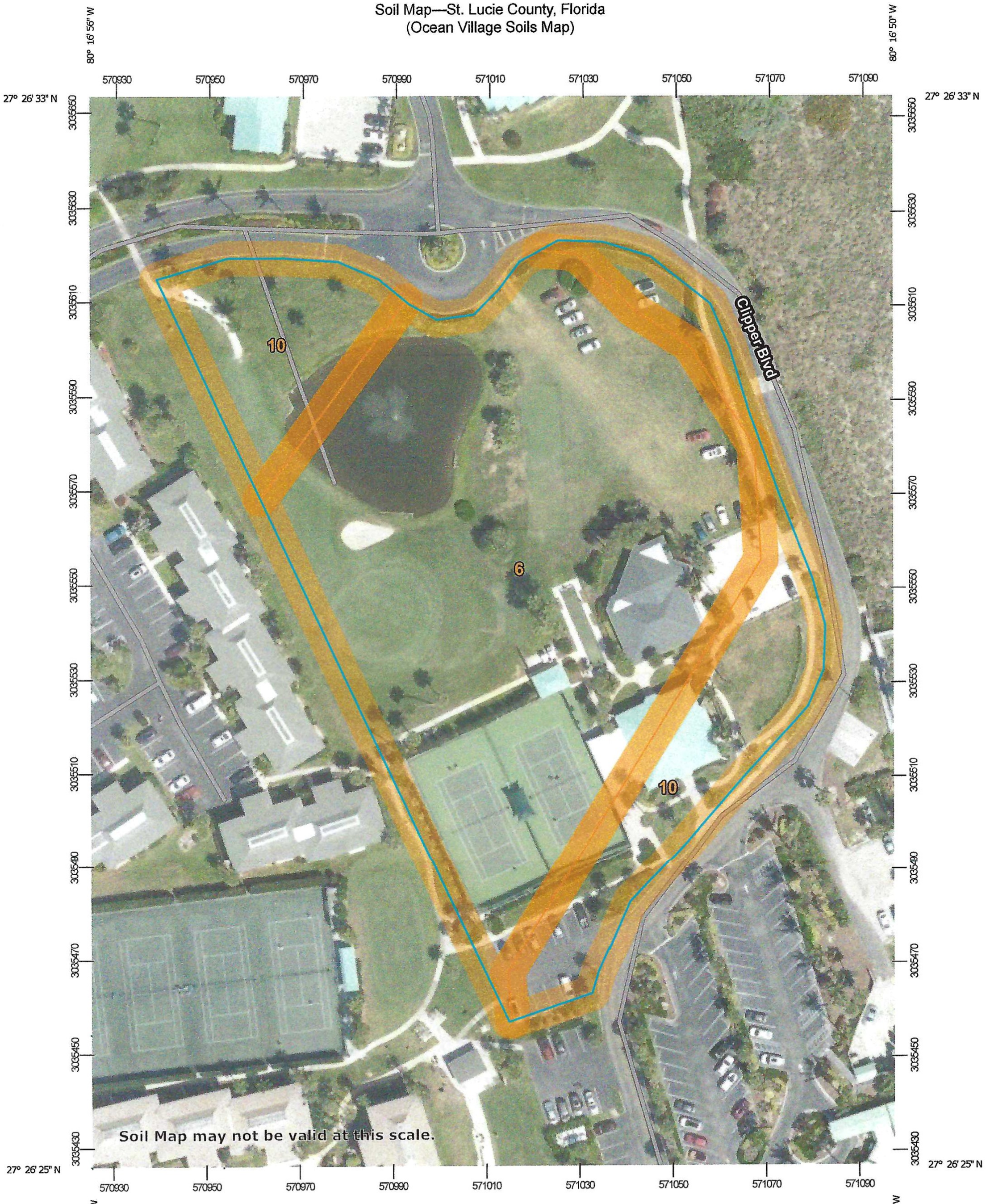
Ecological Consulting of Florida

D. Chris Sopotnick
President

DCS

2161.00

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



Map Scale: 1:1,110 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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



U.S. Fish and Wildlife Service

National Wetlands Inventory

Ocean Village NWI Map



May 25, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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

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.

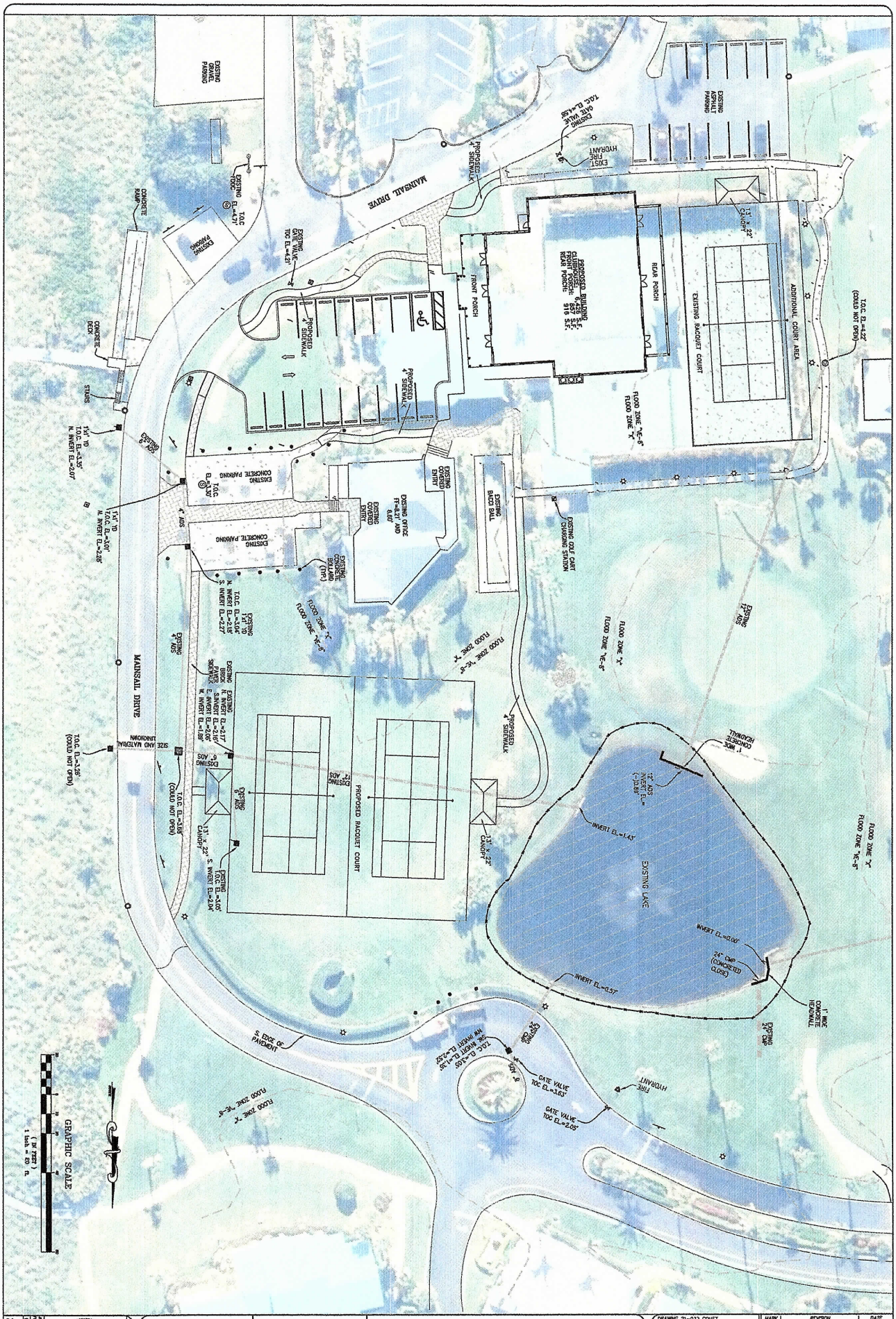
Additional analysis is not required, and the project satisfies concurrency.

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



PROJECT NO. 21-032	SHEET 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 772-770-9498 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

DRAWING 21-032 CONST	
DESIGNED JBS	DRAWN JBB
CHECKED JBS	
SCALE 1"=20'	DATE 04/30/21

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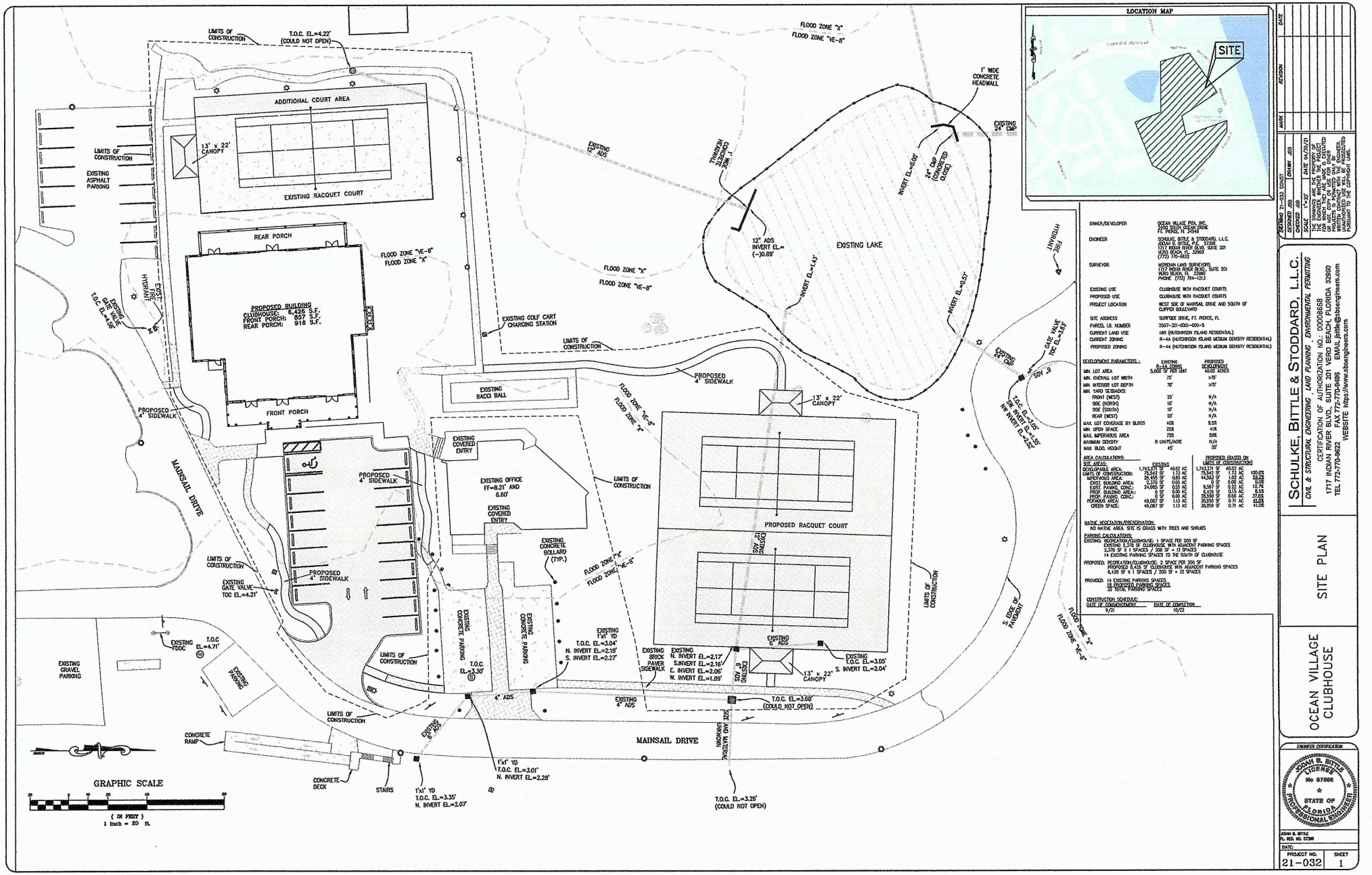
MARK	REVISION	DATE

JOHN B. BITTLE No. 57268 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
SIGNED/SEALED ON: 4/30/21
PRINTS MUST BE SIGNED AND SEALED TO BE VALID



LOCATION MAP

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2350 JOHN YOUNG DRIVE FT. PIERCE, FL 34946
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JOSIAH B. BITTLE, P.E. 57306 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-8622
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 CUPPID BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-331-0001-000-5
CURRENT LAND USE	MIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)

DEVELOPMENT PARAMETERS:	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	43.02 ACRES
MIN. OVERALL LOT WIDTH	25'	>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)	10'	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'	35'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,371 SF	40.02 AC	1,743,371 SF	40.02 AC	100.0%
LIMITS OF CONSTRUCTION:	75,543 SF	1.73 AC	75,543 SF	1.73 AC	4.33%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,543 SF	1.02 AC	2.55%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	2,370 SF	0.05 AC	0.13%
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	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,060 SF	0.66 AC	37.0%
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/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:

DATE OF COMMENCEMENT	DATE OF COMPLETION
9/21	10/22

NO.	REVISION	MARK	DATE

DRAWING 21-032 COAST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20'
DATE 04/29/21

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CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-8622 FAX 772-770-8486 EMAIL jbittle@sbengineers.com
WEBSITE https://www.sbengineers.com

OCEAN VILLAGE CLUBHOUSE

SITE PLAN

ENGINEER CERTIFICATION

JOSIAH B. BITTLE LICENSE No 57306 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOSIAH B. BITTLE
FL. REG. NO. 57306

DATE:

PROJECT NO. 21-032

SHEET 1

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	Ln(T) = 0.98Ln(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	Ln(T) = 0.98Ln(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	Ln(T) = 0.54Ln(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	Ln(T) = 0.54Ln(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	Ln(T) = 0.76Ln(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	Ln(T) = 0.76Ln(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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Conditional Use - Racquet Courts & Court Canopy - Ocean Village - 2400 S. Ocean Dr.

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: August 22nd, 2021

NOTICE BY MAIL: August 6th, 2021

NOTICE BY SIGNS: August 6th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner

SIGNATURE: **DATE:** August 26th, 2021

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

CITY OF FORT PIERCE
PO BOX 1480
FORT PIERCE FL 34954--148

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
1309463	0004874746	$137.28	$0.00	$137.28	Invoice	$0.00	$137.28

Sales Rep: AMHardy **Order Taker:** AMHardy **Order Created** 08/18/2021

Product	# Ins	Column	Lines	Start Date	End Date
TCN-St Lucie News Tribune	**1**	**1.00**	**88**	**08/22/2021**	**08/22/2021**

*** ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION**

Text of Ad: 08/18/2021

Pub Aug 22nd 2019
TCN4874746

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, September 7, 2021, hold public hearings in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 6:00 p.m. to consider review and approval of the following:

1. Applications for Site Plan and Design Review submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., to construct a 6,426 square foot clubhouse, with racquet courts, at 2400 South Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

2. Application for Conditional Use with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built seaward of the Coastal Construction Control Line (CCCL) at 2400 South Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 8/22/21

City Commission Regular Meeting - 6:00 pm **12. d.**

Meeting Date: 09/07/2021

Re: Site Plan (Development Review and Design Review) - Ocean Village Clubhouse 2400 S Ocean Dr.

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

---

SUBJECT:

Quasi-Judicial Hearing - Review and approval of applications for Site Plan (Development Review and Design Review) submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., to construct a 6,426 square foot clubhouse, with racquet courts, at 2400 South Ocean Drive. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

SUMMARY:

- The applicant is requesting the review and approval of Site Plan (Development Review and Design Review) applications to construct a 6,426 square foot clubhouse for the Ocean Village Community located at 2400 South Ocean Drive. Ocean Village is a 40.02-acre gated planned community with approximately 3,500 feet of beach frontage consisting of condominiums and single-family homes. Ocean Village offers 24-hour security, a Par-3 9-hole executive golf course, tennis courts, heated swimming pools, a jacuzzi, sauna, fitness center, card room, and a library with WI-FI. The proposed clubhouse will replace the existing approximate 3,455 square foot clubhouse and canopy.
- The proposed site improvements include the removal of the existing building and asphalt and the construction of the new 6,426 square foot clubhouse and racquet courts with modifications to parking, lighting, and water and sewer to serve the new building.

RECOMMENDATION:

The subject Site Plan (Development Review and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends **APPROVAL** of the requested applications.

ALTERNATIVES:

- Approval
- Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

staff presentation
staff report and supporting documentation
Application Packet & Supporting Documents
Public Notice Certification & Affidavit of Mailing
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/11/2021 08:57 AM
City Manager	Nick Mimms	08/27/2021 12:02 PM
City Manager	Nick Mimms	08/27/2021 12:13 PM
City Manager	Nick Mimms	08/27/2021 12:22 PM
City Manager	Nick Mimms	08/31/2021 09:31 AM
City Manager	Nick Mimms	09/01/2021 02:34 PM

Form Started By: Vennis Gilmore Started On: 08/05/2021 02:35 PM
Final Approval Date: 09/01/2021



Ocean Village Clubhouse Redevelopment with new racquet courts and canopy

2400 S. Ocean Drive

Location Map



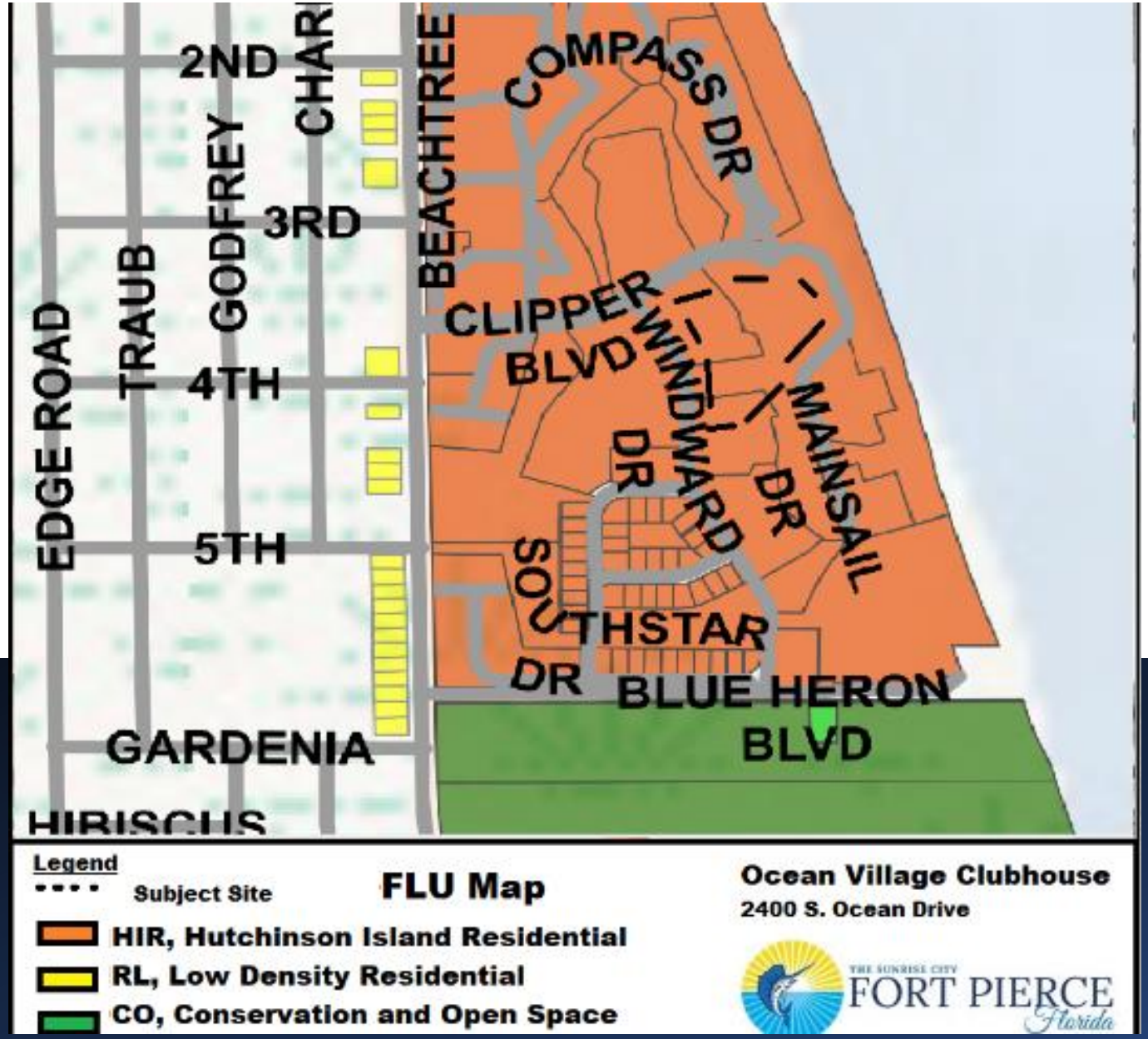
Northern Legend

A. Capstan
B. Golf Villas
C. Coral Cluster
D. Beachtree I
E. Beachtree II
F. Bermuda Center & Pool
G. Catamaran I
H. Cayman Center & Pool
I. Seascape I

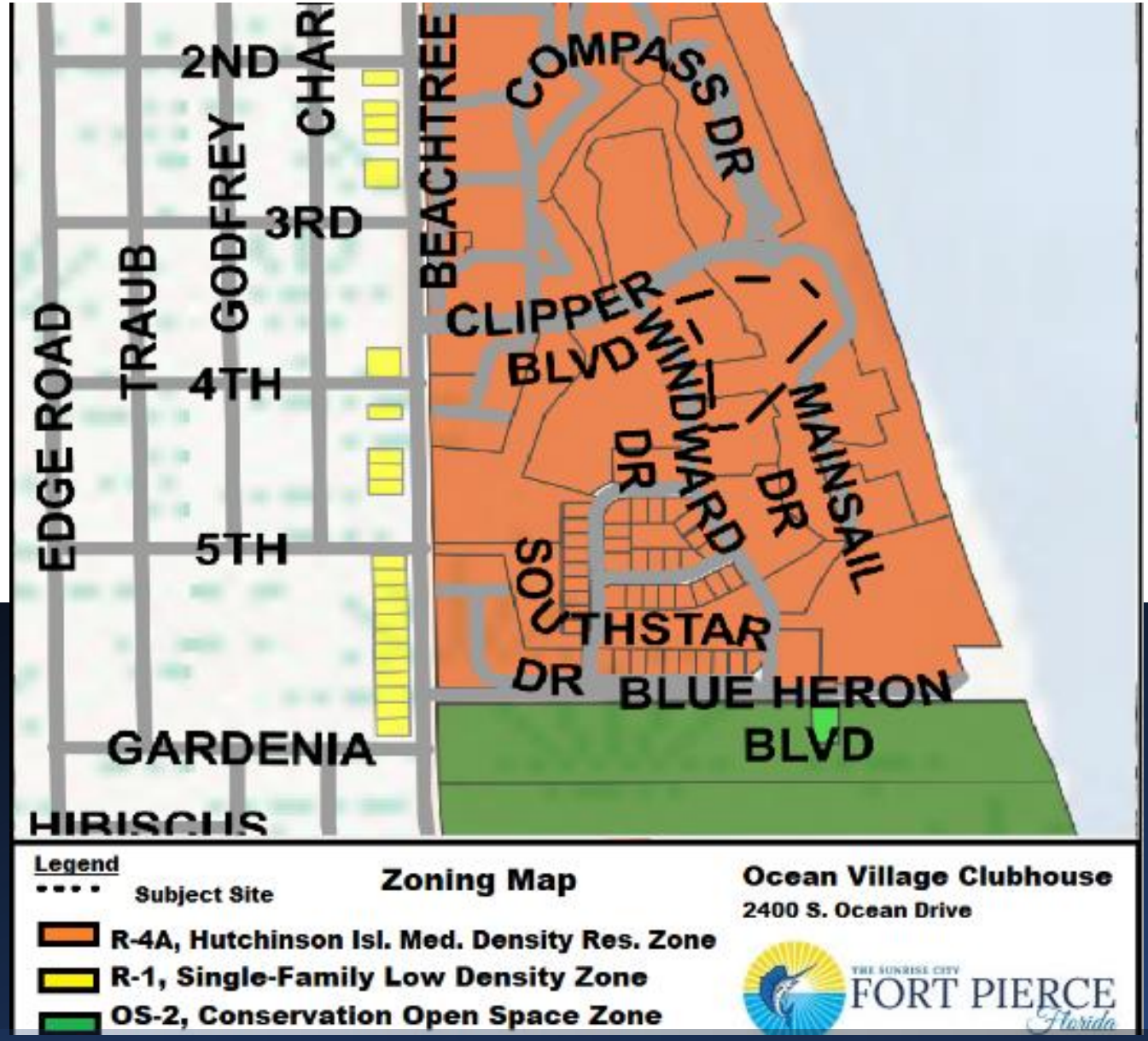
Southern Legend

J. Office
K. Tennis Courts
L. Tennis Pro Shop
M. Golf Shack
N. Restaurant
O. Club House
P. Tiki Bar
Q. Seascape II
R. Ocean House
S. Aruba Center & Pool
T. Ocean Villas I
U. Ocean Villas II
V. Ocean Villas III
W. Southpoint Homes
X. Catamaran II
Y. Golf Lodges South
Z. Golf Lodges North

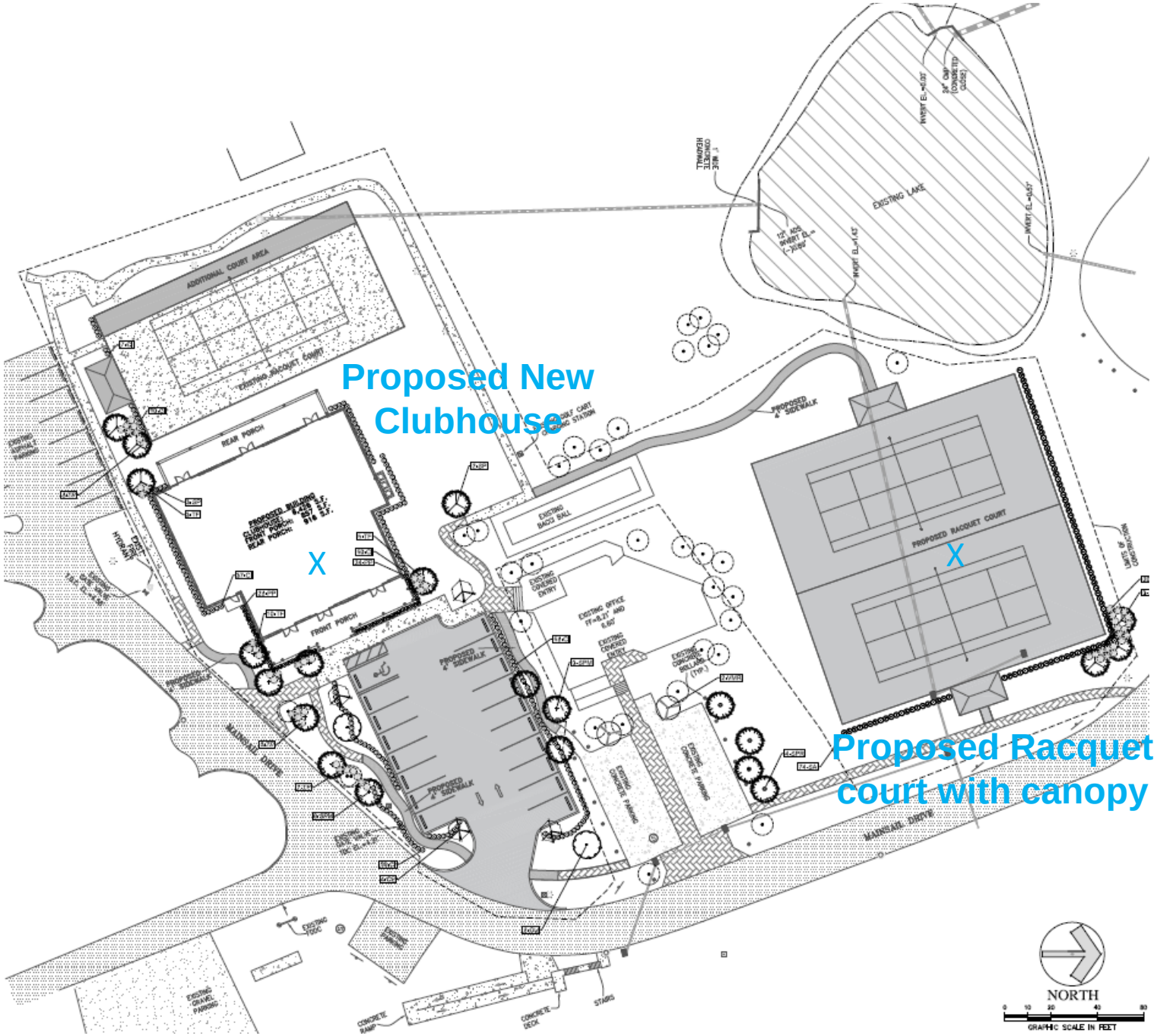
FLU Map


2ND
CHAR
GODFREY
3RD
BEACHTREE
COMPASS DR
TRAUB
EDGE ROAD
CLIPPER
BLVD
WINDWARD
DR
MAINSAIL
DR
4TH
5TH
SOUTHSTAR
DR
BLUE HERON
BLVD
GARDENIA
HIBISCUS
Legend
Subject Site
FLU Map
HIR, Hutchinson Island Residential
RL, Low Density Residential
CO, Conservation and Open Space
Ocean Village Clubhouse
2400 S. Ocean Drive
THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map


2ND
3RD
4TH
5TH
GARDENIA
HIBISCUS
EDGE ROAD
TRAUB
GODFREY
BEACHTREE
COMPASS DR
CLIPPER BLVD
WINDWARD DR
MAINSAIL DR
SOUTHSTAR DR
BLUE HERON BLVD
Legend
Subject Site
Zoning Map
R-4A, Hutchinson Isl. Med. Density Res. Zone
R-1, Single-Family Low Density Zone
OS-2, Conservation Open Space Zone
Ocean Village Clubhouse
2400 S. Ocean Drive
THE SUNRISE CITY
FORT PIERCE
Florida

Proposed Site Plan



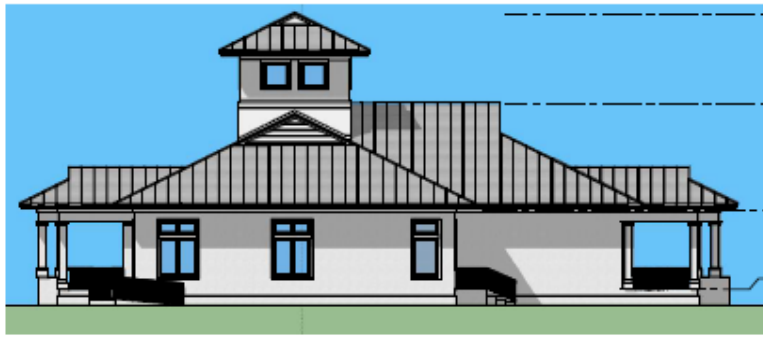
Building Elevations



NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



WEST BUILDING ELEVATION

Building Renderings



VIEW LOOKING WEST



ENTRY VIEW



VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST

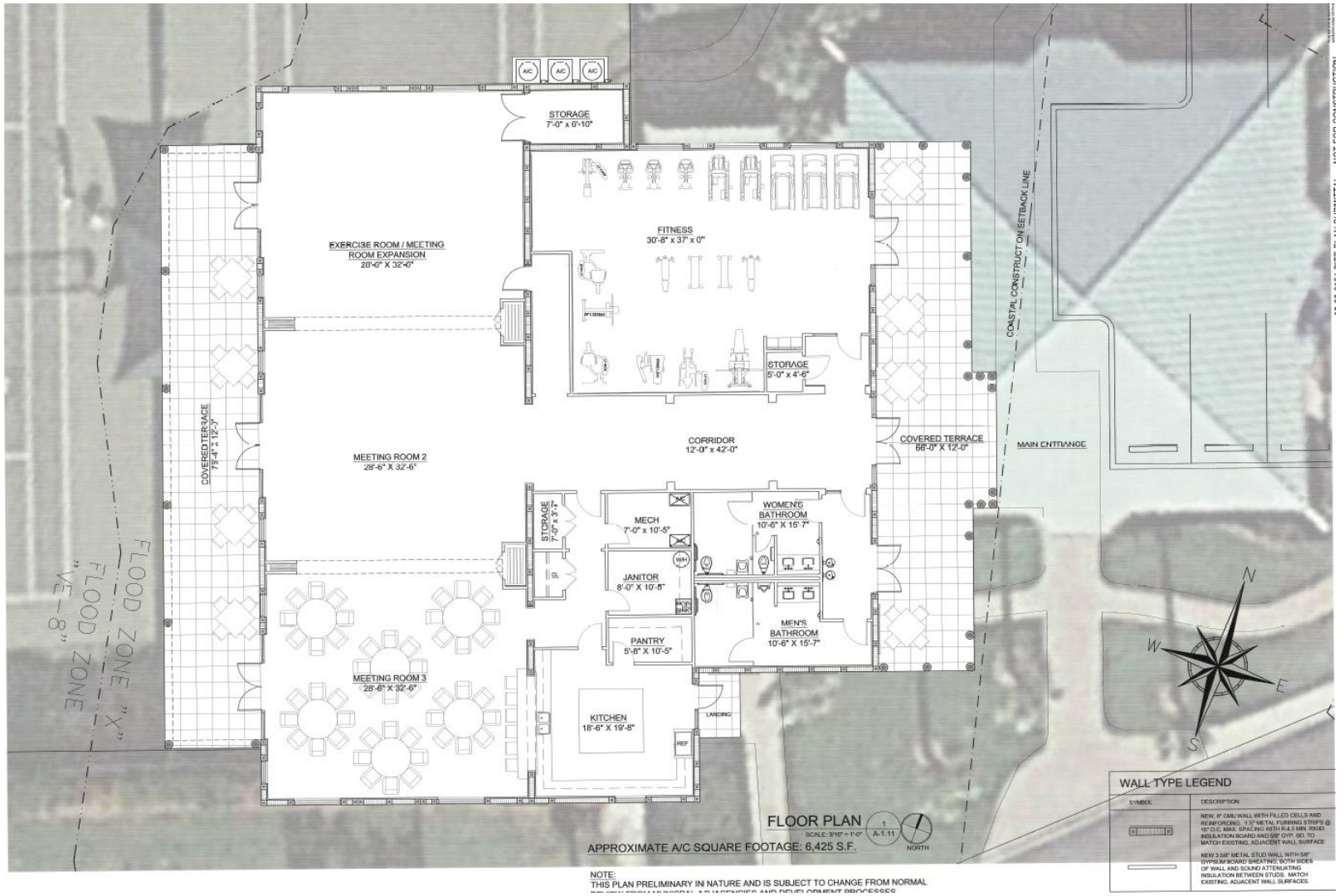


VIEW LOOKING EAST



VIEW LOOKING SOUTH EAST

Building Floor Plans



Staff and Planning Board Recommendation

- Staff recommends Approval.

- Planning Board on July 14, 2021, Recommended Approval of the Site Plan (Development Review and Design Review) for a New Clubhouse and racquet courts.

CC Actions

- **Possible actions of the City Commission:**

- APPROVAL of the Site Plan (Development Review and Design Review)

- APPROVAL of the proposed Site Plan (Development Review and Design Review) with changes

- DISAPPROVAL of the proposed Site Plan (Development Review and Design Review)



Ocean Village Clubhouse Redevelopment with new racquet courts and canopy

2400 S. Ocean Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Site Plan (Development Review and Design Review) – Redevelopment of Ocean Village Clubhouse 2400 South Ocean Drive**
BOARD DATE:	September 7, 2021

STAFF REPORT

Owner:	Ocean Village POA, Inc. 2400 South Ocean Drive Fort Pierce, FL 34949
Representative:	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E. 1717 Indian River Boulevard, Suite 201 Vero Beach, FL 32960
Applicant's Request:	Approval of a Site Plan (Development Review and Design Review) to construct a 6,426 square foot clubhouse with racquet courts
Location(s):	2400 South Ocean Drive
Parcel ID:	2507-321-0001-000-5
Future Land Use:	Hutchinson Island Residential (HIR)
Current Zoning:	Hutchinson Island Medium Density Residential Zone (R4-A)

Surrounding FLU:

North	East	South	West
HIR	HIR	HIR	HIR

Surrounding Zoning:

North	East	South	West
R-4A	R-4A	R-4A	R-4A

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for Site Plan (Development Review and Design Review) to construct a 6,426-square foot clubhouse and racquet ball courts for the Ocean Village Community located at 2400 South Ocean Drive.

Ocean Village is a 40.02-acre gated planned community with approximately 3,500 feet of beach frontage consisting of condominiums and single-family homes. Ocean Village offers 24-hour security, a Par-3 9-hole executive golf course, tennis courts, heated swimming pools, a jacuzzi, sauna, fitness center, card room, and a library with WI-FI. The proposed clubhouse will replace the existing approximate 3,455-square foot clubhouse and also provide a new court covering. The proposed site improvements include the removal of the existing building and asphalt, as well as the construction of the new 6,426 square foot clubhouse with modifications to parking, lighting, and water and sewer to serve the new building.

Future Land Use and Zoning

The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This Future Land Use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to eight (8) dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed.

The subject site is located within the Hutchinson Island Medium Density Residential Zone district (R-4A), which was established due to Hutchinson Island being a sensitive barrier island that presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

Design Review

The proposed facility will be a one (1) story, 6,426-square foot building designed in classic Florida cracker style architecture. The subject building will consist of a pitched metal roof, a color scheme of lily white with an addition of a cupola crown. The proposed clubhouse architecturally compliments the surrounding community.

Landscaping
The plant schedule the applicant is proposing consists of a total of 29 trees. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees to be relocated are (4) Sabal Palms, and (2) Vetchia Merrilli.
- Nine (9) Sabal Palms will be mitigated.
- Trees to be planted include (8) Sabal Palms, (2) Coccoloba Unifera, and (4) Conocarpus Erectus.
- Shrubs proposed for the site include 218 Chrysabalanus Icacao, 58 Tripsacum Floridana, 52 Podocarpus', and 74 Schefflera Arboricola.
- New Irrigation will be installed.

Technical Review Committee
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board Recommendation
The Planning Board, at their July 14th, 2021, meeting voted unanimously to recommend Approval of the request.

Staff Recommendation
The proposed Site Plan (Development Review and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 16, 2021

Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

Subject: Ocean Village Clubhouse – 2400 S. Ocean Drive – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

1. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **A Landscape Bond, Certification of Completion by a Certified Landscape Architect, and a Cost Estimate List must be provided prior to receiving Certificate of Occupancy.**

2. Please provide a color overlay of the proposed landscaping and consider more shade trees.

3. Please provide color elevations of the proposed clubhouse.

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

FPUA W/WW Engineering: The Proposed facility will require a grease trap because of the proposed kitchen. A transition sewer manhole will be required at FPUA's point of service on the service lateral.
Please submit 3 complete sets of utility construction plan along with a completed plan review and commercial service application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce Florida for review. For more information please contact Lugey Dawson at 772 466 1600 ext. 3428.

FPUA Electric & Gas Engineering: Approved. Electric service is existing and available. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all conduits (primary and secondary), transformer pad and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

FPUA will require a utility easement for all propose FPUA underground distribution lines and equipment's within the site.
Please find attached a copy of the FPUA GIS map (Electric).



If the owner/representatives should have any questions, please have them contact me or the individual listed above.

Thank you,
Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpua.com

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments

Fort Pierce Police Department

No Comments received

St. Lucie County Fire District

Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.17.21
Property Address: Site Plan and Conditional Use - Ocean Village Clubhouse - 2400 S. Ocean Drive

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

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

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

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Possible compliance with Local Sea Turtle Ordinance

Building Official's or Representative's Signature _____ Date: 6/15/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Ocean Village Clubhouse – 2400 S. Ocean Drive
Site Plan and Conditional Use Application
TRC No. 21-07000012

DATE : June 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2021:

- [x] Site Plan & CU Application
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

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

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

- [x] See attached for advisory comments

Q:\ENGINEERING\Site Development Projects\O\Ocean Village\Site Plan\Clubhouse\Submittal No. 1 - 060421\SP Approval - 061521.docx

ENGINEERING ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually, and a thorough review of the plan will be conducted at time of Site Work Permit application.
2. Required permitting for the project may include South Florida Water Management District and Florida Department of Environmental Protection (NPDES Permit and CCCL General Permit).

JRA/TST/tst

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

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Ocean Village Clubhouse 240 S. Ocean Drive

REVIEW DATE: 6/7/2021

PLANNER: GILMORE

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire**

hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

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

7. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

8. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

9. **Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.**
   Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
   Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.

10. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**

11. **The Fire District reserves the right for future comments at the site plan & building construction phase.**



Imagery © 2016 Google, Map data ©2016 Google

Northern Legend

A. Capstan
B. Golf Villas
C. Coral Cluster
D. Beachtree I
E. Beachtree II
F. Bermuda Center & Pool
G. Catamaran I
H. Cayman Center & Pool
I. Seascape I

Southern Legend

J. Office
K. Tennis Courts
L. Tennis Pro Shop
M. Golf Shack
N. Restaurant
O. Club House
P. Tiki Bar
Q. Seascape II
R. Ocean House
S. Aruba Center & Pool
T. Ocean Villas I
U. Ocean Villas II
V. Ocean Villas III
W. Southpoint Homes
X. Catamaran II
Y. Golf Lodges South
Z. Golf Lodges North



Legend

Subject Site

FLU Map

HIR, Hutchinson Island Residential

RL, Low Density Residential

CO, Conservation and Open Space

Ocean Village Clubhouse

2400 S. Ocean Drive

THE SUNRISE CITY FORT PIERCE Florida



Legend

Subject Site

R-4A, Hutchinson Isl. Med. Density Res. Zone

R-1, Single-Family Low Density Zone

OS-2, Conservation Open Space Zone

Zoning Map

Ocean Village Clubhouse

2400 S. Ocean Drive

THE SUNRISE CITY FORT PIERCE Florida

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	Email Address

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

Norman Spector, General Manager
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.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 6,426 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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	Applicant/Representative, Title, Company
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	Email Address

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

Norman Spector, General Manager
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.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	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)

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	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

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? ☐Yes ☑No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage): 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

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

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

Building Information (1 of 3)

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:

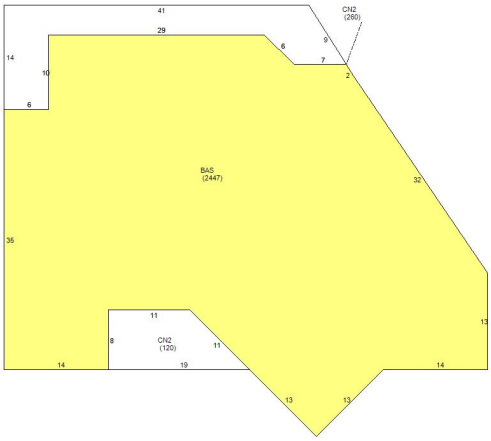
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	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:

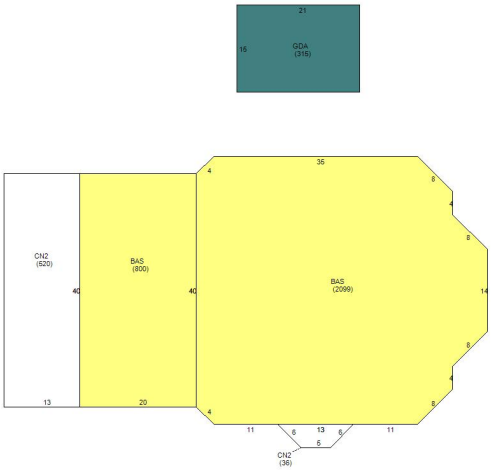
Interior Data

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

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

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	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: FrcdHotAir
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
ASP1 HIGH	1	16400	1973
BOARDWALK	1	360	1973
ASP1 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

Building:	$451,500
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 Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2004	2900	Homeowner or Property Owner Associations	$423,715

Current Year Special Assessment Breakdown

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

Historical Values

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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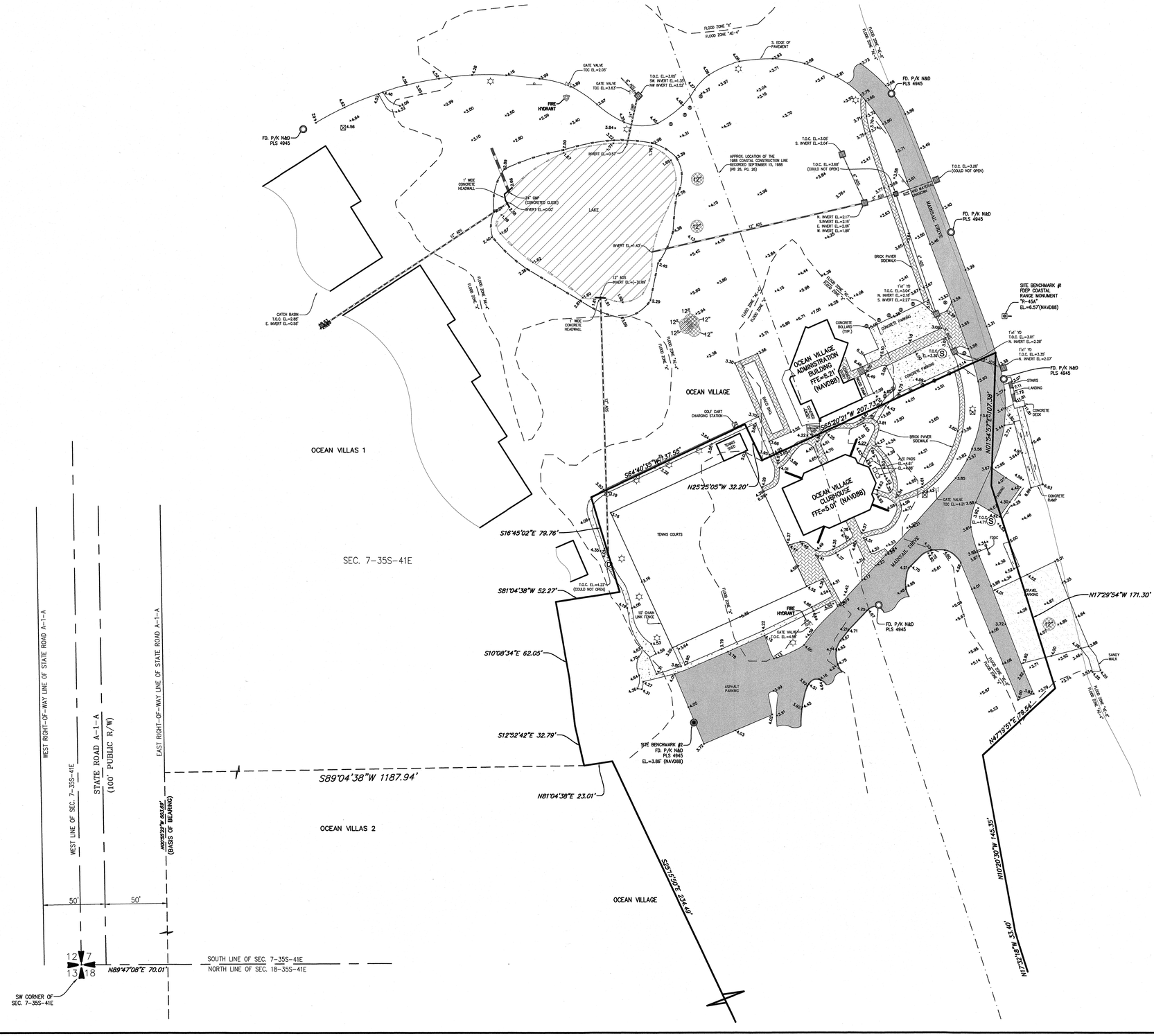
TOPOGRAPHIC SURVEY



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: 03/18/2021
- 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-8" 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 "B-770", EL.= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.

LEGEND & ABBREVIATIONS

SYMBOLS NOT SCALEABLE FOR SIZE

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

– CABBAGE PALM
– OAK
– BEACH DAISY
– SEAGRAPE
– SEAOATS
– EXOTIC

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: NJL
CHECKED BY:
SCALE: 1"= 30'
SHEET 1 OF 1

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

PLAT OF SURVEY FOR

PROCTOR CONSTRUCTION

2400 S. OCEAN DR.
FT. PIERCE, FL 34949

NO.	DATE	REVISIONS	BY

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

STATE OF FLORIDA
BILLY M. MOODY
LICENSED SURVEYOR AND MAPPER
NO. 5336

5/5/2021

BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

CONDITIONAL USE SITE PLAN

FOR

OCEAN VILLAGE CLUBHOUSE

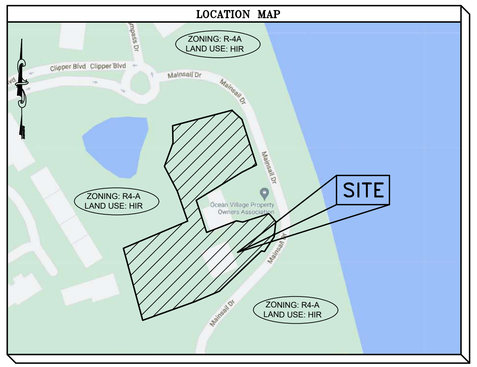
SECTION 07, TOWNSHIP 35 S, RANGE 41 E

CITY OF FT. PIERCE, FLORIDA

LEGAL DESCRIPTION

NOT AVAILABLE - SURVEY IS LIMITS OF CONSTRUCTION SURVEY

LOCATION MAP



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	HIR (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:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF	40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF	1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 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	8.5%
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/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

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-4" PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    – ALL POLES MUST BE BLACK OR BRONZE
    – ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    – LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 6 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS; BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. 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.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.
24. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. FIRE SPRINKLER SYSTEM IS PROPOSED FOR THIS BUILDING.

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 NUMBER(S) 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 CRITERIA, AND COORDINATION 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 (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVE AND FDEP REQUIREMENTS.
3. DRAINAGE: EXFIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S 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 HI/LOW 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. GRAVITY SEWER:
- SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
- MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION
- LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, 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; PUMP(S) 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

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	1

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

SITE BENCHMARK #2
FD. P/K N&D
PLS 4945
EL.=3.86' (NAVD88)

LIMITS OF CONSTRUCTION

T.O.C. EL.=4.22'
(COULD NOT OPEN)

FLOOD ZONE "X"
FLOOD ZONE "AE-4"
FLOOD ZONE "AE-6"

EXISTING 12" ADS

EXISTING 10' CHAIN LINK FENCE

TENNIS COURT TO REMAIN

EXISTING ASPHALT PARKING

TENNIS COURT TO BE REMOVED

EXISTING TENNIS SHED

EXISTING GOLF CART CHARGING STATION

EXISTING LAKE

TEMPORARY CONCRETE HEADWALL

1" WIDE CONCRETE HEADWALL

EXISTING 24" CMP

INVERT EL=0.00'

24" CMP (CONCRETED CLOSE)

12" ADS INVERT EL= (−)0.89'

INVERT EL=1.43'

INVERT EL=0.57'

EXIST. 6" CW WATER MAIN

EXIST. FIRE HYDRANT

EXISTING GATE VALVE TOC EL.=4.58'

GATE VALVE TOC EL.=3.63'

GATE VALVE TOC EL.=2.05'

EXISTING 24" CMP

EXISTING BACCI BALL

CONCRETE TO BE REMOVED

DECK, CONCRETE TO BE REMOVED

EXISTING COVERED ENTRY

EXISTING OFFICE FF=8.21' AND 6.60'

FD. P/K N&D PLS 4945

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA.

MAINSAIL DRIVE

T.O.C. EL.=3.05'
INW INVERT EL=1.35'
INW INVERT EL=2.52'

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA

A/C PADS
EL.=4.61'
EL.=4.88'
TO BE REMOVED

CONCRETE TO BE REMOVED

EXISTING CONCRETE BOLLARD (TYP.)

EXISTING CONCRETE PARKING

EXISTING GATE VALVE TOC EL.=4.21'

EXISTING FDDC

EXIST MH-2
EL.=4.89'
N. INV = 0.46'

T.O.C. EL.=4.71'

EXIST. 8" VCP SEWER MAIN

EXISTING GRAVEL PARKING

EXISTING PARKING

EXIST MH-3
EL.=4.25'
N. INV = 0.05'
S. INV = 0.05'

T.O.C. EL.=3.30'

EXISTING 1'x1' YD
T.O.C. EL.=3.04'
N. INVERT EL.=2.18'
S. INVERT EL.=2.27'

EXIST. 8" VCP SEWER MAIN

EXISTING INLET
N. INVERT EL.=2.17'
S. INVERT EL.=2.16'
E. INVERT EL.=2.06'
W. INVERT EL.=1.89'

EXISTING 6" ADS

EXISTING S. INVERT EL.=2.04'

EXIST MH-4 EL.=4.98'
NW INV = (−)0.79
S. INV = (−)0.79

T.O.C. EL.=3.68'
(COULD NOT OPEN)

EXISTING BRICK PAVER SIDEWALK

EXISTING 4" ADS

EXISTING 6" ADS

EXISTING 12" ADS

SIDE MAINSAIL UNKNOWN

S. EDGE OF PAVEMENT

EXIST. 6" CW WATER MAIN

EXIST. 8" SAN SEWER MAIN

LIMITS OF CONSTRUCTION

CONCRETE RAMP

CONCRETE DECK

STAIRS

1'x1' YD
T.O.C. EL.=3.35'
N. INVERT EL.=2.07'

1'x1' YD
T.O.C. EL.=3.01'
N. INVERT EL.=2.28'

FD. P/K N&D PLS 4945

SITE BENCHMARK #1
FDEP COASTAL RANGE MONUMENT
"R-45A"
EL.=6.57'(NAVD88)

FD. P/K N&D PLS 4945

T.O.C. EL.=3.26'
(COULD NOT OPEN)

FD. P/K N&D PLS 4945

FLOOD ZONE "AE-4"
FLOOD ZONE "VE-8"

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20' | DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

EXISTING PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
LICENSE
No 57396
STATE OF FLORIDA
PROFESSIONAL ENGINEER

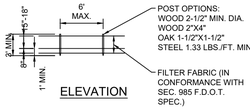
JODAH B. BITTLE
FL REG. NO. 57396

DATE: 5/26/2021

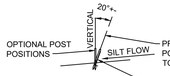
PROJECT NO. 21-032

SHEET 2

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037



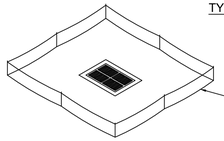
ELEVATION



SECTION

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

TYPE III SILT FENCE



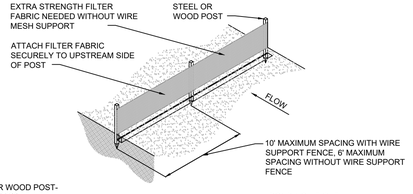
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

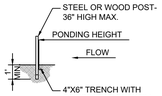


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

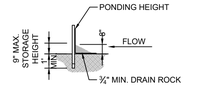
SILT FENCE APPLICATIONS-N.T.S.

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



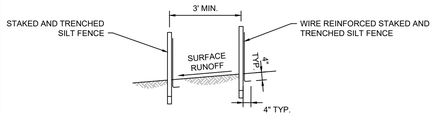


TRENCH DETAIL



INSTALLATION WITHOUT TRENCHING

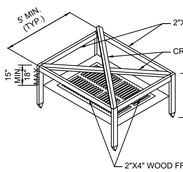
TYPE IV SILT FENCE-N.T.S.



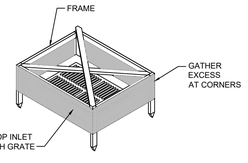
DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

COMPLETED INLET DITCH BOTTOM INLET

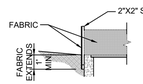
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.

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

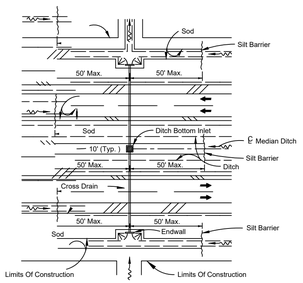
EROSION CONTROL DETAILS

N.T.S.

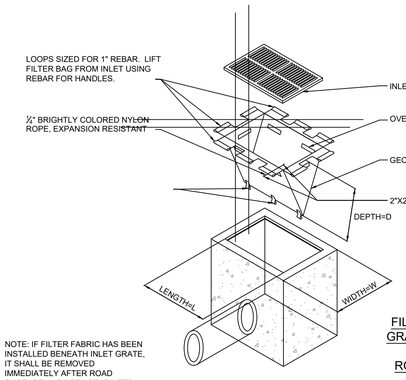
NOTES:

WETLAND PROTECTION PLAN

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

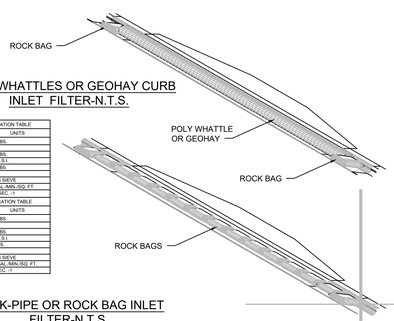


DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



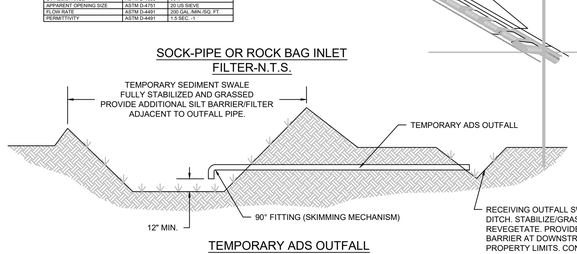
NOTE: IF FILTER FABRIC HAS BEEN INSTALLED BENEATH INLET GRATE, IT SHALL BE REMOVED IMMEDIATELY AFTER ROAD SURFACE HAS BEEN STABILIZED AND THE FILTER SACK SHALL BE IMMEDIATELY INSTALLED.

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



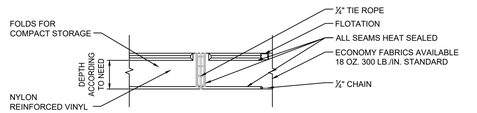
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 P.S.I
TRAPEZOID TEAR	ASTM D-4533	120 LBS
ULTRAVIOLET RESISTANCE	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.50 SEC. -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	266 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	80 LBS.
ULTRAVIOLET	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1



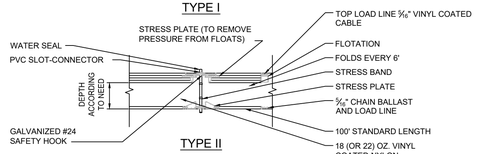
SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

TEMPORARY ADS OUTFALL N.T.S.



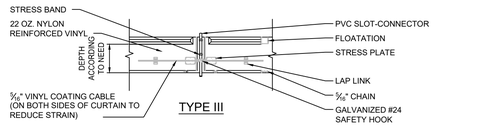
TYPE I

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



TYPE II

TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.



TYPE III

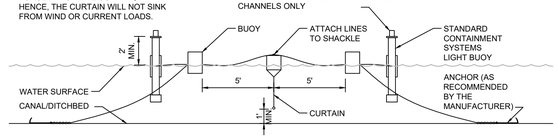
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



BLOW-UP OF SHACKLE CONNECTION

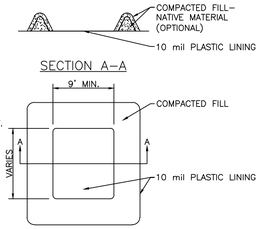
NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN. HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

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

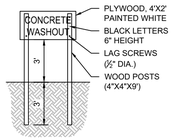


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. A ROLL OFF CONTAINER SPECIFICALLY MANUFACTURED FOR CONCRETE AND STUCCO WASHOUT MAY BE SUBSTITUTED.



PLAN
TYPE "ABOVE GRADE" WITH COMPACTED FILL



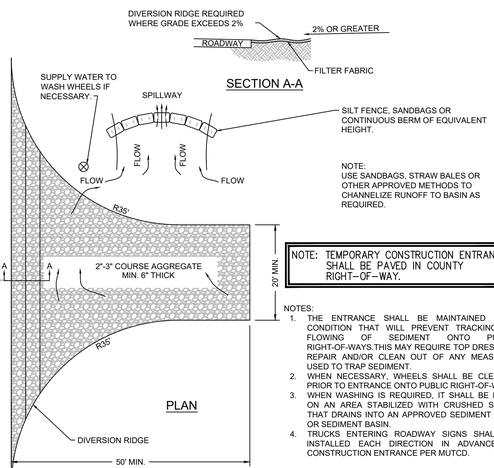
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

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

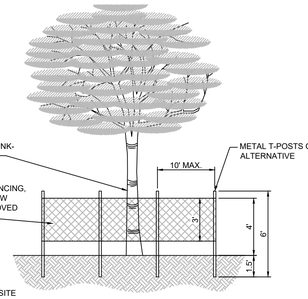
CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.



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

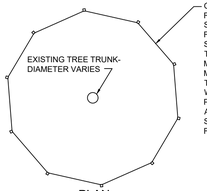
PLAN

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



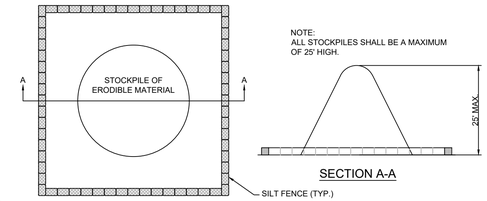
ELEVATION

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



PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.



SECTION A-A

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

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

EROSION CONTROL AND DEWATERING NOTES

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

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

MARK	REVISION	DATE

DRAWING 21-032 CONST | DRAWN JBB
DESIGNED JBB | CHECKED JBB | SCALE 1"=10' | DATE 04/30/21

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CERTIFICATION OF AUTHORIZATION NO.: 00006668
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WEBSITE https://www.sbsengineers.com

STORMWATER POLLUTION PREVENTION DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21-032 | SHEET 3

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

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. 3330.2100065.0000

For: Proctor & Associates General Contractors, LLC



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April 16, 2021

Mr. Barrett Englert
Proctor & Associates General Contractors, LLC
200 NE Dixie Highway
Stuart, Florida 34994

Subject: Report of Geotechnical Exploration
Ocean Village Club
2400 S Ocean Drive, Fort Pierce, Florida
GFA Project No. 3330.2100065.0000

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. 21-6471.00 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 providing 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.

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 exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

Considering the results of our field exploration program, the subsurface soil conditions at the site are generally favorable for shallow foundation support of the proposed clubhouse structure. A maximum allowable soil bearing pressure of 2,500 psf may be used for foundation design.

The subgrade soils should be improved (densified) with compaction from the stripped grade prior to constructing the building pad. **Prior to placing fill to achieve final grade, the upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557).** Fill (including stem wall backfill) should be placed in 12-inch thick lifts and compacted to achieve a minimum 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
GFA International, Inc.
Florida Registry No. 4930

John Kent — Digitally signed by John Kent, Date: 2021.04.16 16:15:29 -04'00'

This item has been digitally signed and sealed by John Kent, P.E. on the date adjacent to the seal/signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John Kent, P.E.
Senior Project Engineer
Florida Registration No. 63218

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution: Mr. Barrett Englert – Proctor & Associates General Contractors, LLC

TABLE OF CONTENTS

1.0 INTRODUCTION 4
1.1 Scope of Services 4
1.2 Project Description 4
2.0 OBSERVATIONS 4
2.1 Site Description 4
2.2 Field Exploration 5
2.3 Laboratory Testing 5
2.4 Geomorphic Conditions 6
2.5 Hydrogeological Conditions 6
3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS 6
3.1 General 6
3.2 Site Preparation 7
3.3 Vibration Monitoring 8
3.4 Design of Footings 8
3.5 Settlement Estimates 8
3.6 Ground Floor Slabs 9
4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS 9
4.1 Pavement Design Sections 9
4.2 Compacted Subgrade or Embankment Fill 10
4.3 Stabilized Subgrade 10
4.4 Base Course 10
4.5 Flexible (Asphalt) Pavement 11
4.6 Rigid (Concrete) Pavement 11
4.7 Effects of Water 12
4.8 Construction Traffic 12
4.9 Pavement Site Preparation 12
5.0 REPORT LIMITATIONS 13
6.0 BASIS FOR RECOMMENDATIONS 13
Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Boring Records
Appendix D - Log of Boring Records
Appendix E - Exfiltration Test Results
Appendix F - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

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 exfiltration 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 Mainsail 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

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 exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration 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 1.4-inch I.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 6-inch increment, 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 in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

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 distances and relationships 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 horizontal (k_h) and vertical (k_v) coefficients of permeability of the soils. The permeability test results are summarized in Table 2.3.2 below.

Table 2.3.1 – Permeability Test Results

Sample Location	Sample Depth (feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			k_h	k_v
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.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Arents, organic substratum (6) and Canaveral fine sand, 0 to 5 percent slopes (10). Since Arents are areas where the soils have been generally altered by grading, shaping, 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 typically recorded 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.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (March 29 and April 7, 2021), groundwater was encountered in the borings at depths ranging from approximately 4 to 5 feet below the existing ground surface. Note that the groundwater table will fluctuate seasonally depending upon local rainfall and other site specific and/or local factors, including tidal influences from the nearby Atlantic Ocean. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

During our field exploration, we performed one (1) auger boring and accompanying exfiltration test (EX-1) at the approximate location illustrated on the Test Location Plan in Appendix B. The test was conducted in general accordance with the South Florida Water Management District method for open hole constant head field testing. The hydraulic conductivity (K) value determined at test location EX-1 was 2.44 X 10^{-3} cfs/ft-ft. These test results are also presented in Appendix E - Exfiltration Test Results.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

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.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, GFA must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Site Preparation

GFA recommends the following compaction requirements for this project:

- Proof 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 on projects having similar soil conditions.

1. Initial site preparation should consist of removing vegetation, topsoil, near surface roots, existing pavement, and other miscellaneous debris within and to a distance of 5 feet beyond of the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, irrigation and utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.
2. Following site stripping and prior to the placement of fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller with sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.
3. Fill material may then be placed for the building pad and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **GFA does not recommend using fill material having silt/clay-size soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12-inches. Each lift should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each isolated column footing and one (1) test per each 75 lineal feet of wall footing.
5. The contractor should consider the final grading contours contained in the project plans when executing backfilling and compaction operations.

3.3 Vibration Monitoring

Using vibratory compaction 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 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 bearing 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.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structure could be on the order of one (1) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structure should be within tolerable magnitudes (0.5 inch or less).

3.6 Ground Floor Slabs

The clubhouse ground floor slab may be constructed upon existing grade or granular fill after completion of the foundation site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slab should be structurally separated from walls and columns to allow for differential vertical movement, unless a monolithic slab foundation is designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slab to reduce moisture vapor from entering the structure through the slab. The barrier should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

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.

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
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
		STRUCTURAL NUMBER (SN)	**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), 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

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-180). 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 at 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 seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

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-180).

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 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 city/county 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 final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. 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.

4.8 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 proof-rolled and compacted as discussed in Section 3.2 of this report. After completing the proof 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 at 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.

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 local 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 reevaluate 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 should be provided 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 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 specific dates drilled.

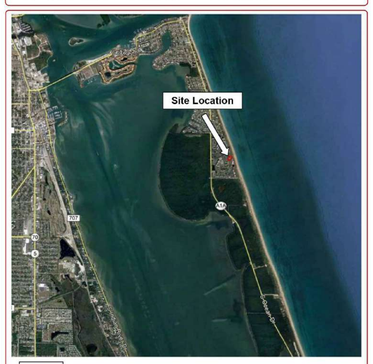
Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International, Inc. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration 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.

Appendix A - Vicinity Map

Site Vicinity Map

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



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Appendix B - Test Location Plan

Test Location Plan

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



Legend
- Approximate 20' Standard Penetration Test Boring Locations
- Approximate Auger Boring Locations
- Approximate Exfiltration Test Location

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DATE	REVISION	MARK

DRAWING 21-032 CONST | DRAWN JBB
DESIGNED JBB
CHECKED JBB
SCALE NTS | DATE 04/30/21

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SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 57396

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021
PROJECT NO. 21-032
SHEET 04A

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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 date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from these shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-38	21-40	Loose	3-4	21-35	4-8	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	¾ to 3 inches
Fine Gravel	No. 4 sieve to ¾ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<8%	Trace	Less than ¼"	Fine roots
8% to 12%	Little	¼" to ½"	Small roots
12% to 30%	Some	½" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <5% Slightly to mighty Organic; 25% to 75% Muck; >75% Peat

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Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	4	25		Light brown fine sand (SP)			
			7			2.0			
5	SS	2	8	18		Gray fine sand, trace shell (SP)			
			10			▽			
	SS	3	9	19					
			10						
10	SS	4	12	26		4.5 Gray silty fine sand (SM)			
			14						
	SS	5	12	26		13.5 Gray silty fine sand, trace shell (SM)			
			14						
15	SS	6	12	26		18.5 Gray fine sand, little shell (SP)			
			13						
	SS	7	50/4"	50/4"		20.0			
20						Bottom of borehole at 20.0 feet.			

LOG OF BORING B-2

PAGE 1 OF 1

CLIENT Proctor & Association General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	5	11		Brown fine sand (SP)			
			6			2.0			
5	SS	2	11	27		▽			
			16						
	SS	3	10	23		6.5 Gray fine sand, trace shell (SP)			
			13						
10	SS	4	10	25		13.5 Gray fine sand, little shell (SP)			
			15						
	SS	5	50/5"	50/5"		18.0			
15						Bottom of borehole at 20.0 feet.			

LOG OF BORING AB-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Light brown fine sand (SP)			
	80					
5	80					
	80					
10	80		9.5 Brown fine sand (SP)			
	80		14.0 Gray fine sand, little shell and rock (SP)			
15	80		18.5 Gray fine sand, trace shell, little rock (SP)			
	80		20.0			
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-2

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.5 Gray fine sand (SP)			
	80		8.0 Brown fine sand with silt (SP-SM)			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-3

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, little shell and rock (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-4

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	70		Brown fine sand (SP)			
	60					
5	60		4.5 Gray fine sand, little shell (SP)			
	60		8.0			
10	60					
	60					
15	60					
	60					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-5

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, trace shell (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

Appendix E - Hydraulic Conductivity Results

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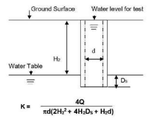
EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Proctor & Associates General Contractors, LLC — **Project No:** 3330.2100065.0000
Project: Ocean Village Club, 2400 S Ocean Drive, Fort Pierce, Florida — **Test Date:** 4/16/2021 — **Technician:** PM

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 - 2	Dark brown fine sand, trace silt (SP)	60
	2 - 6	Light brown fine sand, trace shell (SP)	70
			80
			80
			80
			80
	Depth to Water Table from Ground Surface (feet)		2.3

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_1 + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft² – ft head)	2.44 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	2.90 x 10⁻⁰³
d	Diameter of Test Hole (feet)	0.33
H_2	Depth to Water Table (feet)	2.3
D_1	Saturated Hole Depth (feet)	3.7

Notes:

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.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the "A" line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No. 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the "A" line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

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.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396
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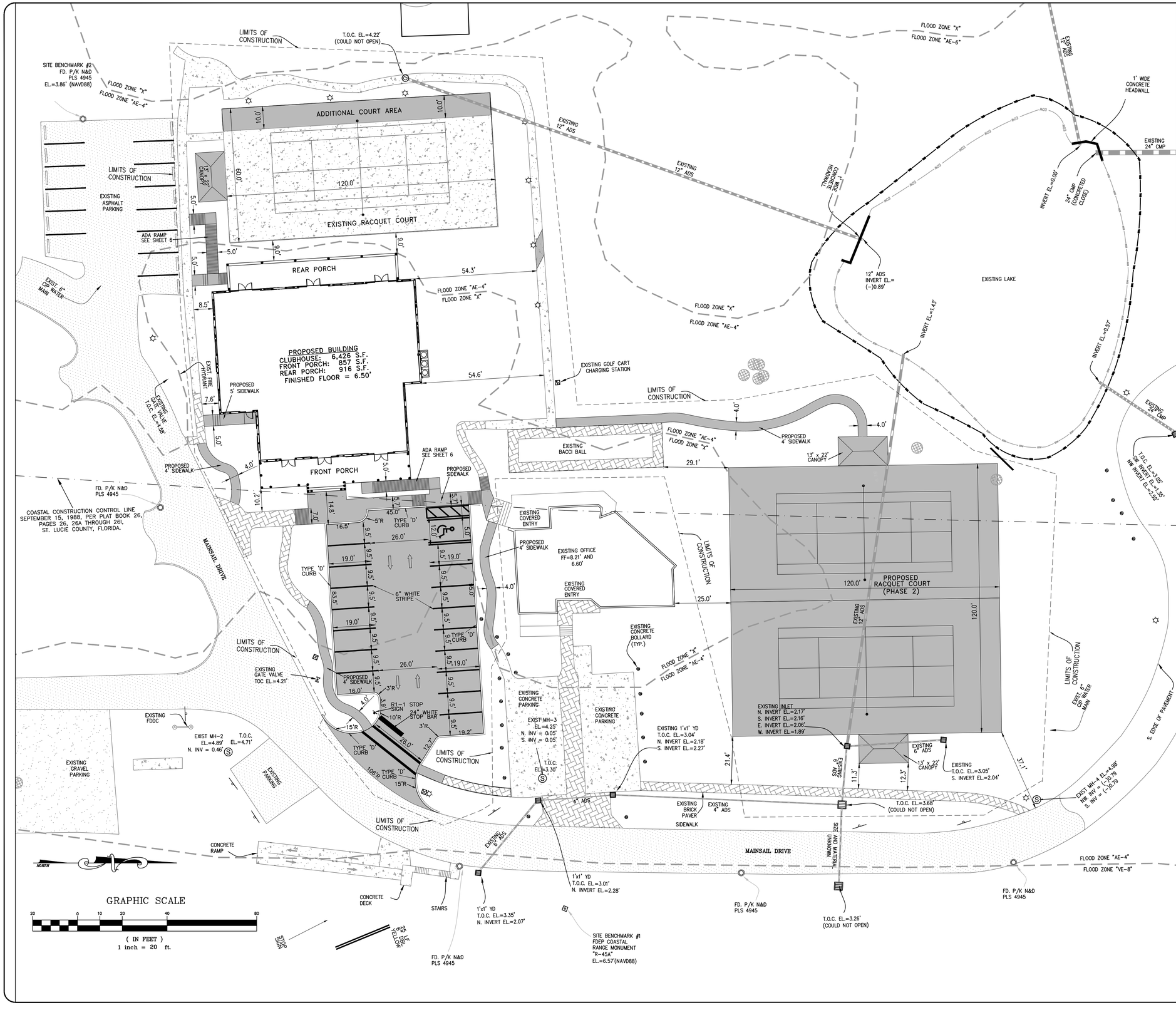

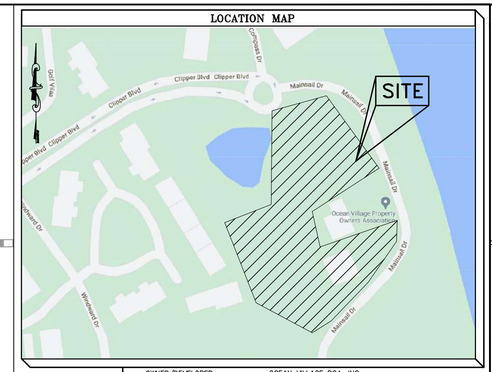

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL. 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO 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	HIR (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:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)	
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF 40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF 1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 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	8.5%
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/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

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SITE PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
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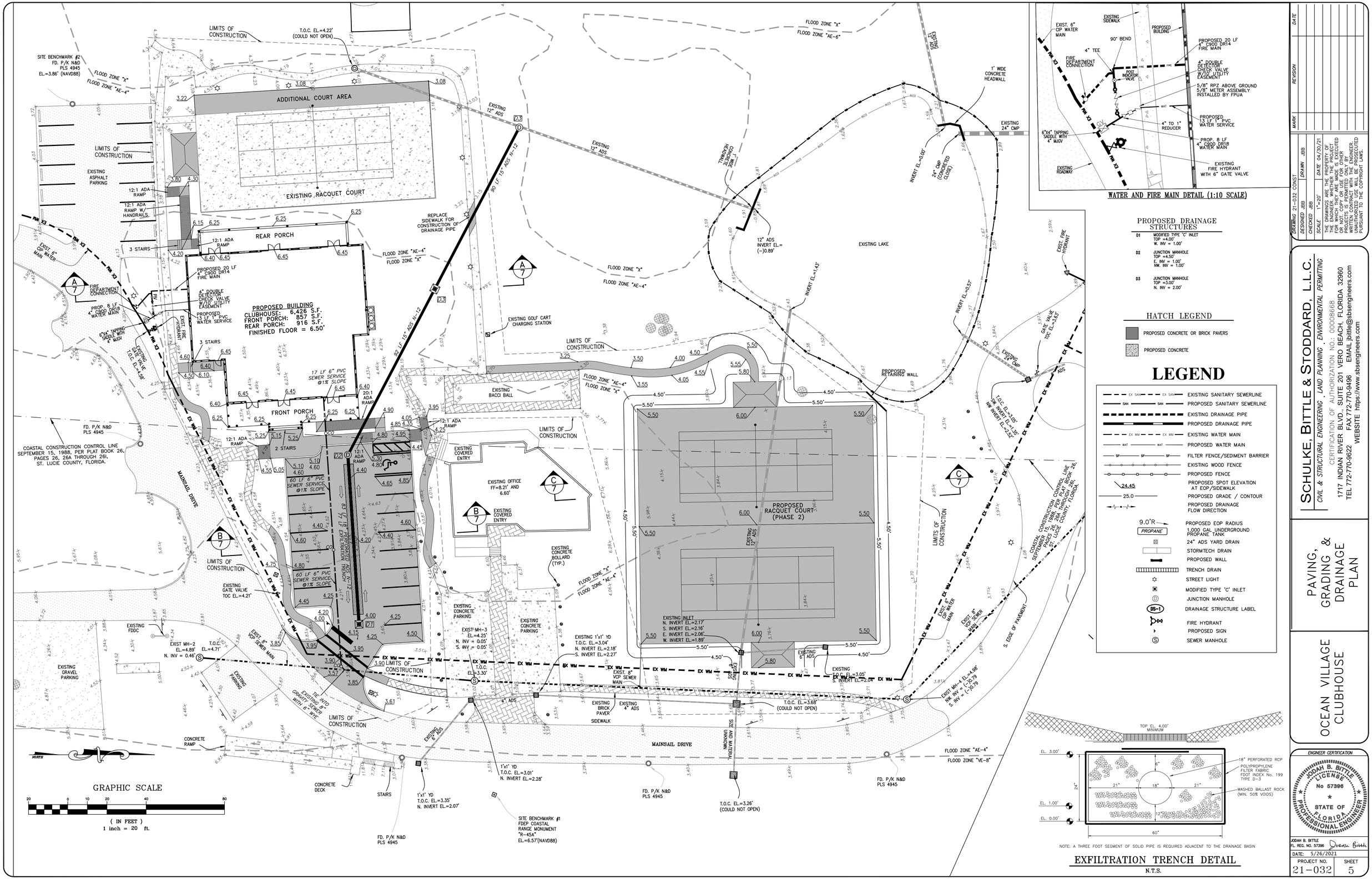

WATER AND FIRE MAIN DETAIL (1:10 SCALE)

PROPOSED DRAINAGE STRUCTURES

- **D1** MODIFIED TYPE 'C' INLET
  TOP =4.00'
  W. INV = 1.00'
- **D2** JUNCTION MANHOLE
  TOP =4.50'
  E. INV = 1.00'
  NW. INV = 1.00'
- **D3** JUNCTION MANHOLE
  TOP =3.00'
  N. INV = 2.00'

HATCH LEGEND

- PROPOSED CONCRETE OR BRICK PAVERS
- PROPOSED CONCRETE

LEGEND

- EXISTING SANITARY SEWERLINE
- PROPOSED SANITARY SEWERLINE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- FILTER FENCE/SEDIMENT BARRIER
- EXISTING WOOD FENCE
- PROPOSED FENCE
- PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
- PROPOSED GRADE / CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED EOP RADIUS
- 1,000 GAL UNDERGROUND PROPANE TANK
- 24" ADS YARD DRAIN
- STORMTECH DRAIN
- PROPOSED WALL
- TRENCH DRAIN
- STREET LIGHT
- MODIFIED TYPE 'C' INLET
- JUNCTION MANHOLE
- DRAINAGE STRUCTURE LABEL
- FIRE HYDRANT
- PROPOSED SIGN
- SEWER MANHOLE

NOTE: A THREE FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL
N.T.S.

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PAVING, GRADING & DRAINAGE PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION
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PL. REG. NO. 57396
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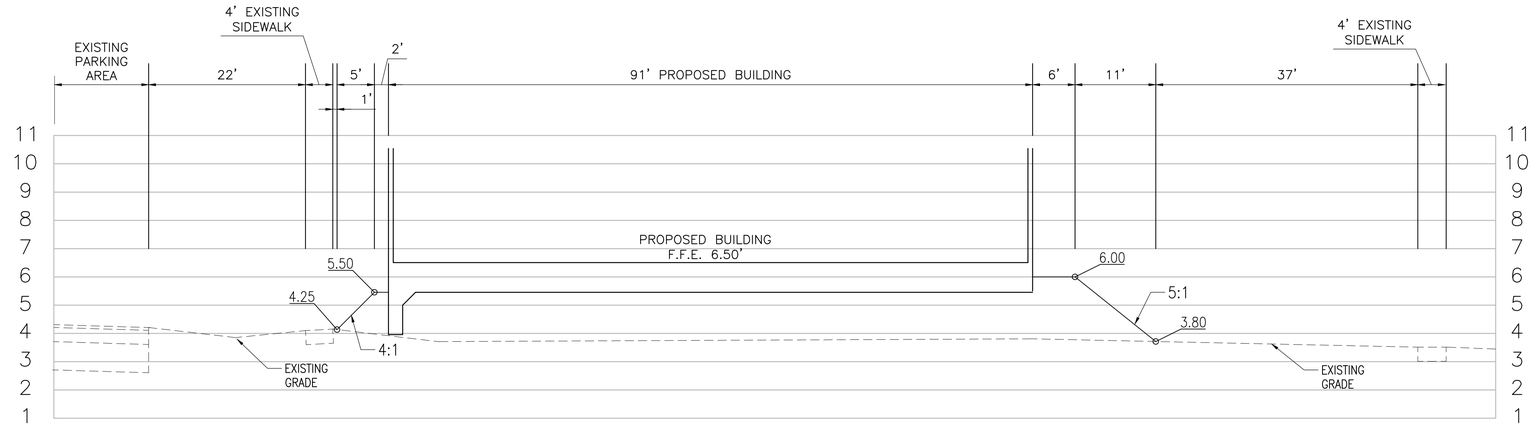

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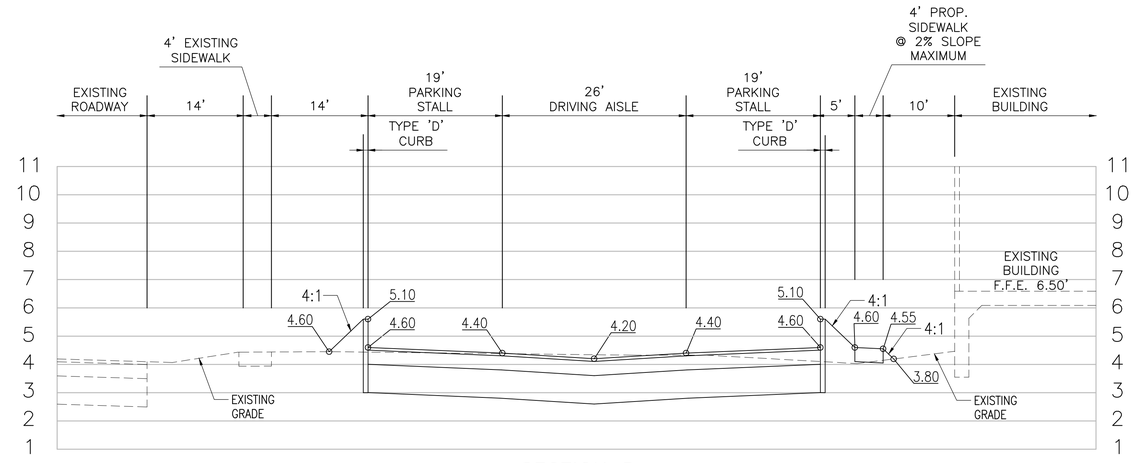

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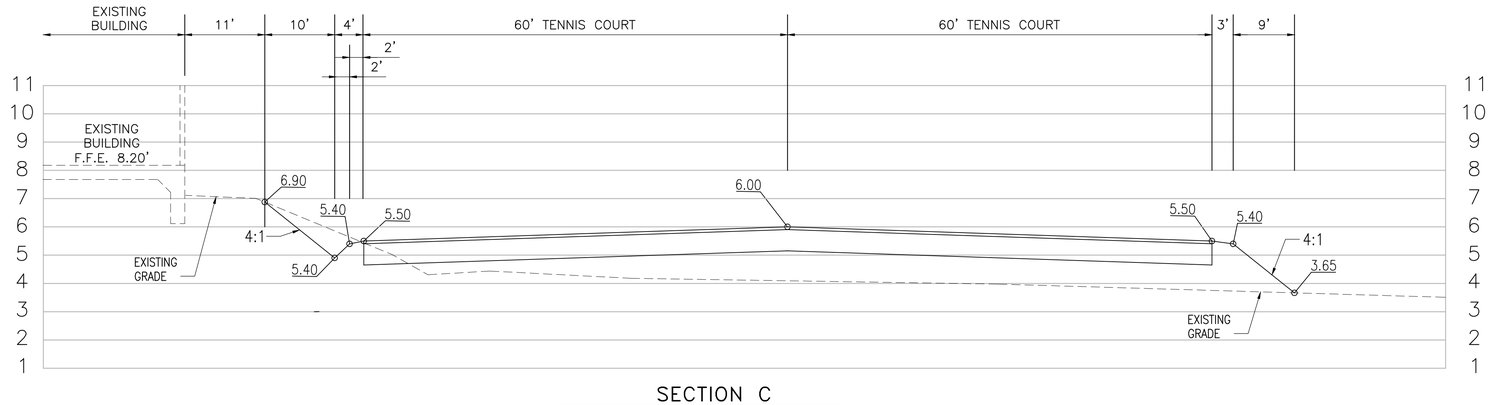

SECTION C

SCALE: NTS

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CROSS SECTION

OCEAN VILLAGE CLUBHOUSE

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JODAH B. BITTLE
FL REG. NO. 57396 Dawn Bittle
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SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION. ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS, ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS,BRUSH,VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIAL THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, ALL FILL MATERIAL SHALL BE TYPE B (AASHTO T-99).
COMPACTION: 98% MODIFIED PROCTOR (ASTM D-1557) OR 95% STANDARD (AASHTO T-180).
MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS.
COMPENSATION: COMPENSATION FOR EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED ROCK STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - 3/4" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS AND SHALL CONTAIN NO STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN 1/2 INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS, ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL BASE IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE CORE PENETRATION ROCK PIT CERTIFICATION. ALL MATERIAL SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT
PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350, PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3-FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROCRIBULED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT THE DEPTHS GREATER THAN 5 FT. AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SANDTIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948-2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4"-LIFTS TO THE SPRINGLINE MAXIMUM 6" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED IN THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND. IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM). SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

RECORD DRAWINGS
THE CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE WORK (2) WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOT/BLDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS- DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

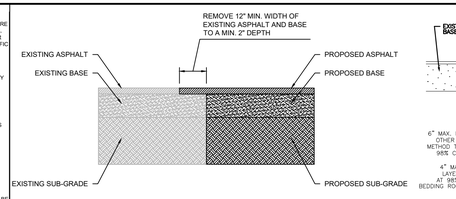
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

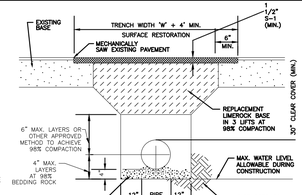
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019-20.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 711-001.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, MUTCD, AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS; ALL LATEST EDITIONS.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 711-001.
8. ALL FDOT DESIGN STANDARDS INDICES CORRESPONDING TO THE 2019-20 EDITION.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS, ALL LATEST EDITIONS.
2. ALL SIGNS SHALL BE TYPE 'C' SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-010. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-101 AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE.
FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC INFORMATION OFFICE
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
2. ALL MATERIALS AND CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOTROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
3. THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS: THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S DEPARTMENT OF TRANSPORTATION, FHWA). THE CONTRACTOR SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED IN THE FIELD BY THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
4. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
5. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
6. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
8. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING, THE TELEPHONE NUMBER IS 954-776-4300 OR 1-800-300-8236.
9. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
10. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED EXCEPT AT TIMES PRESCRIBED BY THE DEPARTMENT.
12. LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. CONSTRUCTION TO CONFORM TO SECTION 200, BASE TO BE PRIMED AFTER COMPACTION.
13. STABILIZED SUBGRADE SHALL BE A MINIMUM OF 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE A MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.
14. REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THUE RIGHT OF WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
15. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.

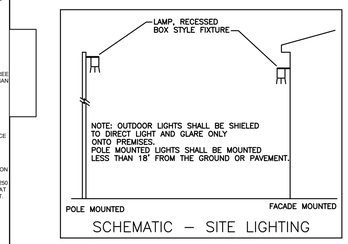


SAW-CUT
N.T.S



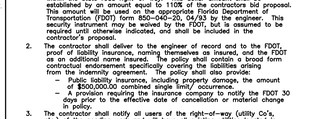
NOTES
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD TO CONTROL SOILS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO AA.S.H.T.O. T-180.
5. ALL ROADWAY RESTORATION SHALL COMPLY WITH INDIAN RIVER COUNTY PUBLIC WORKS / F.D.O.T. STANDARDS.
6. TRENCH WIDTH "W" = PIPE O.D. PLUS 2'-0".

TRENCH DETAILS
(PAVED AREAS)



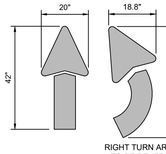
SCHEMATIC – SITE LIGHTING

CONSTRUCTION NOTES
Conditions of Construction
Within F.D.O.T. Right-of-Way
1. The contractor shall provide a security instrument in the form of a performance bond in the estimated dollar amount of the improvements/work within the state road right-of-way. This dollar amount shall be established by an amount equal to 110% of the contractors bid proposal. This amount will be used on the appropriate Florida Department of Transportation (FDOT) form 850-040-20, 04/93 by the engineer. This security instrument may be waived by the FDOT, but is assumed to be required until otherwise indicated, and shall be included in the contractor's proposal.
2. The contractor shall deliver to the engineer of record and to the FDOT, proof of liability insurance, naming themselves as insured, and the FDOT as an additional name insured. The policy shall contain a brood form contractual endorsement specifically covering the liabilities arising from the indemnity agreement. The policy shall also provide:
– Public liability insurance, including property damage in the amount of $500,000.00 combined single limit/ occurrence.
– A provision requiring the insurance company to notify the FDOT 30 days prior to the effective date of cancellation or material change in policy.
3. The contractor shall notify all users of the right-of-way (utility Co's, etc.) of the pending work and will have all existing utilities located in the field,and all conflicts resolved. Documentation of this notification shall be submitted to the engineer of record.
4. The engineer of record and the FDOT must be notified 72 hours prior to the commencement of construction. A pre-construction meeting at the job site shall be arranged by the contractor, at which representatives of the engineer of record and FDOT must attend.
5. All conditions of the FDOT permit must be strictly adhered to.
6. All construction shall be performed in accordance with the "FDOT Standard Specifications for Road and Bridge Construction," latest edition and shall reference the "FDOT Standard Specifications for Road and Bridge Construction," latest revisions.
7. Construction specifications listed on Sheet C–3 shall be adhered to.



SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5–FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T–119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE
9. PROVIDE REINFORCEMENT AS SPECIFIED IN PLAN SHEETS.

DETAIL AND
SIDEWALK / BIKEPATH SPECIFICATIONS



RIGHT

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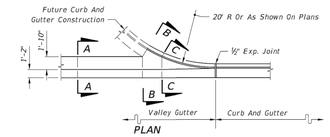
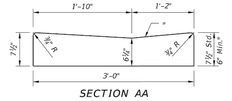
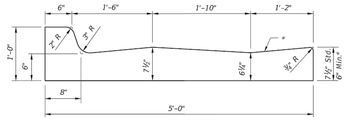


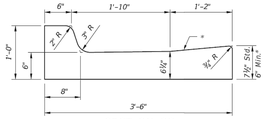
PLAN



SECTION AA



SECTION BB



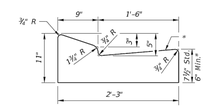
SECTION CC

VALLEY GUTTER

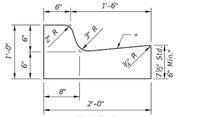
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

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

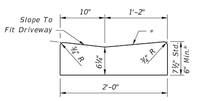
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E

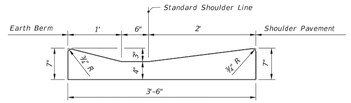


TYPE F

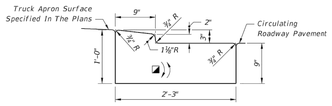


Note: To be paid for as parent curb.

DROP CURB

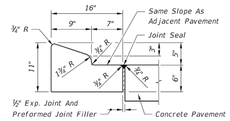


SHOULDER GUTTER



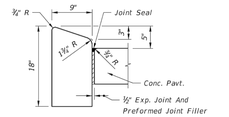
TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION

TYPE RA

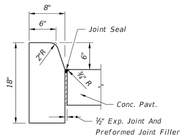


For details depicting usage adjacent to flexible pavement, see Sheet 2.

TYPE A



TYPE B



TYPE D

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

CONCRETE CURB

CONCRETE CURB AND GUTTER

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 1 of 2

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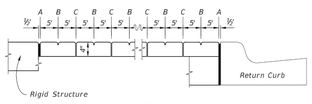
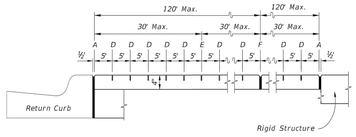
GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ½" Formed Open Joints

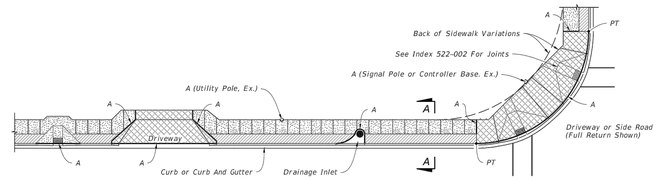
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS



PLAN

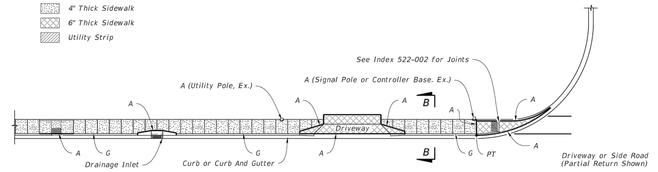
SIDEWALK WITH UTILITY STRIP

LEGEND:

4" Thick Sidewalk

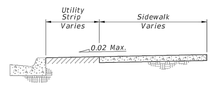
6" Thick Sidewalk

Utility Strip

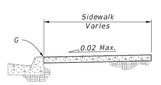


PLAN

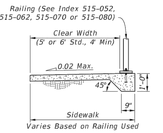
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



RAILING DETAIL

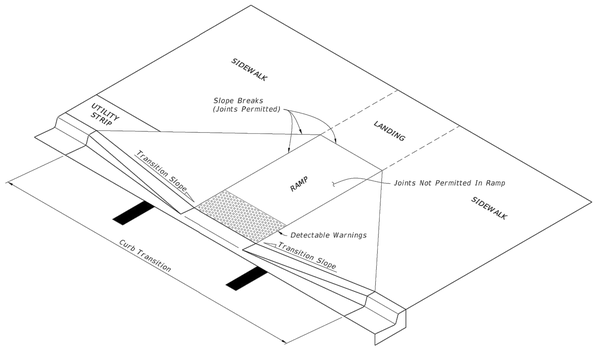
GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2

10/14/2019 11:15:32 AM

GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. Detectable Warnings - Acceptance Criteria:
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



CURB RAMP NOMENCLATURE

LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

7/25/2020 2:09:54 PM

GENERAL NOTES:

1. When four or more work vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLAGGER sign shall be substituted for the WORKERS sign. For location of flaggers and FLAGGER signs, see Index 102-603.
2. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
3. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
4. For general TCZ requirements and additional information, refer to Index 102-600.

DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   - a. Work operations are 60 minutes or less.
   - b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

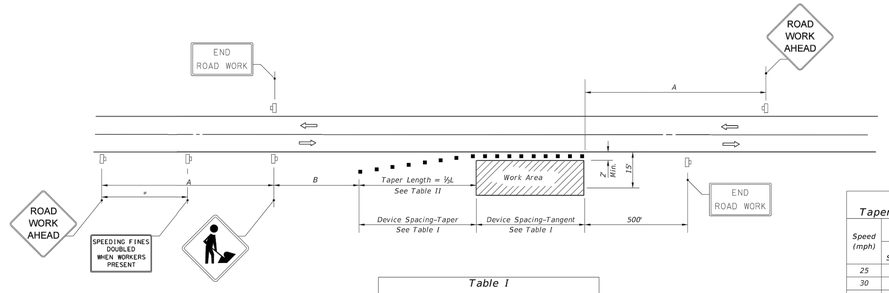


Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	Spacing (ft.) B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

Table II
Taper Length - Shoulder

Speed (mph)	½L (ft) 8' Shldr.	10' Shldr.	12' Shldr.	Notes
25	28	35	42	$L = \frac{WS^2}{60}$
30	40	50	60	
35	55	68	82	
40	72	90	107	
45	120	150	180	L=WS
50	133	167	200	
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width

½L = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

SYMBOLS

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 1

12/6/2020 12:39:18 PM

MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB SCALE NTS@20" DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
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WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	09

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

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

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

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

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

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

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

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

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

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

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

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

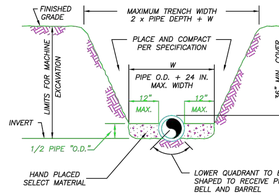
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

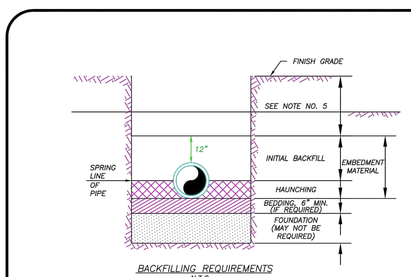


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL	M-1
03-09 DATE: DESIGNED: JLC DRAWN BY: RM APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

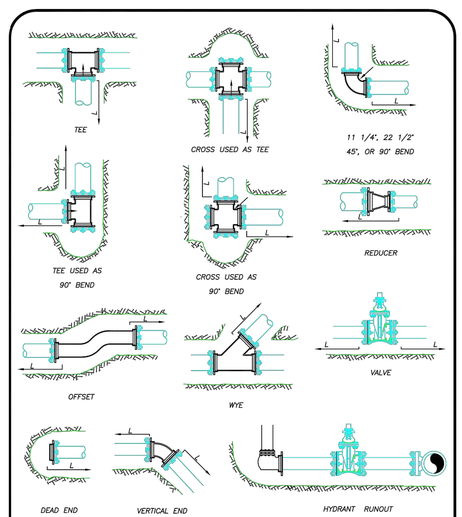


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

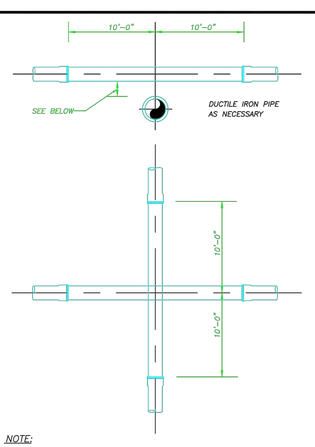
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

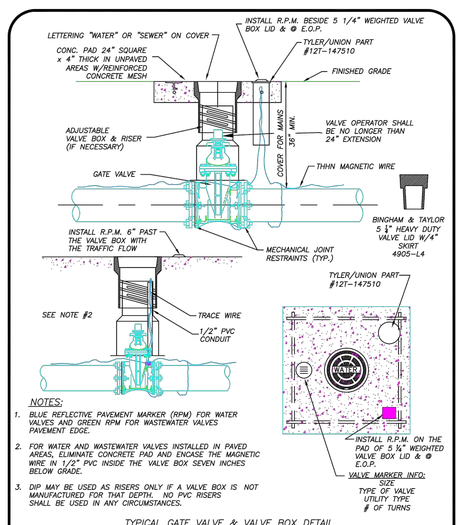


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



NOTES:

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

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

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21-032 CONST	DRAWN JBB
DESIGNED JBB	
CHECKED JBB	DATE 04/30/21
SCALE NTS(O)	

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WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396
DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	10

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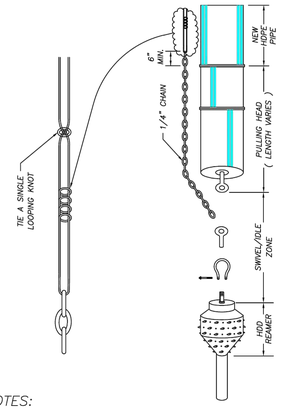
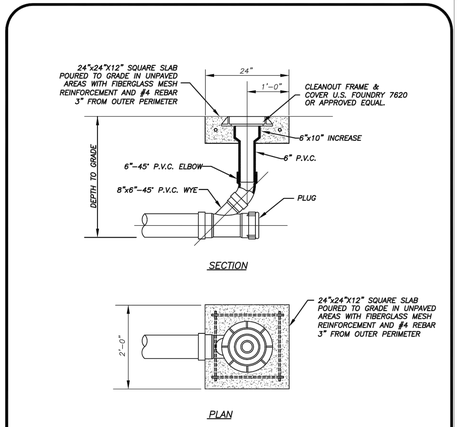


NOTES:

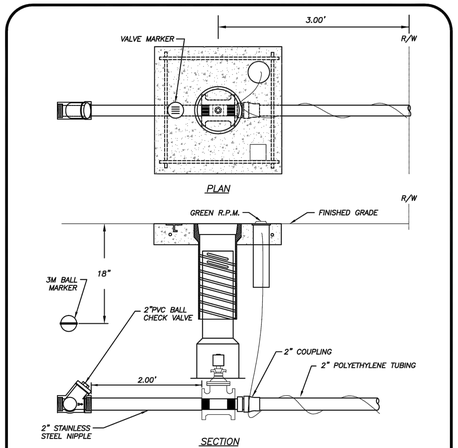
1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
   MANUFACTURER – COPPERHEAD INDUSTRIES, LLC
   PART NUMBER – 1245B–EHS–500 / 1245B–EHS–1000 / 1245B–EHS–2500
   PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

FPUA COMMUNITY PROUD	DIRECTIONAL BORE WIRE ATTACHMENT	M–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC MISC. DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL APPROVED: DATE: JLC 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



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

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S–4B
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–08 RISE DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC SEWER DETAIL 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 3



NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

FPUA COMMUNITY PROUD	GRINDER STATION CONNECTION	S–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC COMPUTER# DRAWN BY: SCALE: SLL N.T.S. SCALE APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

GENERAL POLICY

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

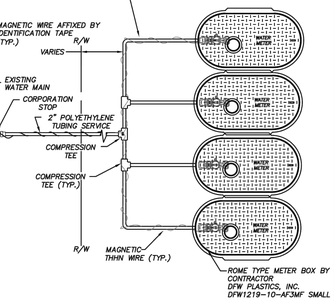


NOTES:

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

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD	WATER METER PLACEMENT POLICY	W–1
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 02–15 SLL DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

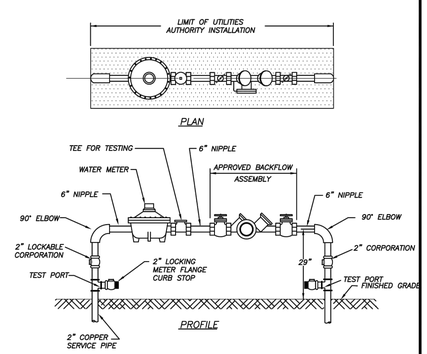


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)	W–4A
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC W–4.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2020	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



NOTES:

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

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

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W–8
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21–032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB | SCALE 1"N20' | DATE 04/30/21

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WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21–032 | SHEET 11

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MARK	REVISION	DATE

DRAWING 21-032 CONST

DESIGNED JBB | DRAWN JBB

CHECKED JBB | DATE 04/30/21

SCALE 1"=20'

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AERIAL

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	12



FLOOR PLAN

SCALE: 3/16" = 1'-0"

1 / A-1.11

NORTH

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

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

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	NEW, 8" CMU WALL WITH FILLED CELLS AND REINFORCING. 1 ½" 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.

It is the law of the architect of engineer's licensing, the plans and specifications prepared by the architect or engineer and the application thereto comply with the laws governing the licensure of the architect or engineer and the Florida Building Code and Chapter 553, Florida Statutes.

Official Issue: Site Plan Submittal 5/25/2021.

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

Seal:

STATE OF FLORIDA
REGISTERED
BRENT A. WOOD
ARCHITECT
MAY 25 2021

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

Architect:
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ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL, 34994
Tel. 772.220.1217 Fax 772.419.9261

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
89 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
FLOOR PLAN

Sheet Number:
A-1.11

Project Number: 2170/13
Plot Date: 05-25-2021
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Tree/Palm Symbol Legend

- EX. TREE/PALM TO REMAIN
- EX. TREE/PALM TO REMOVE
- EX. TREE/PALM TO RELOCATE SEE LANDSCAPE PLAN FOR NEW LOCATION(S)

EXISTING TREE DISPOSITION

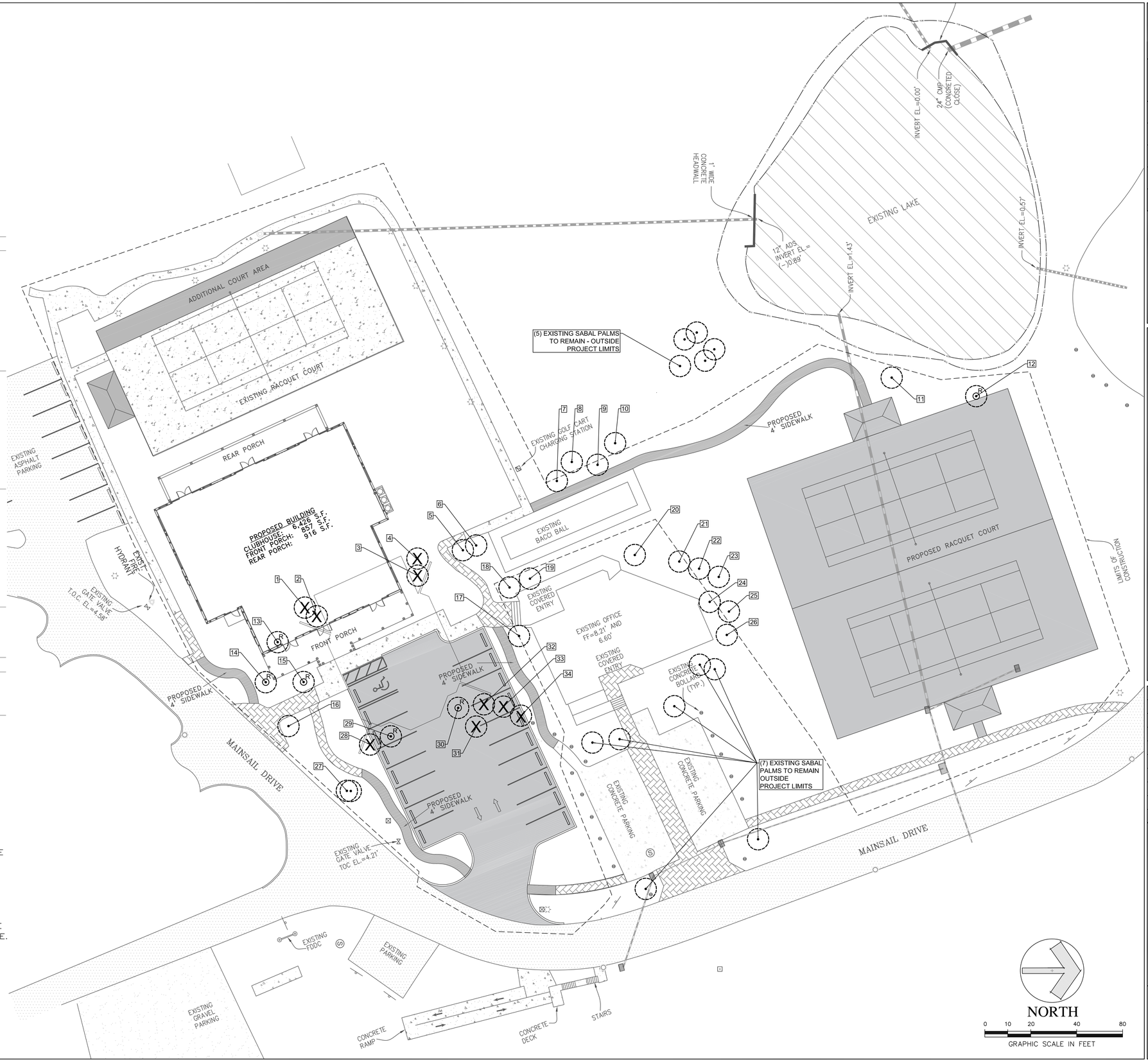
NO.		BOTANICAL NAME	COMMON NAME	DBH	CONDITION	ACTION
1	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
2	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
3	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
4	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
5	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
6	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
7	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
8	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
9	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
10	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
11	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
12	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
13	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
14	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
15	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
16	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
17	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
18	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
19	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
20	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
21	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
22	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
23	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
24	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
25	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
26	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
27	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR–DBL TRNK	REMAIN
28	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
29		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
30		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
31	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
32	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
33	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
34	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE

* INDICATES NATIVE SPECIES

PALMS TO BE REMOVED ARE VERY MATURE AND IN POOR TO VERY POOR CONDITION WITH TRUNK CONSTRICTION AND TRUNK DAMAGE – NOT RELOCATEABLE
(9) PALMS TO BE REMOVED AND MITIGATED/REPLACED AT 1:1 BASIS REPLACEMENT

Tree/Palm Protection

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY THE SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES/PALMS DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE POSTS TWO(2) INCHES BY(4) FOUR INCHES OR LARGER, WOODEN POSTS PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED EITHER A MINIMUM OF FIVE(5) FEET FROM THE TRUNK, UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT, OR IN LINE WITH THE TREE'S DRIP LINE. POSTS SHALL BE NO FURTHER THAN 6 FEET APART. REFER TO DETAIL. EACH SECTION SHALL BE LINKED TOGETHER WITH LUMBER, EROSION FABRIC, NET OR PLASTIC FENCE MATERIAL. ORANGE PLASTIC CONSTRUCTION FENCE AND METAL T–STAKES ARE ACCEPTABLE.
3. PROPOSED GRADES AROUND TREES/PALMS TO REMAIN SHALL BE MAINTAINED TO WITHIN (4) FOUR INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE/PALM REMOVAL, TREE PROTECTION AND GENERAL PLANTING REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIAL SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE TREE/PALM CANOPY AREA.



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

DATE: 5/21/2021

SHEET: Tree Disposition Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT · THOMAS L. WHITE · LA-0001100 · STATE OF FLORIDA

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

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

TREE DISPOSITION PLAN

SHEET

TD-1

LANDSCAPE CODE TABLE

PERIMETER LANDSCAPE	REQUIRED	PROVIDED
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION	N/A	N/A
LANDSCAPE ADJACENT TO ROAD R.O.W.	**REQUIRED**	**PROVIDED**
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION – NO R.O.W.	N/A	N/A
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 / 180 SF	382 SF 2.1 TREES	1,068 SF 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

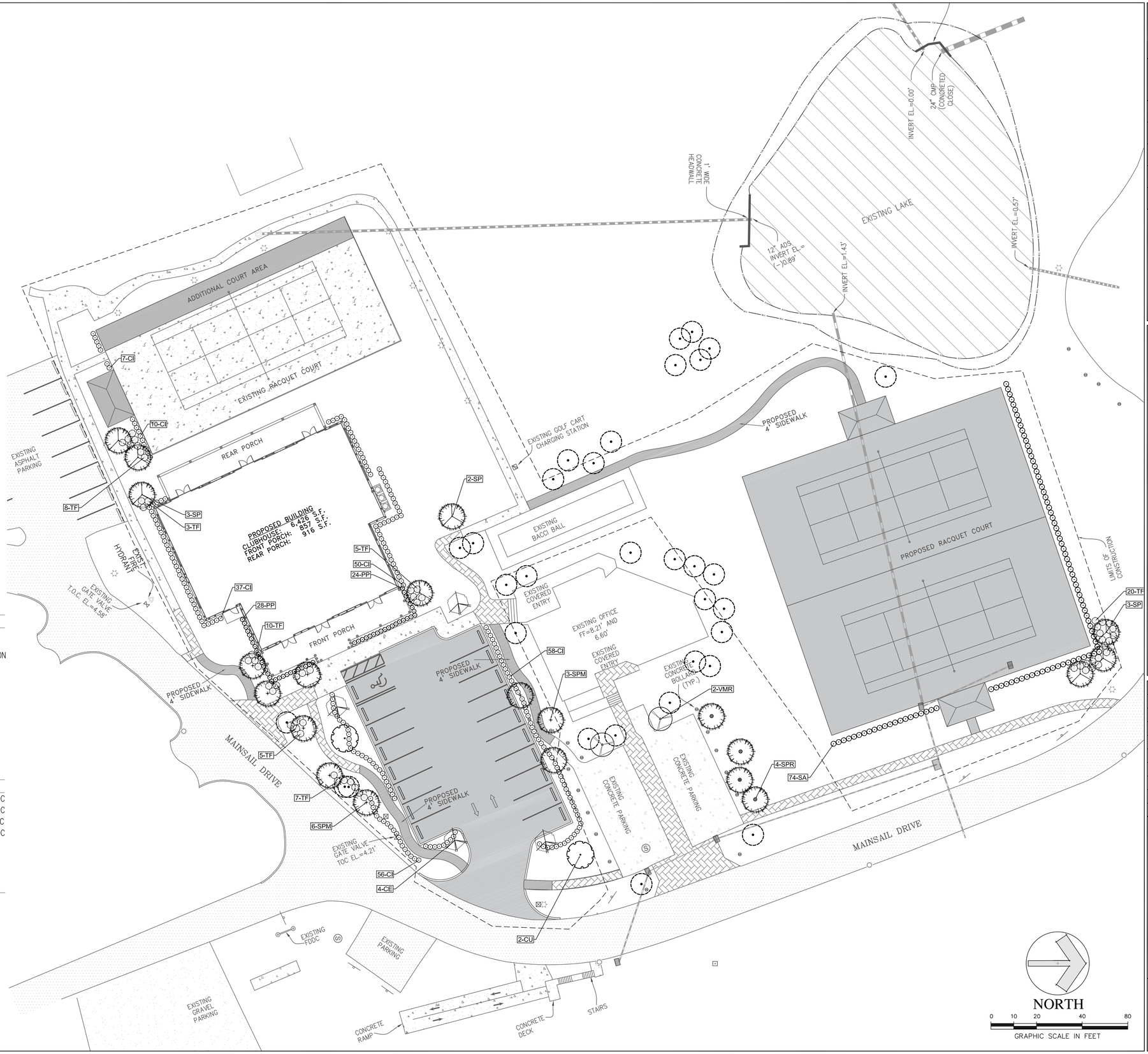
QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
4	SPR	*	H	SABAL PALMETTO	CABBAGE PALM	RELOCATED
2	VMR		M	VETCHIA MERRILLI	CHRISTMAS PALM	RELOCATED
9	SPM	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT MITIGATION
8	SP	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT
2	CU	*	H	COCCOLOBA UNIFERA	SEAGRAPE TREE	12–14' HT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

PLANT LIST – ACCENTS / SHRUBS / GROUNDCOVERS

QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
218	CI	*	H	CHRYSABALANUS 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:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

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

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

LANDSCAPE PLAN

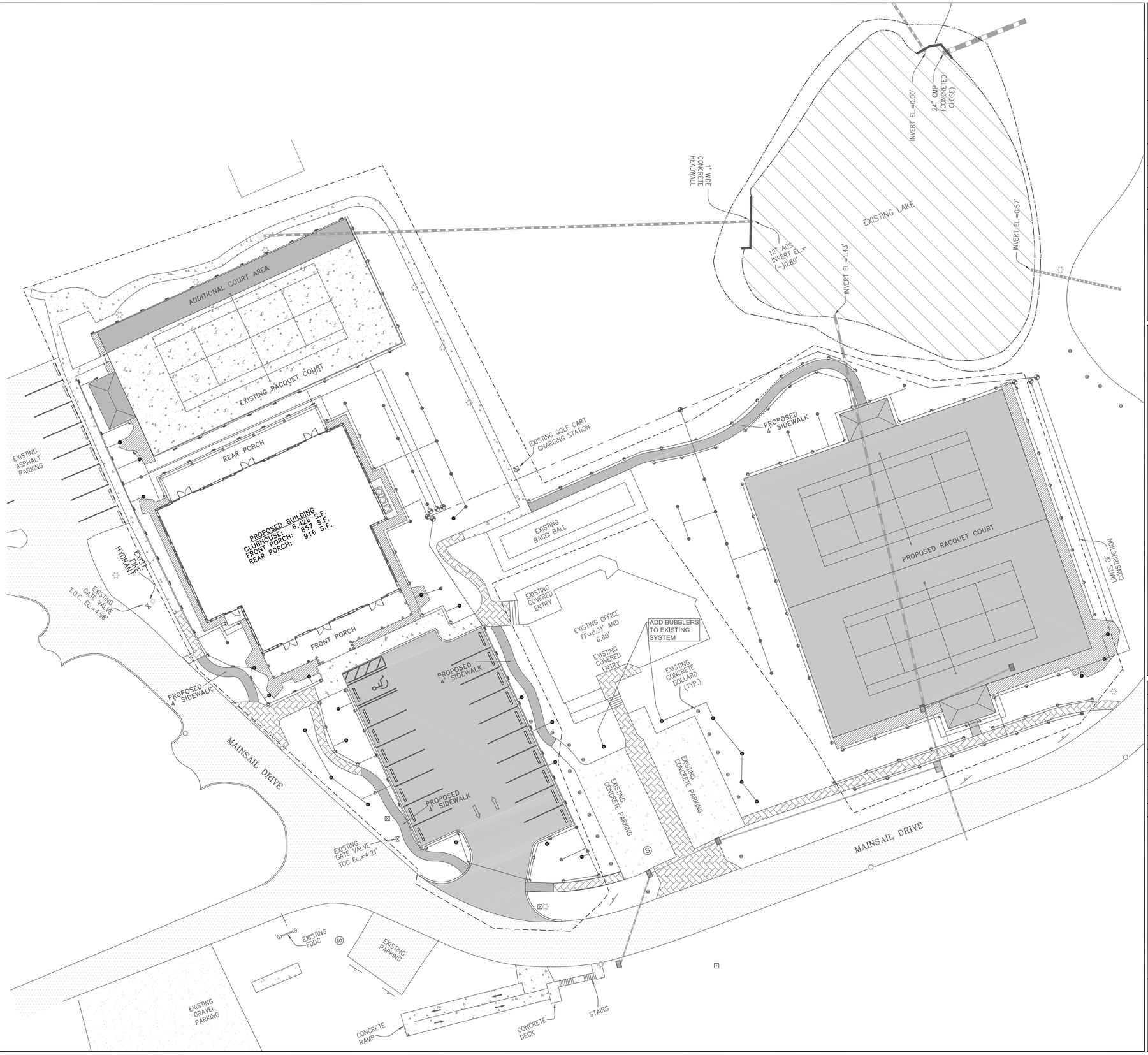
SHEET L-1

IRRIGATION LEGEND

SYM	DESCRIPTION
P	
M	
POC	WATER SOURCE: EXISTING SYSTEM
C	RAINBIRD ESP CONTROLLER - OR EQUIV. HUNTER
X / X X	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

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



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

DATE: 5/21/2021

SHEET: Irrigation Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

Thomas L. White
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OCEAN VILLAGE CLUBHOUSE

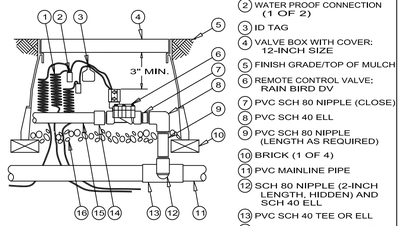
Fort Pierce
St. Lucie County, FL

REVISIONS

IRRIGATION PLAN

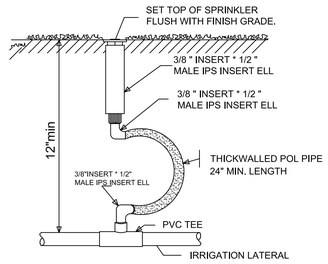
SHEET
L-2

IRRIGATION DETAILS

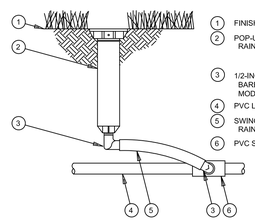


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATER PROOF CONNECTION (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER: 12-INCH SIZE
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE: RAIN BIRD DV
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

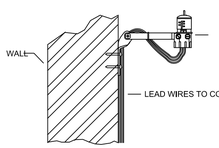


ROTOR HEAD



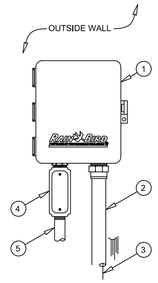
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
6. PVC SCH 40 TEE OR ELL

4"/6"/12" POP-UP SPRAY HEAD



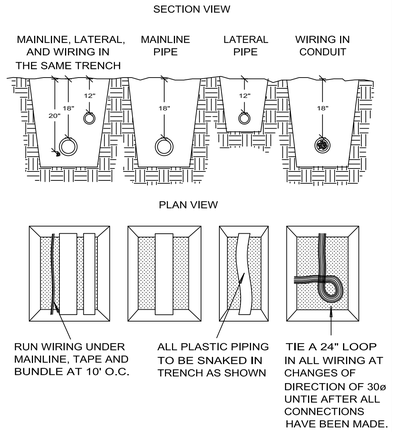
NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

MINI CLICK RAIN SENSOR



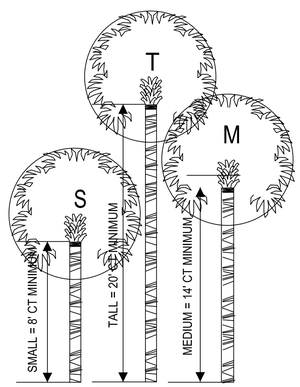
1. HYBRID CONTROLLER: RAIN BIRD ESP-I SERIES OUTDOOR WALL MOUNT (OR APPROVED EQUAL)
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

IRRIGATION CONTROLLER



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

PIPE & WIRE TRENCHING



PALMS TO BE INFORMALLY GROUPED IN STAGGERED SIZES AS SHOWN AND AS INDICATED ON PLANS.

PALMS ARE GENERALLY SPECIFIED BY OVERALL HEAIGHT AND WITH A CLEAR TRUNK DIMENSION. ALL CLEAR TRUNK DIMENSIONS FOR BOTH SABAL PALMS AND FOR ALL WASHINGTONIA PALMS ARE A MEASURE OF THE WOOD TRUNK LENGTH AT PLANTING UP TO THE BASE OF THE BOOTED FRONDS.

PALMS FROND TOPS MAY BE PENCIL CUT OR FRONDS MAY BE TRIMMED AND BOUND, AT THE DISCRETION OF THE CONTRACTOR AS REQUIRED TO INSURE THE HEALTH OF THE TREE.

OVERALL HEIGHT FOR PENCIL CUT PALMS, IS THE HEIGHT FROM THE BALL TO THE PENCIL TIP.

OVERALL HEIGHT FOR BOUND UP FRONDS IS MEASURED FROM THE BALL TO THE TOP OF THE BUD.

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.

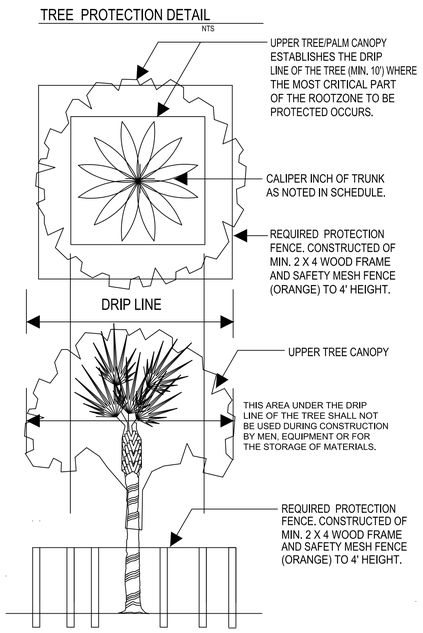
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using snap tite or DBY UL connectors.
Common shall be 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.

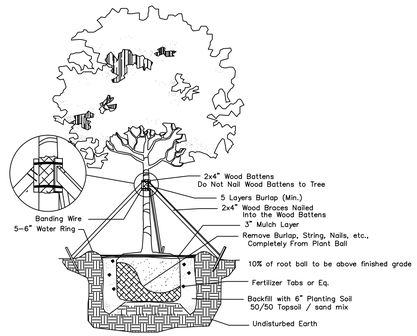
Contractor shall verify all underground utilities prior to commencement of work.

TREE PROTECTION DETAIL
NTS

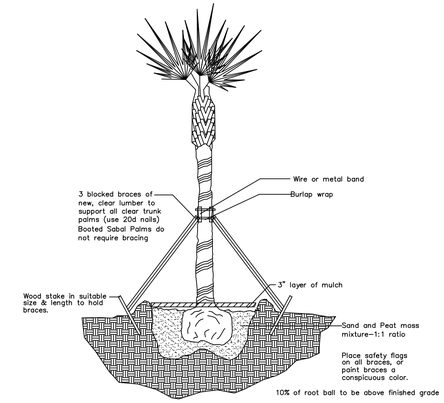


GENERAL LANDSCAPE NOTES:

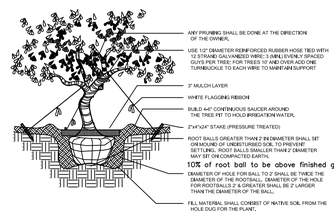
1. All plants will be FLA #1 or better as described in GRADES AND STANDARDS FOR NURSERY PLANTS, latest editions as published by The Florida Department of Agriculture and Consumer Services.
2. All plant material will receive mulch approved by the Landscape Architect and which complies with all applicable 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.
3. 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.
4. 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 "MiniClik 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.
5. 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.
6. 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.
7. No substitutions may be made without the written approval of the Landscape Architect the Owner and the City.
8. Planting plan takes precedence over the plant list. The plant list and quantities contained therein are for the convenience of the Contractor only.
9. 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.
10. 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.
11. Any existing trees noted to remain shall be protected from damage. See Tree Plans.



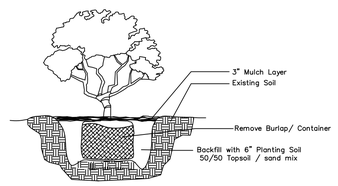
Large Tree Planting Detail
Not to Scale



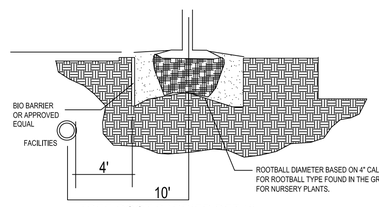
Palm Planting Detail
Not to Scale



Irregular and Multi-Stem Tree
Not to Scale



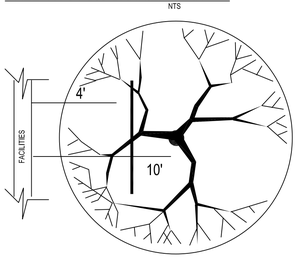
Shrub Planting Detail
Not to Scale



TREE ROOT BARRIER DETAIL
NTS

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

TREE ROOT BIO BARRIER PLAN
NTS



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 THOMAS L. WHITE LA 0001100 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



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-SAOA-AMB-U-SL4-FINISH / MA1036-XX	UNV	AMBER	9638	LED	0-10V (If required)	199W	25 'POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	MCGRAW EDISON	GLEON-SAOC-740-U-T4FT-FINISH / MA1036-XX	UNV	LED	70430	LED	0-10V (If required)	558W	18 'POLE	NOTE 1, 3
SC	24" LED AMBER BOLLARD	LIGMAN	UMC-10002-31W-T3-AMBER-FINISH-120/277v	UNV	AMBER	995	LED	NONE	31W	GROUND	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: CONFIRM FINISH

NOTE 2: FIXTURES MOUNTED ON 25' VALMONT ALUMINUM POLE R-240845806T4-P2-COOPER FINISH

NOTE 3: FIXTURES MOUNTED ON 18' VALMONT ALUMINUM POLE R-170840606T4-P2-COOPER FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

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

Calculation Summary

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

LIGHTING DYNAMICS INCORPORATED

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:

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

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



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



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



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



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



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



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

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

Official Issue: Site Plan Submittal 5/25/2021

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

Seal:

STATE OF FLORIDA
BRENT A. WOOD
AR94196
07-02-2021
REGISTERED ARCHITECT

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL 34994
Tel: 772.220.1217 Fax: 772.419.5061

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
80 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
PERSPECTIVE VIGNETTES

Sheet Number:
A-2.02

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



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



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



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



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

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

Official Issue: Site Plan Submittal 5/25/2021

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

Seal: STATE OF FLORIDA BRENT A. WOOD AR94196 07-02-2021 REGISTERED ARCHITECT

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL 34994
Tel: 772.220.1217 Fax: 772.419.5061

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
80 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
BUILDING ELEVATIONS

Sheet Number:
A-2.01

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

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 form 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,

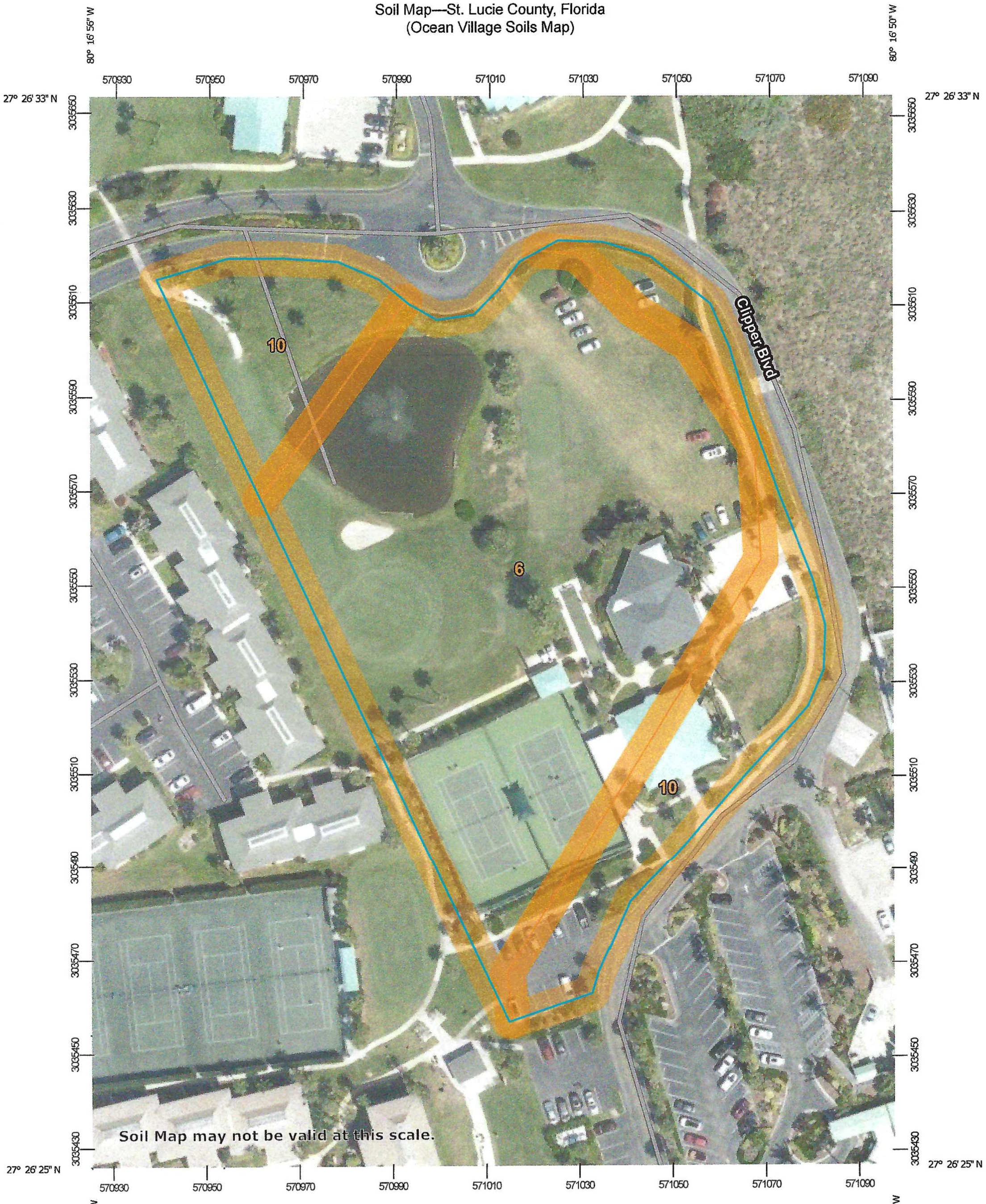
Ecological Consulting of Florida

D. Chris Sopotnick
President

DCS

2161.00

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



Map Scale: 1:1,110 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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



U.S. Fish and Wildlife Service

National Wetlands Inventory

Ocean Village NWI Map



May 25, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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

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.

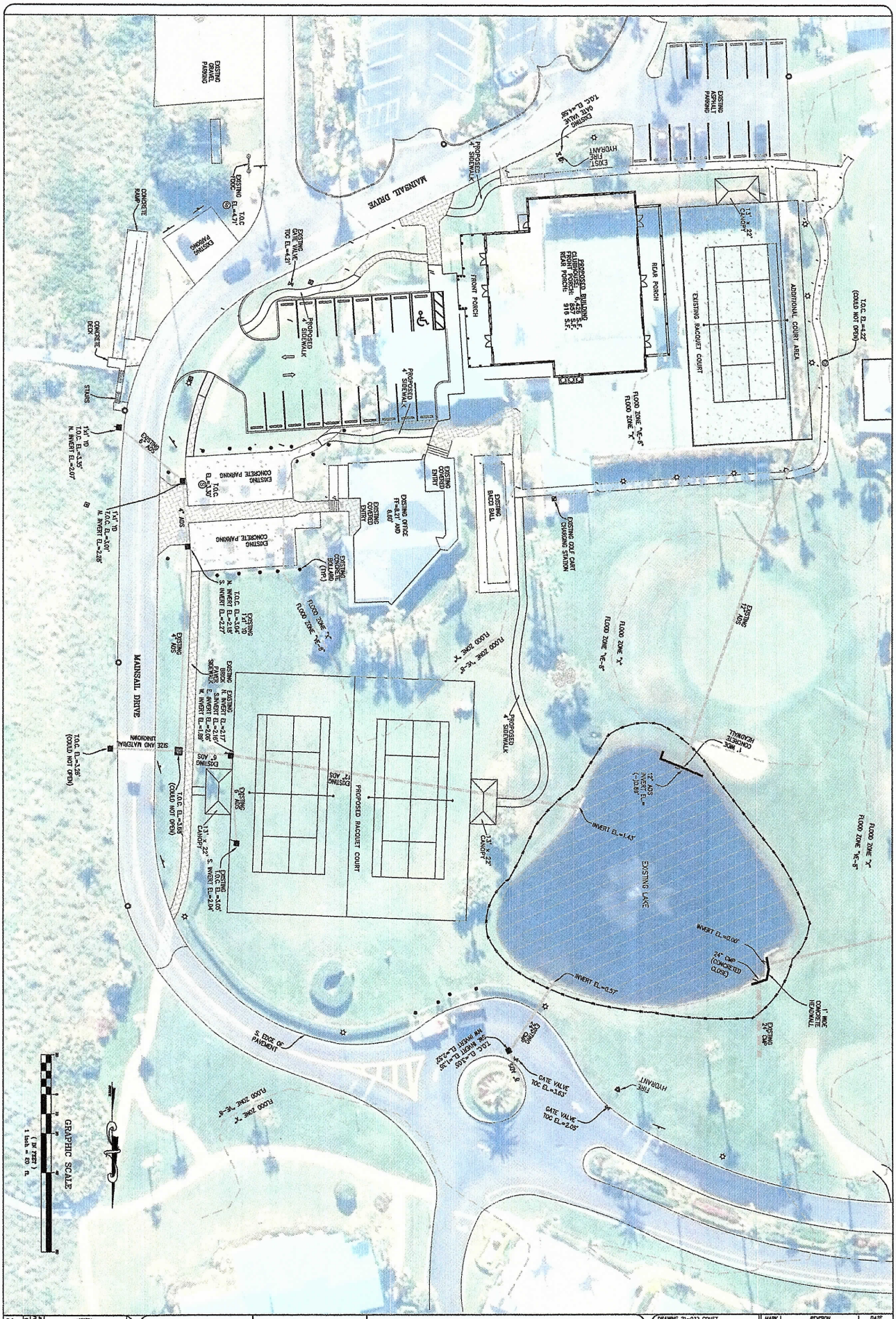
Additional analysis is not required, and the project satisfies concurrency.

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



PROJECT NO. 21-032	SHEET 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 772-770-9498 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

DRAWING 21-032 CONST	
DESIGNED JBS	DRAWN JBB
CHECKED JBS	
SCALE 1"=20'	DATE 04/30/21

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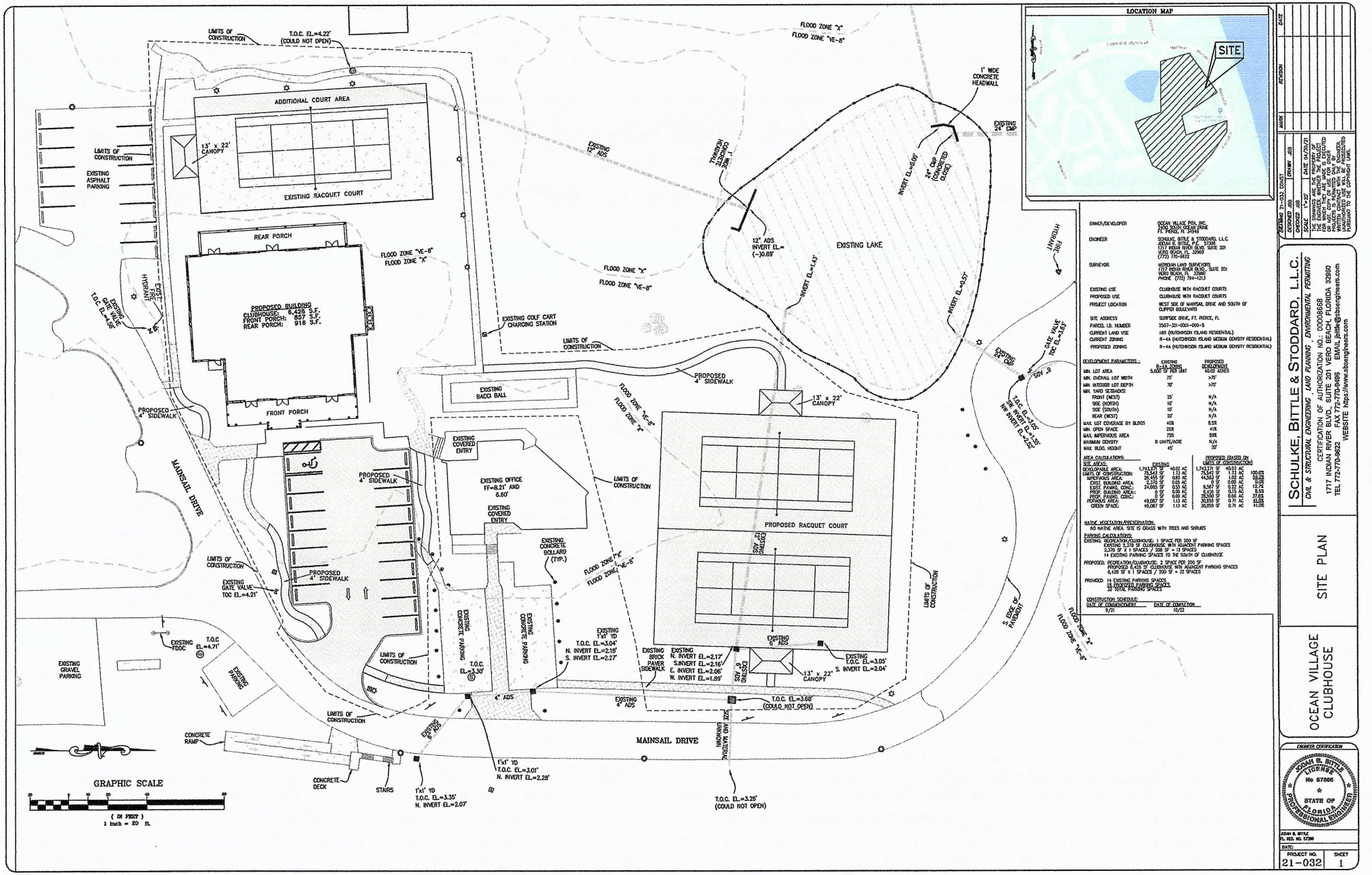
MARK	REVISION	DATE

JOHN B. BITTLE No. 57268 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
SIGNED/SEALED ON: 4/30/21
PRINTS MUST BE SIGNED AND SEALED TO BE VALID



LOCATION MAP

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2350 JOHN YOUNG DRIVE FT. PIERCE, FL 34946
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JOSIAH B. BITTLE, P.E. 57306 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-8622
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 CUPPID BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-331-0001-000-5
CURRENT LAND USE	MIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)

DEVELOPMENT PARAMETERS:	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	43.02 ACRES
MIN. OVERALL LOT WIDTH	25'	>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)	10'	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'	35'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,371 SF	40.02 AC	1,743,371 SF	40.02 AC	100.0%
LIMITS OF CONSTRUCTION:	75,543 SF	1.73 AC	75,543 SF	1.73 AC	4.33%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,543 SF	1.02 AC	2.55%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	2,370 SF	0.05 AC	0.13%
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	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,060 SF	0.66 AC	37.0%
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/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:

DATE OF COMMENCEMENT	DATE OF COMPLETION
9/21	10/22

NO.	REVISION	MARK	DATE

DRAWING 21-032 COAST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20'
DATE 04/29/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING , LAND PLANNING , ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-8622 FAX 772-770-8486 EMAIL jbittle@sbengineers.com
WEBSITE https://www.sbengineers.com

OCEAN VILLAGE CLUBHOUSE

SITE PLAN

ENGINEER CERTIFICATION

JOSIAH B. BITTLE LICENSE No 57306 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOSIAH B. BITTLE
FL. REG. NO. 57306

DATE:

PROJECT NO. 21-032

SHEET 1

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	Ln(T) = 0.98Ln(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	Ln(T) = 0.98Ln(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	Ln(T) = 0.54Ln(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	Ln(T) = 0.54Ln(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	Ln(T) = 0.76Ln(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	Ln(T) = 0.76Ln(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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Site Plan - Ocean Village Clubhouse - 2400 S. Ocean Drive

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: August 22nd, 2021

NOTICE BY MAIL: August 6th, 2021

NOTICE BY SIGNS: August 6th, 2021

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner

SIGNATURE: **DATE:** August 26th, 2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

AFFIDAVIT OF NOTIFICATION AND MAILING

I, the undersigned, do hereby declare that I did mail copies of a notice of public hearings to each owner of the property located, or having any part thereof, situated within five hundred (500) feet of any point of the property for which the request has been made and to the owner of the property for which the request has been made, as required by Chapter 22, Article X, Section 22-143 of the Code of Ordinances.

Project: Ocean Village Clubhouse

Staff Name: Vennis Gilmore

Staff Signature: [signature]

Date Mailed: 8-6-21

Number of Mailed Letters: 678

Attachments:
Copy of notice of public hearings
Mailing list

1
Capstan I inc
2926 SE Paramount PL
Stuart; FL 34997-8516

2
Monique Andrade
2400 S Ocean DR; Unit # 111
Fort Pierce; FL 34949-8018

3
Cecilia Dutcher (TR)
3639 Armida DR
Wake Forest; NC 27587-7957

4
OCEANFRONT RETREAT RENTAL LLC
3125 Gordy RD
Fort Pierce; FL 34945-2716

5
Tracey A Bannister
69 E Girard BLVD
Kenmore; NY 14217-2014

6
Jose Bello
2400 S Ocean DR; Unit # 115
Fort Pierce; FL 34949-8018

7
Peter Buche
2800 S Universtiy Blvd Unit 36
Denver; CO 80210-6055

8
Latina Brown
2400 S Ocean DR; Unit Apt C121
Fort Pierce; FL 34949-7970

9
Gregory R Smetanka (TR)
10210 Milton Thompson RD
Lees Summit; MO 64086-9346

10
William J Archaki
41 Shady Hill Rd
Media; PA 19063-4029

11
Leon J Pernice
34 Mt Pleasant Ave
West Springfield; MA 01089-1823

12
Jay A Lentz
100 R ST
Lake Lotawana; MO 64086-9146

13
Richard R Ryan Jr
10 Sniffen Mountain RD
Cortlandt Manor; NY 10567-6404

14
Walter J Cantley Jr
501 N Bethlehem Pike
Fort Washington; PA 19034-1221

15
GOOCH INVESTMENTS LLC
206 Edgewood DR
Nicholasville; KY 40356-1815

16
Ana Roldan
2400 S Ocean DR; Unit # 134
Fort Pierce; FL 34949-8018

17
Capstan View LLC
PO Box 547665
Orlando; FL 32854-7665

18
St Lucie Beach Properties Corp
2400 S Ocean Dr Apt C211
Fort Pierce; FL 34949-7951

19
Joan F Colburn
2400 S Ocean DR; Unit Apt C212
Fort Pierce; FL 34949-7951

20
Nancy E Stagg (TR)
PO Box 1289
Wellfleet; MA 02667-1289

21
Selina Dale Winter
3320 Compass WAY
Alpharetta; GA 30004-0626

22
Ahmet G Aydogan
5244 Beland DR
Lake Worth; FL 33467-7402

23
Paul W Cates
2400 S Ocean Dr C 216
Fort Pierce; FL 34949-7951

24
James P Knox
14945 Fish Hook DR
Park Rapids; MN 56470-6249

25
James R Smith
6270 Woodhall CT
Hudsonville; MI 49426-8904

26
Stephen L Crosby (TR)
4361 Bender Ct
Troy; MI 48098-4475

27
Daniel J Oehl
2400 S Ocean DR; Unit Apt C224
Fort Pierce; FL 34949-7959

28
Daniel Visconti
2400 S Ocean DR; Unit Apt C225
Fort Pierce; FL 34949-7959

29
Alfredo L Kugelmas
PO Box 165539
Miami; FL 33116-5539

30
Sarah C Jones (TR)
2400 S Ocean DR; Unit Apt C231
Fort Pierce; FL 34949-7959

31
Mark William Van Haasteren
PO Box 3101
Winter Park; FL 32790-3101

32
Ruth A Gersabeck
7133 W Arlington WAY
Littleton; CO 80123-0882

33
William B King
1908 SE Port St Lucie Blvd
Port St Lucie; FL 34952-5581

34
Kenneth Vathauer
1810 Intracoastal Dr
Fort Lauderdale; FL 33305-3632

35
Victor Hugo Herrera
2400 S Ocean DR; Unit # 312
Fort Pierce; FL 34949-8018

36
Barbara Jane Quinn
3719 Elvera Ln
Warren; MI 48092

37
Shane Anthony White
6157 Caseys Side WAY
Fort Mill; SC 29708-6434

38
Peter J Chapon Jr
5012 Dana DR
Jefferson Hills; PA 15025-3684

39
Mathieu Prichonnet
9505 PRIVATE ROAD 2450
Lubbock; TX 79404-0838

40
Christopher W Bartlett III
2400 S Ocean DR; Unit Apt C321
Fort Pierce; FL 34949-7973

41
Grinnell Mechanical Inc
21 Ray AVE
Burlington; MA 01803-4720

42
Brett Albert Alfred Carron
8 Hanson Street
London W1W6TY

43
Elizabeth A Asaro
70 Winterberry CIR
Cross River; NY 10518-1311

44
Theresa J Russell
60 Upland RD
Needham; MA 02492-3531

45
John Knapek
7712 Excitement DR
Reunion; FL 34747-6752

46
Peter Angelos (LF EST)
2400 S Ocean DR; Unit Apt 332
Fort Pierce; FL 34949-8018

47
Stanley R Harrington
2400 S Ocean DR; Unit # 333
Fort Pierce; FL 34949-8018

48
Alva S Gibbs
2400 S Ocean DR; Unit Apt C411
Fort Pierce; FL 34949-7955

49
412 Investments Inc
445 NW 53rd AVE
Miami; FL 33126-5046

50
Ann M Brown
13608 Toka CT
Huntersville; NC 28078-5457

51
Greg Alan Gillmeister
2400 S Ocean DR; Unit # 414
Fort Pierce; FL 34949-8018

52
David Russell Jr
2400 S Ocean DR; Unit Apt C416
Fort Pierce; FL 34949-7954

53
Joan M Sullivan
47 Hooper AVE
Atlantic Highlands; NJ 07716-1538

54
Gury Holliman
324 Main St N
Carthage; TN 37030-1208

55
Richard A Foster
1750 NE 140th ST
North Miami; FL 33181-1307

56
Jon P O`Donnell
12309 E Reidsburg RD
Clarion; PA 16214-4243

57
Thomas Akeson
17 Gallatin DR
Dix Hills; NY 11746-7947

58
Charles M Ankenbrandt
1016 Ray ST
Geneva; IL 60134-2910

59
Rose Ann Rouff (TR)
PO Box 85
Brackney; PA 18812-0085

60
Robert G Stuendel (TR)
6084 Sierra PASS
Flint; MI 48532-2134

61
Bruce Peter Nidetch
1382 Noel AVE
Hewlett; NY 11557-1307

62
Donald G Golder
2400 S Ocean DR; Unit # 514
Fort Pierce; FL 34949-8018

63
Deborah L Hoskins (LF ST)
506 N 29th ST
Harrisburg; PA 17109-3501

64
Thomas LeFever
324 Backus RD
Cayuga; NY 13034-2165

65
CJ Triangle Investments Inc
N 2188 County Road J
Kaukauna; WI 54130-9746

66
Charles F Falkenberg Jr (TR)
84 L ST
Lake Lotawana; MO 64086-9440

67
Amy Burns (TR)
11 Carlisle RD
Miller Place; NY 11764-1908

68
Gervasio Baez
14805 SW 178th TER
Miami; FL 33187-7707

69
Susan A Herr
PO Box 1558
West Tisbury; MA 02575-1558

70
David Porteous
158 Birett DR
Burlington; ON L7L 2T1

71
Carl H Arnold
2400 S Ocean DR; Unit Apt C533
Fort Pierce; FL 34949-8018

72
Robert W Leech
540 Blythwood RD
North York; ON M4N 1B3

73
Richard D Pals
2400 S Ocean DR; Unit Unit 131
Fort Pierce; FL 34949-8018

74
John Southby (TR)
11899 SW 74th TER
Miami; FL 33183-3715

75
Michael Barone
15 Fountayne LN
Lawrenceville; NJ 08648-2679

76
Steven J McDonough
2400 S Ocean DR; Unit # 614
Fort Pierce; FL 34949-8018

77
Luann Overmyer
2400 S Ocean DR; Unit Apt C621
Fort Pierce; FL 34949-7960

78
Carlos A Varona
10400 SW 41st ST
Miami; FL 33165-4924

79
Kathleen Mullen (TR)
2400 S Ocean DR; Unit Apt C623
Fort Pierce; FL 34949-7944

80
Shirley A Davis
4106 W Palmira AVE
Tampa; FL 33629-6716

81
Kenneth P Sumrell
4233 Berry SQ
Williamsburg; VA 23188-8518

82
William B Brown
2400 S Ocean DR; Unit # 632
Fort Pierce; FL 34949-8018

83
Carlos J Santa Cruz Jr
2122 NE 38th RD
Homestead; FL 33033-5104

84
Thomas Rickey
1013 Woodlane RD
Jackson; NJ 08527-1555

85
Edward Reinhardt
2400 S Ocean DR; Unit Unit 713
Fort Pierce; FL 34949-8018

86
Mark Allnock
2373 Stewarts Cove WAY
Orlando; FL 32828-7838

87
John S Quinn Jr
23811 Deer Chase LN
Naperville; IL 60564-5322

88
Jose Grullon
12923 SW 133rd CT
Miami; FL 33186-5852

89
Jani Huhtamaki
368 SW Egret LNDG
Port St Lucie; FL 34953-8227

90
Kim Chiapperino
1402 Rosewood CT
Highland Mills; NY 10930-5219

91
James A Dvorak Jr
2444 Ripple Creek LN
Fleming Island; FL 32003-4973

92
Peter Ince
403 Georgia RD
Freehold; NJ 07728-8047

93
John B Bert III
2400 S Ocean DR; Unit Apt C725
Fort Pierce; FL 34949-7947

94
726 OVC Realty LLC
11 King Arthur DR
Londonderry; NH 03053-2821

95
William J Dempsey
404 Elkview DR
Clifford Township; PA 18421-7741

96
Donald E Studley III
5 Buckingham Garden PKWY
Maplewood; NJ 07040-1214

97
Robert G Pistole
220 Sunderland RD
Aiken; SC 29803-9266

98
John E Porada
39 Brady RD
Shrewsbury; NJ 07702-4464

99
Branford O`Brien
1139 Southport CT
Wellington; FL 33414-5528

100
H Steven Vollers
PO Box 5297
North Branch; NJ 08876-1303

101
Frederick C Cade (TR)
1323 SE 17th ST; Unit Apt 471
Fort Lauderdale; FL 33316-1707

102
Dana Bartley
1709 Sunset Isles RD
Fort Pierce; FL 34949-3433

103
Tonie Spearing
488 S Stony Point RD
Suttons Bay; MI 49682-9574

104
David J Silver
11 Warren CT
Cornwall; NY 12518-2147

105
Lazaro R Completo
8491 S US Highway 1 ST
Port St Lucie; FL 34952-3360

106
Lino Morejon (LF EST)
1035 Pine Branch DR
Weston; FL 33326-2843

107
John Dwyer
31 Scott ST
Massapequa Park; NY 11762-3539

108
Robert A Sherwood
PO Box 135
Kinderhook; NY 12106-0135

109
Renee C Loukides
1368 SW Sultan DR
Port St Lucie; FL 34953-2219

110
John C Dustman
5103 Horton RD
Oriental; NC 28571-9272

111
Frank L Fabrizio
1 Putnam RD
Cortlandt Manor; NY 10567-7442

112
James L Swish
3811 Highland Ct
Highland; MI 48356-1833

113
Michael T Riggs
4427 Batavia Elba Townline Rd
Batavia; NY 14020-1037

114
Judy Stein
1340 Arbor Creek DR
Rochester Hills; MI 48306-3700

115
Joseph DePasquale
2400 S Ocean DR; Unit # 1112
Fort Pierce; FL 34949-8018

116
James Passarelli
2400 S Ocean DR; Unit C 1113
Fort Pierce; FL 34949-8018

117
Lorraine Harner
2400 S Ocean DR; Unit Unit 114
Fort Pierce; FL 34949

118
James B Doyle Jr
2400 S Ocean DR; Unit # 1115
Fort Pierce; FL 34949-8018

119
Jacqueline P Hertz
2318 Sea Island DR
Fort Lauderdale; FL 33301-1575

120
Richard Fiddler
2400 S Ocean DR; Unit Unit 1121
Fort Pierce; FL 34949-8018

121
WPE LTD LLC
9513 Shadow LN
Fort Pierce; FL 34951-2934

122
Garrett M Karp
6945 Cohasset CIR
Riverview; FL 33578-8314

123
Robert H Pike
2400 S Ocean DR; Unit # 4133
Fort Pierce; FL 34949-8018

124
Gerald J Strein
547 Maude St
S Hempstead; NY 11550

125
Joan Carey (TR)
2234 Noyac RD
Sag Harbor; NY 11963-1902

126
Peter J Skibar
33 Aldrich DR; Unit # A
Edison; NJ 08837-3305

127
John K Miller
36 G Queen Anne WAY
Chester; MD 21619-2578

128
Toni Yost Kilkeary
3 Mariscal PL
The Woodlands; TX 77389-4394

129
John Kukucz
4190 Menlo Park LN
Vermilion; OH 44089-3603

130
John Stickels
2400 S Ocean DR; Unit Apt C1313
Fort Pierce; FL 34949-8020

131
Philip Rosenberg
2400 S Ocean DR; Unit Apt C1321
Fort Pierce; FL 34949-7984

132
Helene Diaz
10620 SW 99th TER
Miami; FL 33176-2729

133
John L Kopack
2400 S Ocean DR; Unit # 1323
Fort Pierce; FL 34949-8018

134
Jerry Santangelo
129 Ledgewood DR
Smithtown; NY 11787-4255

135
Kurt G Wirz
3531 SE Hyde CIR
Port St Lucie; FL 34984-6433

136
David Sargent
PO Box 176
Layton; NJ 07851

137
Robert T Alexander
2400 S Ocean DR; Unit Apt V114
Fort Pierce; FL 34949-8054

138
Leopoldo J Rios
2400 S Ocean DR; Unit Apt V123
Fort Pierce; FL 34949-8055

139
Joann F Schmidt
162 Shadblow LN
Clinton Corners; NY 12514-2833

140
Lianys Barrial
18906 NW 10th St
Pembroke Pines; FL 33029

141
Kaira M Haiman
330 El Dorado PKWY
Plantation; FL 33317-3218

142
Geoffrey E Neff
2400 S Ocean DR; Unit Apt V221
Fort Pierce; FL 34949-8056

143
Robert L Matthews
705 Birkdale Dr
Fayetteville; GA 30215

144
Liliana Suarez
1817 Kennedy BLVD; Unit Apt 3F
North Bergen; NJ 07047-6321

145
Albert C Howard (TR)
9320 Matchett RD
Kingsley; MI 49649-9673

146
Penny de Estrada
1220 US Highway 1; Unit Ste K
North Palm Beach; FL 33408-3538

147
Richard Haeg
232 Saint Sabre Dr
Swansea; IL 62226

148
Thomas A Lefever (LF EST)
2400 S Ocean DR; Unit Apt V314
Fort Pierce; FL 34949-8057

149
Leonardo Arteaga
18520 NW 67th AVE; Unit # 198
Miami Gardens; FL 33015-3302

150
Steve P Gory (TR)
3100 N Highway A1A; Unit Apt 404
Fort Pierce; FL 34949-8832

151
Michelle D Agrusa (TR)
380 SW Lake Forest WAY
Port St Lucie; FL 34986-2073

152
Brian Saunders
48 Cedar ST
Stony Brook; NY 11790-1759

153
Edward G Whitbeck Sr (TR)
2400 S Ocean DR; Unit Apt V322
Fort Pierce; FL 34949-8058

154
James O Sturniolo
15 E Lincoln AVE
Massapequa; NY 11758-7723

155
James F Vincent
216 N Shore RD
Spofford; NH 03462-3916

156
John D Hubbard
30 Dominica DR
Englewood; FL 34223-1846

157
Alicia Juste
2400 S Ocean DR; Unit Apt V326
Fort Pierce; FL 34949-8058

158
Mark D Metzger
6015 St Marys Rd
Hillsborough; NC 27278-9761

159
Robert F Coleman
29911 E River Rd
Grosse Ile; MI 48138-1933

160
John Perdisatt
3018 Windward DR
Fort Pierce; FL 34949-9138

161
Caroline Lavelle
2400 S Ocean DR; Unit Apt V412
Fort Pierce; FL 34949-8059

162
Edmund T Golomb Jr
944 Rayellen Dr
Berwick; PA 18603-2422

163
Brenda Donnelly
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Savannah; GA 31411-2922

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Judith A Cardone
2400 S Ocean DR; Unit Apt 7251
Fort Pierce; FL 34949-8082

433
John Sipe
2400 S Ocean Dr Apt 7252
Fort Pierce; FL 34949-8082

434
Kenneth Scarola
3672 Pine Tree LN
Murrysville; PA 15668-9521

435
Norman Dykstra
7 Country Club DR
Randolph; NJ 07869-2630

436
Joann Eberle
507 Rodgers AVE
Upper Chichester; PA 19014-3330

437
George W Oakes
6729 Cedar St
Akron; NY 14001-9610

438
Tracy Oakes
97 Buell ST
Akron; NY 14001-1308

439
Brian D Peterson
2400 S Ocean DR; Unit Apt 7321
Fort Pierce; FL 34949-8029

440
Vickie A Inman
2400 S Ocean DR; Unit Apt 7322
Fort Pierce; FL 34949-8083

441
Martha Gette
907 Lake ST
Girard; PA 16417-1011

442
Douglas DiPasquale
995 5th AVE; Unit # 75
New York; NY 10028-0125

443
Albert C Cornish III
2400 S Ocean DR; Unit Apt 7331
Fort Pierce; FL 34949-8083

444
Alan Chris Burden
2477 285th ST
New London; IA 52645-9136

445
Victor Andrade
4011 Windward DR
Fort Pierce; FL 34949-9130

446
Roy E Martin
310 Hockaday AVE
Garland; TX 75043-2215

447
Bridget C Morin (TR)
943 Hayfield CIR
Crown Point; IN 46307-4741

448
Anna L King
2400 S Ocean DR; Unit Apt 7343
Fort Pierce; FL 34949-8084

449
Vincent Interrante
554 Mirror Pond Ct
Moriches; NY 11955-1725

450
Charles B Vaughn
2400 S Ocean DR; Unit Apt 7411
Fort Pierce; FL 34949-8085

451
Marguerite Pellman (TR)
36W315 Oak Pointe Dr
Saint Charles; IL 60175-7405

452
Dean Properties Llc
1005 Kentucky Ave
Fort Pierce; FL 34950-8557

453
John W Hulsizer
11 Fen CT
Ramsey; NJ 07446-2611

454
Thomas P Madvad
3076 Gloucester Dr
Serling Heights; MI 48310-2959

455
Robert C Treverton
621 Ridgeview DR
Erie; PA 16505-1057

456
Elaine Talmadge
2400 S Ocean DR; Unit Apt 7422
Fort Pierce; FL 34949-8096

457
John O Mullen
10319 Red Rock PL
Dyer; IN 46311-2390

458
James O Moore
2400 S Ocean DR; Unit Apt 7424
Fort Pierce; FL 34949-8086

459
James L Givens
2400 S Ocean DR; Unit Apt 7425
Fort Pierce; FL 34949-8086

460
Alan L Marquis (LF EST)
36 Hilltop DR
Wenham; MA 01984-1916

461
Ricardo Landrian
4900 SW 104th AVE
Cooper City; FL 33328-3335

462
Edwina Allee
308 Lombardy Ln
Minnetonka; MN 55305-1113

463
Gary M Roebuck
2400 S Ocean DR; Unit Apt 7435
Fort Pierce; FL 34949-8086

464
Nancy G Dustin (TR)
2400 S Ocean DR; Unit Apt 7441
Fort Pierce; FL 34949-8075

465
Barbara J Blakney
2400 S Ocean Dr Apt 7442
Fort Pierce; FL 34949-8075

466
Richard H Eastman
8 Wildflower LN
Yarmouth Port; MA 02675-1474

467
Kim M Perry
6954 Benedict BCH
Hamlin; NY 14464-9737

468
Edward G Whitbeck
5 Barnaby LN
Mount Sinai; NY 11766-1701

469
Janet M Virkus (TR)
PO Box 1303
Shelter Island Heights; NY 11965-1303

470
Joseph A Villano Jr (TR)
501 NW Blue Lake Dr
Port St Lucie; FL 34986

471
Theodore P Heisler
2400 S Ocean DR; Unit Apt 7453
Fort Pierce; FL 34949-7900

472
Michael L Noble
2400 S Ocean DR; Unit Apt 7454
Fort Pierce; FL 34949-8030

473
Lawrence A Turner
1329 Stephens Rd
Eufaula; OK 74432-5034

474
Beth E Cecil
2400 S Ocean DR; Unit Apt 7462
Fort Pierce; FL 34949-8030

475
Bruce G Lee
1401 Long Beach BLVD
Long Beach Township; NJ 08008-2250

476
John J Nash Jr
10 Pinetree RD
Midway; GA 31320-3725

477
Ruth Dennison (LF EST)
2400 S Ocean DR; Unit Apt 7511
Fort Pierce; FL 34949-8031

478
Thomas Morrell
2400 S Ocean DR; Unit Apt 7512
Fort Pierce; FL 34949-8031

479
Richard Robert & Mary Beth Jarmosco Living Trust
3691 Westwoods DR
Dorr; MI 49323-9311

480
Stephen Griffiths
110 Prestwick CIR
Vero Beach; FL 32967-7514

481
William R Festa (TR)
2400 S Ocean DR; Unit Apt 7515
Fort Pierce; FL 34949-8031

482
Thiruppathi Sureshkumar
2400 S Ocean DR; Unit Apt 7521
Fort Pierce; FL 34949-8087

483
Chester C Bryant
31 Crestwicke CT
Newnan; GA 30265-5596

484
Phillip Daniels
2400 S Ocean Dr Apt 7523
Fort Pierce; FL 34949-8087

485
Dennis W Flushing
8230 Rodeo DR
Lake Worth; FL 33467-1167

486
Jean B Blanding
2400 S Ocean DR; Unit Apt 7525
Fort Pierce; FL 34949-8087

487
Sandra Garcia
2400 S Ocean Dr CAT II Apt 7531
Fort Pierce; FL 34949-8088

488
Barbara Rainviille Wood (TR)
34 Meadow DR
Troy; NY 12180-7710

489
Mark J Leadbetter
1 Sherman Hill RD
Melrose; NY 12121-9708

490
William T Tilton
9 Abaco DR
Cape Elizabeth; ME 04107-1411

491
Charles C Clarke
2400 S Ocean DR; Unit Apt 7535
Fort Pierce; FL 34949-8088

492
Sarajane Young
2400 S Ocean DR; Unit Apt 7542
Fort Pierce; FL 34949-8089

493
Kevin J Riley
536 River TER
Toms River; NJ 08755-6360

494
Regina Sander (TR)
356 N Virginia Ave
Massapequa; NY 11758

495
Emil J Cipriano
2400 S Ocean DR; Unit Apt 7545
Fort Pierce; FL 34949-8089

496
Jeffrey Zaprowski
2400 S Ocean DR; Unit Apt 7551
Fort Pierce; FL 34949-8090

497
Joseph L Tomasso
2804 Village Green CIR
Coventry; RI 02816-2828

498
Miguel Berthin
4676 NW 60th Ln
Coral Springs; FL 33067

499
Frances N Sennas
3 Salisbury PT; Unit Apt 6E
Nyack; NY 10960-4728

500
John J Mihalic
767 SW Whisper Ridge TRL
Palm City; FL 34990-2046

501
David L Copplestone
36 Sharon CIR
Osterville; MA 02655-1250

502
Gary Norwood
2400 S Ocean DR; Unit Apt 7563
Fort Pierce; FL 34949-8091

503
Margaret E Seiler
2400 S Ocean Dr Apt 7564
Fort Pierce; FL 34949-8091

504
Bernard H Dye
2400 S Ocean DR; Unit Apt 7565
Fort Pierce; FL 34949-8091

505
German Rey Jr
3825 SW 58th CT
Miami; FL 33155-5006

506
Lisa S Reiher
2400 S Ocean DR; Unit Apt 7612
Fort Pierce; FL 34949-8032

507
Robert Bedard
51 Hodgkinson CRES
Aurora; ON L4G 6K7

508
Louis J Scarpino
2245 Ashcreek Ct NW
Walker; MI 49534-2715

509
Chris Savino
2400 S Ocean DR; Unit Apt 7615
Fort Pierce; FL 34949-8092

510
Betty Jo Beavin (BTH)
189 Triumph Dr NW
Atlanta; GA 30327-1049

511
Michael Dionisio (TR)
26 Pearsall PL
Deer Park; NY 11729-2114

512
Michael Kovar
10327 Carolina Willow DR
Fort Myers; FL 33913-8806

513
Terry L Nielsen
2400 S Ocean DR; Unit Apt 7623
Fort Pierce; FL 34949-8092

514
Michael F Presnar
6024 Grubb RD
Erie; PA 16506-4609

515
Nelson Andreu Jr
2400 S Ocean DR; Unit Apt 7625
Fort Pierce; FL 34949-8092

516
John P Honeysett
2400 S Ocean DR; Unit Apt 7626
Fort Pierce; FL 34949-8093

517
Frank Unangst
2400 S Ocean DR; Unit Apt 7631
Fort Pierce; FL 34949-8093

518
Richard T Webb
616 Coachmans WAY
Parkton; MD 21120-9464

519
David Michaels
149 Dog Ln
Storrs; CT 06268

520
Lewis H Harmon (TR)
2400 S Ocean DR; Unit Apt 7634
Fort Pierce; FL 34949-8093

521
Merry Lou McMurray
2400 S Ocean DR; Unit Apt 7635
Fort Pierce; FL 34949-8093

522
John Reddy
17 Falcon WAY
Hales Location; NH 03860-7902

523
Ralph T Fetto
2400 S Ocean DR; Unit Apt 7641
Fort Pierce; FL 34949-8097

524
Kate A Naegler
6033 S Farm Road 223
Rogersville; MO 65742-6421

525
Charles Brown
2400 S Ocean Dr Apt 7643
Fort Pierce; FL 34949-8097

526
Chester Bryant
1000 New Jersey Ave SE Apt 613
Washington; DC 20003-3363

527
Sheila M Breslin
2400 S Ocean DR Apt 7645
Fort Pierce; FL 34949-8094

528
Thomas M Hamilton
52 Strathmere ST
Waretown; NJ 08758-2652

529
Anthony Cuccinelli
123 Sibbald DR
Park Ridge; NJ 07656-2314

530
Cynthia L Wilson
Kerkstraat 62
Woudrichem 4285 BC

531
Steven H Kunkin
PO Box 1816
Carolina Beach; NC 28428-1816

532
Amelia C Vanasco
99 S Marks Ln
Islip; NY 11751-4116

533
Wendy E Hoffman (TR)
3625 Old Frankfort PIKE
Versailles; KY 40383-9763

534
Jeffrey Bauer
2400 S Ocean DR; Unit Apt 7656
Fort Pierce; FL 34949-8095

535
Andrew C Carpentier
6 Fall Meadow Rd
Pittsford; NY 14534

536
Carlos Soto
14941 Norfolk LN
Davie; FL 33331-2960

537
Michael Gatti
602 Mount Levels Farms RD
Paw Paw; WV 25434-3051

538
Muriel Yano (TR)
30 Cottonwood CT
Stockholm; NJ 07460-1207

539
Miguel A Bevilacqua
576 Marion DR
East Meadow; NY 11554-5413

540
Seascape II Inc
543 NW Lake Whitney PL; Unit Ste 101
Port St Lucie; FL 34986-1604

541
Joy C Lewis
2400 S Ocean DR; Unit Apt 8112
Fort Pierce; FL 34949-7961

542
Justin Boccardo
2716 Hibiscus CT
Punta Gorda; FL 33950-5090

543
John Fields
2400 S Ocean DR; Unit Apt 8121
Fort Pierce; FL 34949-7961

544
Neil McGoldrick
86 2nd St
Garden City; NY 11530-4416

545
William S Evans (LF EST)
3104 Ogidaki TRL
Traverse City; MI 49686-8542

546
Karen Anaclerio Meek (TR)
267 Kings HWY
North Haven; CT 06473-1070

547
Robert P Slipp (LF EST)
2400 S Ocean Dr Seascape II; Unit Apt 8131
Fort Pierce; FL 34949-7961

548
Patricia A Slevin Rev Trust
2400 S Ocean Dr Apt 8132
Fort Pierce; FL 34949-7961

549
John Line
2400 S Ocean DR; Unit Apt 8133
Fort Pierce; FL 34949-7961

550
Craig P Matera (TR)
2400 S Ocean DR; Unit Apt 8141
Fort Pierce; FL 34949-7961

551
Glenn Matera
2400 S Ocean DR; Unit Apt 8142
Fort Pierce; FL 34949-7961

552
George Kohl
1885 Yennecott Dr
Southold; NY 11971

553
Dolores L Whitbeck
2400 S Ocean DR; Unit V322
Fort Pierce; FL 34949-7961

554
Melvin D Fink
61 Cherry Hill
Springfield; VT 05156

555
Mark Stephan
68 Covered Bridge RD
Warwick; NY 10990-2813

556
2400 South Ocean Drive LLC
13502 SW 21st ST
Miramar; FL 33027-2670

557
Jerry Pardo
147 Augusta DR
Medford; NY 11763-2401

558
Julie E Hutchins
1906 Holly Rd
Highland Park; IL 60035-2122

559
Michael Goetz
4675 Churchill DR
Avon; OH 44011-3633

560
Stephen Evans
3685 E Lake Rd
Sheffield; OH 44054-1003

561
Trudi R Schifter
2400 S Ocean Dr Unit 8164
Fort Pierce; FL 34949-7961

562
James Robert Hodges Jr
2400 S Ocean DR; Unit Apt 8171
Fort Pierce; FL 34949-7978

563
Candace H Burd
2400 S Ocean DR; Unit Apt 8172
Fort Pierce; FL 34949-7978

564
Barbara Dunnivant (TR)
2400 S Ocean Dr Apt 8173
Fort Pierce; FL 34949-7962

565
Carol Betz
3921 Darby LN
Seaford; NY 11783-3604

566
Joseph Robert Boyle
2400 S Ocean DR; Unit Apt 8181
Fort Pierce; FL 34949-7962

567
Joan Ruschak
2400 S Ocean DR; Unit Apt 8182
Fort Pierce; FL 34949-7962

568
Valerie Carcich
2400 S Ocean DR; Unit Apt 8183
Fort Pierce; FL 34949-7962

569
Judith A McDowell (LF EST)
2400 S Ocean DR; Unit Apt 8184
Fort Pierce; FL 34949-7962

570
Michael Todorofsky
2400 S Ocean DR; Unit Apt 8191
Fort Pierce; FL 34949-7962

571
Joseph F Zehren
2400 S Ocean DR; Unit Apt 8192
Fort Pierce; FL 34949-7962

572
Clarence A Wachinski
146 Carter`s Grove Ln
Malvern; PA 19355

573
John Cattaneo
2400 S Ocean DR; Unit Apt 8101
Fort Pierce; FL 34949-7962

574
Ina Bolland
2400 S Ocean Dr #8102
Fort Pierce; FL 34949-8018

575
William Kenneth Bainter
PO Box 23
Barry; IL 62312-0023

576
James Ritchie (TR)
2400 S Ocean DR; Unit Apt 81112
Fort Pierce; FL 34949-7962

577
Joseph C Helmetag
2400 S Ocean DR; Unit Apt 81113
Fort Pierce; FL 34949-7962

578
Patricia A Gibbons
2400 S Ocean Dr Apt 81114
Fort Pierce; FL 34949-7962

579
Donald Neary
2400 S Ocean Dr Apt 81121
Fort Pierce; FL 34949-7962

580
Kris R Adams
51 Lincoln ST
Allentown; PA 18102-5011

581
Ira Pike (TR)
2400 S Ocean DR; Unit Apt 81124
Fort Pierce; FL 34949-7962

582
Joan F Bert
2400 S Ocean DR; Unit Apt 81141
Fort Pierce; FL 34949-7962

583
Gregory D Ffolkes
2400 S Ocean DR; Unit Apt 81142
Fort Pierce; FL 34949-7962

584
Robert L Krawcheck
130 E Sunrise Ave
Coral Gables; FL 33133

585
Eric Acosta
12454 SW 76th ST
Miami; FL 33183-3541

586
Hossein Ameri
PO Box 92
Ho Ho Kus; NJ 07423-0092

587
Grace E Scarola (TR)
2400 S Ocean Dr Apt 81152
Fort Pierce; FL 34949-7963

588
John Delucca
2400 S Ocean Dr Apt 81153
Fort Pierce; FL 34949-7963

589
Ruth Conley (EST)
2400 S Ocean Dr # 81154
Fort Pierce; FL 34949-8018

590
Judith A McCarty
100 Calf Pond LN
Fairfield; CT 06824-2075

591
Suzanne M Widing (TR)
2400 S Ocean DR; Unit Apt 8100B
Fort Pierce; FL 34949-7963

592
Douglas H Cortelyou
2400 S Ocean DR; Unit Apt 8100C
Fort Pierce; FL 34949-7963

593
Susan M Kumnick (TR)
2400 S Ocean Dr # 8100 D
Fort Pierce; FL 34949-7963

594
Southpointe HOA Inc
PO Box 2846
Fort Pierce; FL 34954

595
John J Mackin (LF EST)
11 Winghaven LN
Fort Pierce; FL 34949-9132

596
William R Fearn (TR)
21 Winghaven LN
Fort Pierce; FL 34949-9132

597
Christiane B Bennett (TR)
31 Winghaven LN
Fort Pierce; FL 34949-9132

598
Barbara R Thulander
12 Fells DR
Amherst; NH 03031-1936

599
Ellen G Loew (TR)
46 Winghaven Ln
Fort Pierce; FL 34949-9133

600
Allen T Scheidel
98 Southpointe DR
Fort Pierce; FL 34949-9135

601
Fred Lehman
50 Berkshire Ln
Lincolnshire; IL 60069

602
Thomas Novakowski
118 Southpointe DR
Fort Pierce; FL 34949-9137

603
Kevin C Delaney (TR)
4021 Windward DR
Fort Pierce; FL 34949-9130

604
Paul Desborough
4011 Windward Drive
Fort Pierce; FL 34949

605
Janine Hayes
4001 Windward DR
Fort Pierce; FL 34949-9130

606
Oceanhouses At Southpointe Association Inc
835 20th PL
Vero Beach; FL 32960-5357

607
Philip A Dabice
3002 Windward DR; Unit # 1101
Fort Pierce; FL 34949-9138

608
Joseph P Parin (TR)
6811 Ralaric DR
Dexter; MI 48130-9689

609
Margaret Frazer (TR)
3006 Windward Dr
Fort Pierce; FL 34949-9138

610
Donald A Saltarelli
7016 Club House CIR
New Market; MD 21774-6730

611
Karin Launer (TR)
3010 Windward DR; Unit # 1105
Fort Pierce; FL 34949-9138

612
David A Clewell
3012 Windward DR
Fort Pierce; FL 34949-9138

613
Willis N Holcombe
3014 Windward DR; Unit # 1201
Fort Pierce; FL 34949-9138

614
Robert M Fraser
3016 Windward DR; Unit # 1202
Fort Pierce; FL 34949-9138

615
Scott R Groh
3020 Windward DR; Unit # 1204
Fort Pierce; FL 34949-9138

616
Sue E Dasso (TR)
3022 Windward Dr # 1205
Fort Pierce; FL 34949-9138

617
David O Strothmann
3024 Windward DR; Unit # 1206
Fort Pierce; FL 34949-9138

618
Michael A Spinelle (LF EST)
3026 Windward Dr #1301
Fort Pierce; FL 34949-9138

619
Debra M Wieting
W8905 Retcof Lake Road
Crivitz; WI 54114

620
Peter L Heller
3030 Windward Dr #1303
Fort Pierce; FL 34949-9138

621
Orville H Mann Jr (TR)
659 N Broadway
Nyack; NY 10960-1024

622
3034 Windward LLC
17 Lee DR
Morristown; NJ 07960-4709

623
Jack T Miller
3036 Windward Dr
Fort Pierce; FL 34949-9138

624
Margaret M Stolley (TR)
3038 Windward DR; Unit Apt 1401
Fort Pierce; FL 34949-9138

625
Clay F Wilson
1531 Ancona Ave
Coral Gables; FL 33146

626
Dominic A Affuso (LF EST)
3042 Windward DR; Unit 1403
Fort Pierce; FL 34949-9138

627
Susan S Dautel
3044 Windward DR
Fort Pierce; FL 34949-9138

628
Raymond K Yerks
3046 Windward DR; Unit # 1405
Fort Pierce; FL 34949-9138

629
Alexander Lamont II
59 Meriam Rd
Concord; MA 01742-2614

630
David B Dembo
1027 S Sterling Ave
Tampa; FL 33629

631
Paul J Huff
2004 Windward DR; Unit # 2102
Fort Pierce; FL 34949-9139

632
David P Lavins
10 Foxchase RD
Malvern; PA 19355-3441

633
Gregory Cormier
2008 Windward DR; Unit # 2104
Fort Pierce; FL 34949-9139

634
Jerry M Baarman
2010 Windward Dr
Fort Pierce; FL 34949-9139

635
Kenneth L Bassin
2012 Windward DR
Fort Pierce; FL 34949-9139

636
Louise C Teising (TR)
2014 Windward DR; Unit Unit 2201
Fort Pierce; FL 34949-9139

637
Anneliese S Tippery Rev Trust
215 Vorn LN
Bloomfield Hills; MI 48301-2458

638
M Rita Bedford
2018 Windward Dr
Fort Pierce; FL 34949-9139

639
Richard A Pegher
122 Driftwood Dr
Canonsburg; PA 15317-6630

640
Robert Scanlon
2022 Windward DR
Fort Pierce; FL 34949-9139

641
Kathryn B Frey
7 Pine Path
Port Jefferson; NY 11777-1026

642
Walker E Kimbell III
3035 Dove Trl
Cumming; GA 30041-7738

643
Kevin M Davis
9024 Porto WAY
Parkland; FL 33076-4695

644
Barbara Ida McArthur (TR)
2030 Windward DR
Fort Pierce; FL 34949-9139

645
Lisa Ann Piechocinski
804 Sunshine Ct
Parlin; NJ 08859

646
Kenneth P Brown
PO Box 2474
New London; NH 03257-2474

647
Marla L West (LF EST)
2036 Windward DR
Fort Pierce; FL 34949-9139

648
Kenneth H Rawe Jr
9164 Curry LN
Clarence Center; NY 14032-9504

649
Donald G Noerr (TR)
2040 Windward DR
Fort Pierce; FL 34949-9139

650
Willamae S Derridinger (TR)
2042 Windward Dr # 2403
Fort Pierce; FL 34949-9139

651
Alfred Abate (LF EST)
2044 Windward DR; Unit # 2404
Fort Pierce; FL 34949-9139

652
Paul Miller
2046 Windward Dr #2405
Fort Pierce; FL 34949

653
Terence J Counihan (TR)
2048 Windward DR; Unit # 2406
Fort Pierce; FL 34949-9139

654
Deon Lombard
1002 Windward DR; Unit # 3101
Fort Pierce; FL 34949-9131

655
Lee F Crook
1004 Windward DR
Fort Pierce; FL 34949-9131

656
Gary Q Fry
1006 Windward DR; Unit # 3103
Fort Pierce; FL 34949-9131

657
Karen L Catalano
1008 Windward DR
Fort Pierce; FL 34949-9131

658
Ruben Juarez
13288 Bos Ct
Holland; MI 49424

659
John Breslin (TR)
5604 Lighthouse DR
Flower Mound; TX 75022-6470

660
William D Senn
1014 Windward DR; Unit Unit 3201
Fort Pierce; FL 34949-9131

661
William V Little
1016 Windward DR; Unit # 3202
Fort Pierce; FL 34949-9131

662
Herbert J Brennan (TR)
1018 Windward DR
Fort Pierce; FL 34949-9131

663
Ann Klein
1020 Windward DR; Unit # 3204
Fort Pierce; FL 34949-9131

664
Ronald D Edgley
241 Norman Ridge RD
Vermontville; NY 12989-3533

665
Rebecca L Spurlin
1024 Windward DR; Unit # 3206
Fort Pierce; FL 34949-9131

666
Brian Boyle
37 Woodhollow RD
Colts Neck; NJ 07722-1311

667
Richard F Albosta
1028 Windward DR; Unit Apt 3302
Fort Pierce; FL 34949-9131

668
Frank Marsico
24 Forest Ridge
Newark; DE 19711-6024

669
James G McLane
1032 Windward Dr #3304
Fort Pierce; FL 34949-9131

670
Diana Burban (TR)
43 Forest AVE
Massapequa; NY 11758-7806

671
Donald J Jenkins (TR)
1036 Windward Dr #3306
Fort Pierce; FL 34949-9131

672
Charles Lee Daciek
1038 Windward DR; Unit Unit 3401
Fort Pierce; FL 34949-9131

673
Nancy H Barsotti
32 Edgecliff RD
Carnegie; PA 15106-1007

674
Treasure Coast Realty Investment 2 LLC
1221 Delaware AVE
Fort Pierce; FL 34950-4084

675
Aaron W Forest
8285 Short Cut RD
Ira; MI 48023-2112

676
Janice P Norris
1020 Windward DR
Fort Pierce; FL 34949-9131

677
James P Manos
5973 Macewen CT
Dublin; OH 43017-9417

678
Ocean Village POA Inc
2400 S Ocean Dr
Fort Pierce; FL 34949-8018

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

CITY OF FORT PIERCE
PO BOX 1480
FORT PIERCE FL 34954--148

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
1309463	0004874746	$137.28	$0.00	$137.28	Invoice	$0.00	$137.28

Sales Rep: AMHardy **Order Taker:** AMHardy **Order Created** 08/18/2021

Product	# Ins	Column	Lines	Start Date	End Date
TCN-St Lucie News Tribune	**1**	**1.00**	**88**	**08/22/2021**	**08/22/2021**

*** ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION**

Text of Ad: 08/18/2021

Pub Aug 22nd 2019
TCN4874746

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, September 7, 2021, hold public hearings in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 6:00 p.m. to consider review and approval of the following:

1. Applications for Site Plan and Design Review submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., to construct a 6,426 square foot clubhouse, with racquet courts, at 2400 South Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

2. Application for Conditional Use with New Construction submitted by Property Owner, Ocean Village POA, Inc., and Representative, Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E., for the construction of proposed racquet court coverings to be built seaward of the Coastal Construction Control Line (CCCL) at 2400 South Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential Zone (R-4A). Parcel ID: 2507-321-0001-000-5.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 8/22/21

City Commission Regular Meeting - 6:00 pm **12. f.**

Meeting Date: 09/07/2021

Re: LEGISLATIVE HEARING - Comprehensive Plan Amendment - Property Rights Element

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SUBJECT:

Legislative Hearing - Ordinance 21-031 amending the Comprehensive Plan to incorporate a Property Rights Element as required by Florida Statutes. FIRST READING

SUMMARY:

This Comprehensive Plan Amendment (Text Amendment) is being proposed consistent with Section 163.3177(6)(i)2, Florida Statutes (Chapter 2021-195, Laws of Florida), which requires a local government to adopt and include a property rights element in its Comprehensive Plan for any proposed plan amendment initiated after July 1, 2021. To this end, Staff has drafted the "Property Rights Element" with Goal 12.1, Objective 12.1.1.1, and (4) Policies mirroring language proposed by the Florida Department of Economic Opportunity.

RECOMMENDATION:

Approval and Transmittal.

ALTERNATIVES:

Denial.

RESPONSIBLE STAFF:

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee
City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

21-031
Staff Report
Text Amendment
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:17 PM

Form Started By: Rebeca Guerra
Started On: 08/12/2021 03:22 PM
Final Approval Date: 08/27/2021

ORDINANCE NO. 21-031

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY OF FORT PIERCE COMPREHENSIVE PLAN BY **CREATING A PROPERTY RIGHTS ELEMENT** IN ORDER TO MEET UPDATED STATUTORY REQUIREMENTS; MAINTAINING INTERNAL CONSISTENCY OF AND WITHIN THE COMPREHENSIVE PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan by Ordinance No. K-493, and subsequently amended; and

WHEREAS, in order to comply with the action of the State Legislature, the City of Fort Pierce must adopt a property rights element as an amendment to the Comprehensive Plan, pursuant to the Community Planning Act, Chapter 163, Florida Statutes; and

WHEREAS, the Property Right Element of the City of Fort Pierce Comprehensive Plan is intended to ensure that private property rights are considered in local decision-making to the extent that they are protected through the legal system and the law and order of the government; and

WHEREAS, the City of Fort Pierce Planning Board, acting as the Local Planning Agency, held a public meeting on August 23, 2021, to consider the Comprehensive Plan amendment and recommended approval of the amendment by a vote of 6 to 1; and

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

SECTION 1. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

PROPERTY RIGHTS ELEMENT – GOALS, OBJECTIVES, AND POLICIES

Goal 12.1

The City shall respect judicially acknowledged and constitutionally protected private property rights in its local decision-making processes.

12.1.1 Objective:

The City shall ensure that private property rights are considered in local decision-making to the extent that they are protected through the legal system and the law and order of the government.

12.1.1.1 Policy:

The City shall consider the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

12.1.1.2 Policy:

The City shall consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

12.1.1.3 Policy:

The City shall consider the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

12.1.1.4 Policy:

The City shall consider the right of a property owner to dispose of their property through sale or gift.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

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

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya Earley
Interim City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-031 was duly advertised by title only in the St. Lucie News Tribune on Saturday, August 22, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced and transmitted on first reading by the City Commission of the City of Fort Pierce, Florida, on September 7, 2021; and was duly introduced and adopted on second and final reading _____, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of _____, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
FROM:	Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director
RE:	Comprehensive Plan Amendment (Text Amendment) – Property Rights Element
MEETING DATE:	September 7, 2021

STAFF REPORT

Comprehensive Plan Amendment (Text Amendment)
Property Rights Element

This Comprehensive Plan Amendment (Text Amendment) is being submitted for the City Commission's review and approval for transmittal to the Department of Economic Opportunity. Florida Statutes require that a local government adopt and include a property rights element in its Comprehensive Plan for any proposed plan amendment initiated after July 1, 2021. The proposed Comprehensive Plan Amendment has been drafted in accordance with the provisions of SB 59 (Fla. Stat. § 163.3177(6)(i)), which passed during the 2021 Florida Legislative Session, signed into law by Governor DeSantis, and incorporated into Florida's Community Planning Act. The list of these provisions that must be addressed as part of that new property rights element include the following four (4) rights:

1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of their property through sale or gift.

The Technical Review Committee had no objections to the proposed Comprehensive Plan Amendment. Further, at a special meeting held on August 23, 2021, the Planning Board, acting as the Local Planning Agency, recommended approval of the proposed Amendment. Staff is therefore recommending APPROVAL and TRANSMITTAL of the proposed Comprehensive Amendment.

PROPERTY RIGHTS ELEMENT - GOALS, OBJECTIVES, AND POLICIES

_____

Goal 12.1

The City shall respect judicially acknowledged and constitutionally protected private property rights in its local decision-making processes.

12.1.1 Objective:

The City shall ensure that private property rights are considered in local decision-making to the extent that they are protected through the legal system and the law and order of the government.

12.1.1.1 Policy:

The City shall consider the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

12.1.1.2 Policy:

The City shall consider the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

12.1.1.3 Policy:

The City shall consider the right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

12.1.1.4 Policy:

The City shall consider the right of a property owner to dispose of their property through sale or gift.

Timestamp
8/20/2021 11:10:29

Final Publication Date
8/22/2021

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GCI0712382

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St. Lucie

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Number of Affidavits Needed
1

Customer Name
City of Fort Pierce

Account Number (If Known)
463454

Customer Email
lcox@cityoffortpierce.com

Your Name
Ashley

Email Address
abreeden@localiq.com

Treasure Coast Newspapers

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St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

8/22/2021

Subscribed and sworn to before on the 22nd day of August, 2021

Notary, State of WI, County of Brown
My commission expires: 5.15.23

Publication Cost: $315.00
Ad No: GCI0712382
Customer No: 463454
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF FORT PIERCE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3184 and 163.3191, Florida Statutes, the City Commission, of the City of Fort Pierce will on Tuesday, September 7, 2021, hold a public hearing for the first reading of a proposed ordinance at 6:00 P.M., in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida.

ORDINANCE NO. 21-031 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY OF FORT PIERCE COMPREHENSIVE PLAN BY CREATING A PROPERTY RIGHTS ELEMENT IN ORDER TO MEET UPDATED STATUTORY REQUIREMENTS; MAINTAINING INTERNAL CONSISTENCY OF AND WITHIN THE COMPREHENSIVE PLAN; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the application. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 8/22/2021

TR-GCI0712382-01

City Commission Regular Meeting - 6:00 pm **12. g.**

Meeting Date: 09/07/2021

Re: 21-032 Commission Compensation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 21-032 establishing Mayor and Commission compensation by ordinance, and clarifying the method of changing compensation in the future. FIRST READING

SUMMARY:

Following discussion at conference agendas in July and August, 2021, the City Commission clarified the method by which their compensation can be modified and the current compensation amounts.

RECOMMENDATION:

Adopt Ordinance 21-032.

ALTERNATIVES:

Adopt with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Mayor and Commission

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

21-032

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/20/2021 09:15 AM

Form Started By: Linda Cox Started On: 08/18/2021 04:20 PM

Final Approval Date: 08/20/2021

ORDINANCE NO. 21-032

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 2, ARTICLE II., DIVISION 1, SEC. 2-19 COMPENSATION** OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS AND CLARIFYING THE METHOD OF CHANGING COMPENSATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, at a conference agenda meeting on July 12, 2021 and again on August 9, 2021, the Mayor and City Commission discussed the current salaries and the proper methods for changing said salaries.

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

SECTION 1. Chapter 2, Article II, Division 1, Section 2-19, of the Code of Ordinances, is hereby amended as follows:

Sec. 2-19. - Compensation.

(a) Effective ~~October 1, 2019~~ April 1, 2021, the annual compensation of the mayor-commissioner of the city shall be $~~33,598.19~~ 36,301.20. Any modification to this amount must be done by ordinance specific to this section of the code.
(b) Effective ~~October 1, 2019~~ April 1, 2021, the annual compensation of each city commissioner of the city shall be $~~25,757.00~~27,814.80. Any modification to this amount must be done by ordinance specific to this section of the code.
(c) In no event shall the mayor-commissioner or city commissioners be compensated in excess of the salaries, provided in subsections (a) and (b) of this section, for attending any regular, postponed or special meeting.
(d) The compensation for the mayor-commissioner and city commissioners shall be payable at the same time that other city employees are paid.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

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

SECTION 4. This ordinance is and the same shall become effective as of April 1, 2021.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Tanya Earley
Interim City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-032 was duly advertised by title only in the St. Lucie News Tribune on August 27, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Tuesday, September 7, 2021; and was duly introduced, read by title only, and passed on second and final reading on Monday, September 20, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

City Commission Regular Meeting - 6:00 pm **12. h.**

Meeting Date: 09/07/2021

Re: Order of Business and Remote Participation

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Legislative Hearing - Ordinance 21-033 amending Chapter 2, Sec. 2-49 to modify the order of business of City Commission Meetings and amending Sec. 2-48 to address remote participation by City Commissioners at their meetings. FIRST READING

SUMMARY:

At the July, 2021 conference agenda, the City Commission discussed remote participation by Commissioners at their meetings which has culminated in the proposed ordinance. Additionally, after discussions with the Interim City Attorney, it was agreed that a change in the order of business will allow for public comment on items that may be added to the agenda.

RECOMMENDATION:

Adopt Ordinance 21-033.

ALTERNATIVES:

Adopt with modifications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Tanya Earley, Interim City Attorney

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

21-033

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/20/2021 09:15 AM

Form Started By: Linda Cox Started On: 08/18/2021 04:25 PM

Final Approval Date: 08/20/2021

ORDINANCE NO. 21-033

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE PROVISIONS OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION, ARTICLE II. – CITY COMMISSION, DIVISION 2. MEETINGS, SECTION 2-48 – ABSENCES; RELATING TO REMOTE PARTICIPATION AND SECTION 2-49 PROCEDURE-GENERALLY; RELATING TO ORDER OF BUSINESS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

SECTION 1. Section 2-48 of the Code of Ordinances is hereby amended so that the same shall read hereinafter as follows:

Sec. 2-48. - Absences.

Absence from four consecutive regular meetings of the commission shall operate to vacate the seat of a member, unless such absence is excused by the commission by motion setting forth the fact of such excuse duly entered upon the minutes. In the absence of an executive order of the governor permitting quorum to be achieved through remote attendance, members of the city commission shall not attend city commission meetings remotely.

SECTION 2. Section 2-49 of the Code of Ordinances is hereby amended so that the same shall read hereinafter as follows:

Sec. 2-49. - Procedure—Generally.

(a) Order of business. Promptly at the hour set on the day of each meeting, the members of the commission, city manager, city clerk and city attorney shall take their regular stations in the commission chambers, and the business of the commission shall be taken up for consideration and disposition in substantially the following order:

(1) Meeting called to order.

(2) Roll call.

(3) Approval of minutes.

(4) ~~Comments from the public, relating to agenda items which do not require public hearings.~~ Additions or deletions to agenda and approval of agenda.

(5) ~~Additions or deletions to agenda and approval of agenda.~~ Comments from the public, relating to agenda items which do not require public hearings.

(6) Miscellaneous reports.

(7) Consent agenda.

(8) Items requiring public hearings.

(9) City Commission - New business, matters of public interest.

(10) Comments from the public.

(11) Comments of city manager and city attorney.

(12) Comments of commissioners.

(13) Adjourn.

(b) *Robert's Rules.* In all matters coming before the commission, the parliamentary conduct thereof shall be governed by Robert's Rules of Order, as revised, except as otherwise provided by state law, the charter or ordinances of the city.

(c) *Request for placement on agenda.* Any person desiring to appear before the city commission on a matter set for public hearing may appear and speak for a reasonable length of time as determined by the commission. As to any subject which is either not set for public hearing or does not otherwise appear on the agenda, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively; or, determine whether the subject matter is an item of city business. If so, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting and shall direct appropriate staff to be prepared to answer any questions the commission may have. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. Such person shall state his or her name, address, and the subject on which he or she wishes to speak.

(d) *Agenda.* All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk, who shall arrange a list of such matters and furnish each member thereof with a copy of the same prior to the regular meeting, and as far in advance of the meeting as time for preparation will permit.

(e) *Writing; debate.* Ordinances and resolutions shall be reduced to writing before the same are read by the city clerk; however, amendments thereto may be made orally. The presiding officer shall require a motion and a second before allowing general debate thereon.

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

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya Earley, Esq.,
Interim City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-032 was duly advertised by title only in the St. Lucie News Tribune on August 27, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Tuesday, September 7, 2021; and was duly introduced, read by title only, and passed on second and final reading on Monday, September 20, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of September, 2021.

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(City Seal)

City Commission Regular Meeting - 6:00 pm **12. i.**

Meeting Date: 09/07/2021

Re: Annexation - 1701 Woodward Drive

SUBJECT:

Legislative Hearing - Ordinance 21-034 - extending the territorial limits of the City of Fort Pierce, to a property at or near 1701 Woodward Drive in Fort Pierce, Florida. FIRST READING

SUMMARY:

A Voluntary Application for Annexation of a parcel of land along with a Future Land Use Designation of Low Density Residential (RL) and a Zoning designation of Single Family Low Density (R-1).

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

Per the St. Lucie County Property Appraiser, these combined parcels have a Taxable Value of $96,690.

Attachments

Ordinance 21-034
Staff Presentation
Staff Packet
Applicant Packet
Public Notification Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	08/27/2021 12:33 PM

Form Started By: bcreagan Started On: 08/25/2021 02:48 PM

Final Approval Date: 08/27/2021

ORDINANCE NO. 21-034

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE A PARCEL AT OR NEAR **1701 WOODWARD DRIVE IN FORT PIERCE, FLORIDA** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the owner(s) have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of current and/or former owner(s) of property in the area proposed to be annexed; and

WHEREAS, the City of Fort Pierce Planning Board, at their July 14, 2021 meeting, voted 6 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on August 8, 2021, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St. Lucie County Board of County Commissioners on August 8, 2021, no fewer than ten (10) days prior to publishing or posting the ordinance notice; and

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

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit “A”, attached hereto, and incorporated herein; and annexed into the City:

a) Parcel ID: 1433-701-0519-000-6

PARADISE PARK BLK 31 LOT 1

Said property containing approximately 0.42 acres and being generally located at the 1701 Woodward Drive in Fort Pierce, Florida.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit “A” hereof as of January 1, 2022, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser’s tax classifications and exemptions.

SECTION 3. That upon this ordinance becoming effective, the land herein described on Exhibit “A” and annexed into the territorial limits of the City of Fort Pierce shall be zoned Single Family Low Density (R-1) and assigned a Future Land Use Designation of Low Density Residential (RL), as depicted on Exhibit “B” attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya Earley
Interim City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 21-034 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Monday, August 23, 2021 and Monday, August 30, 2021; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 7, 2021; and was duly introduced, read by title only, and passed on second and final reading September 20, 2021, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 20th day of September, 2021.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

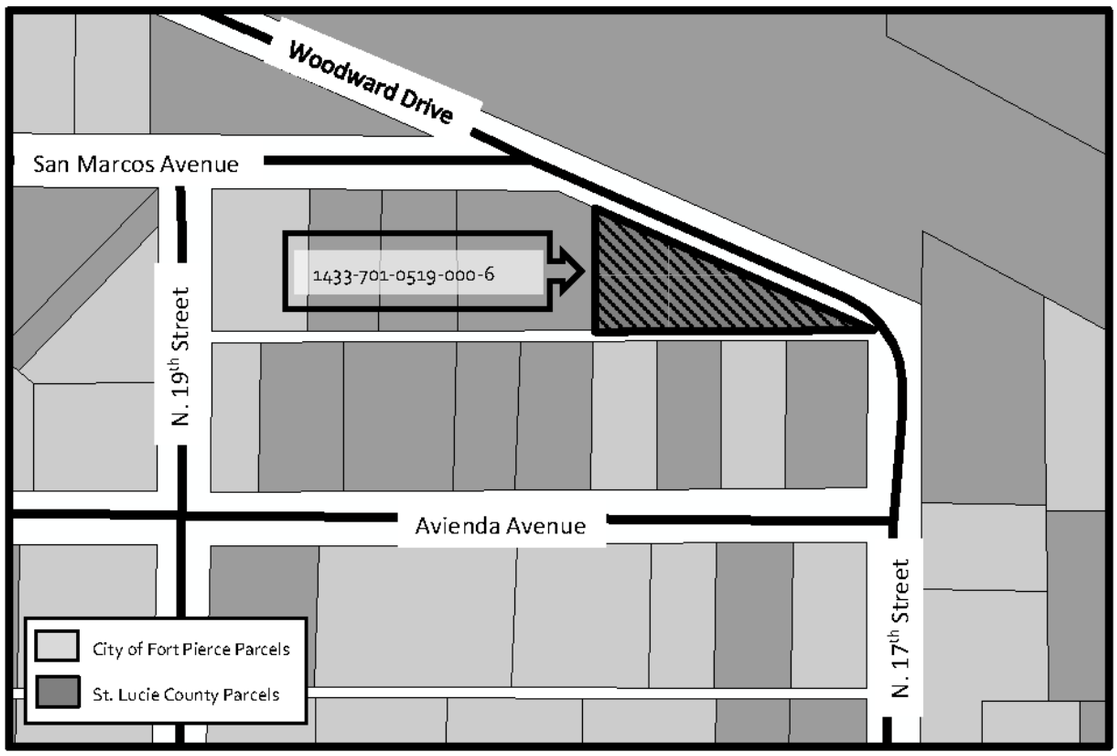
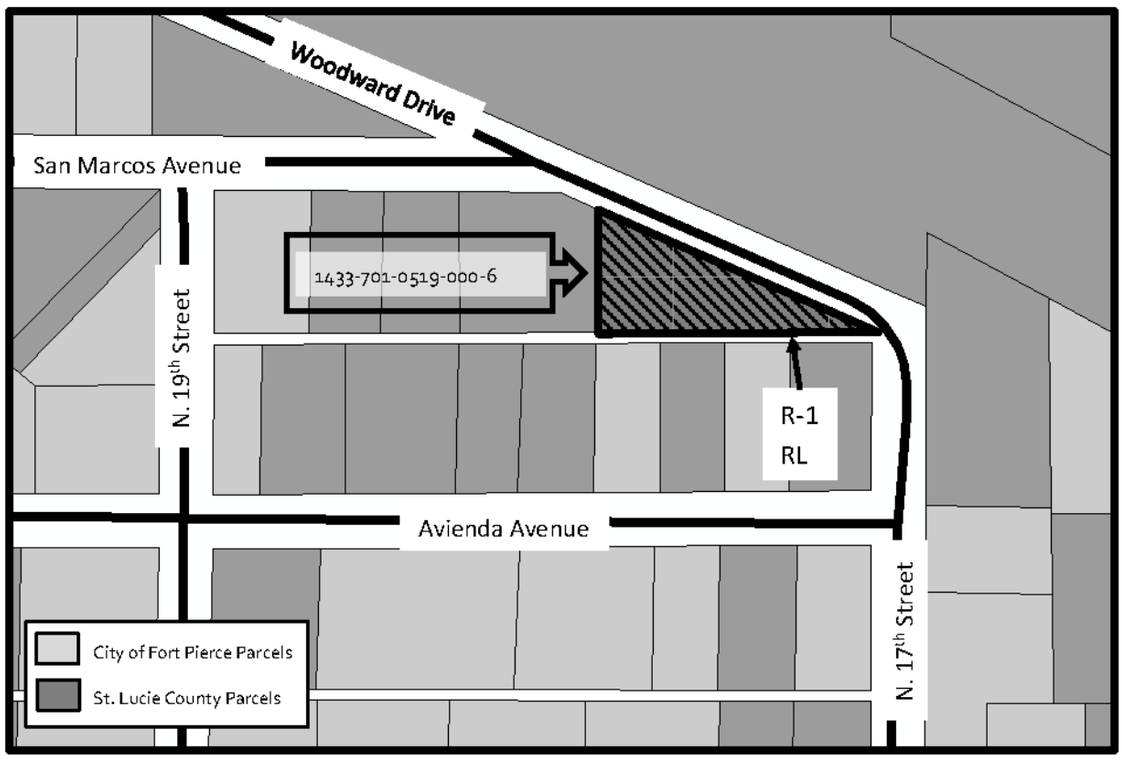


EXHIBIT B

Zoning & Future Land Use Designation Assignment



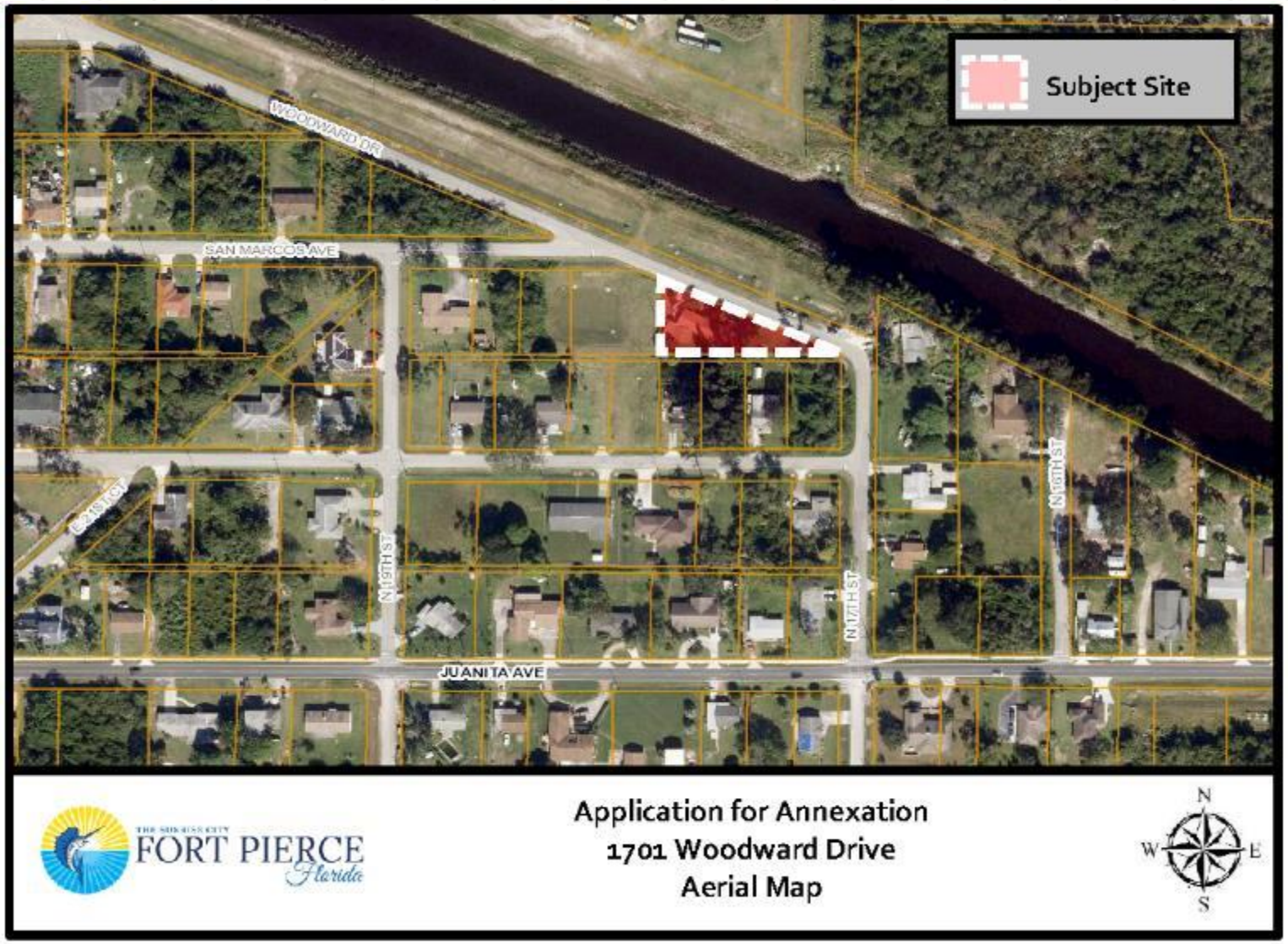
*The property to be annexed currently has a zoning of Residential, Single-Family, 4 du/ac (RS-4) with a Future Land Use of Residential Urban, 4 du/ac (RU). Once annexed, this parcel will have a City of Fort Pierce Zoning Designation of Single Family Low Density (R-1) and have a Future Land Use Designation of Low Density Residential (RL).

Application for Annexation

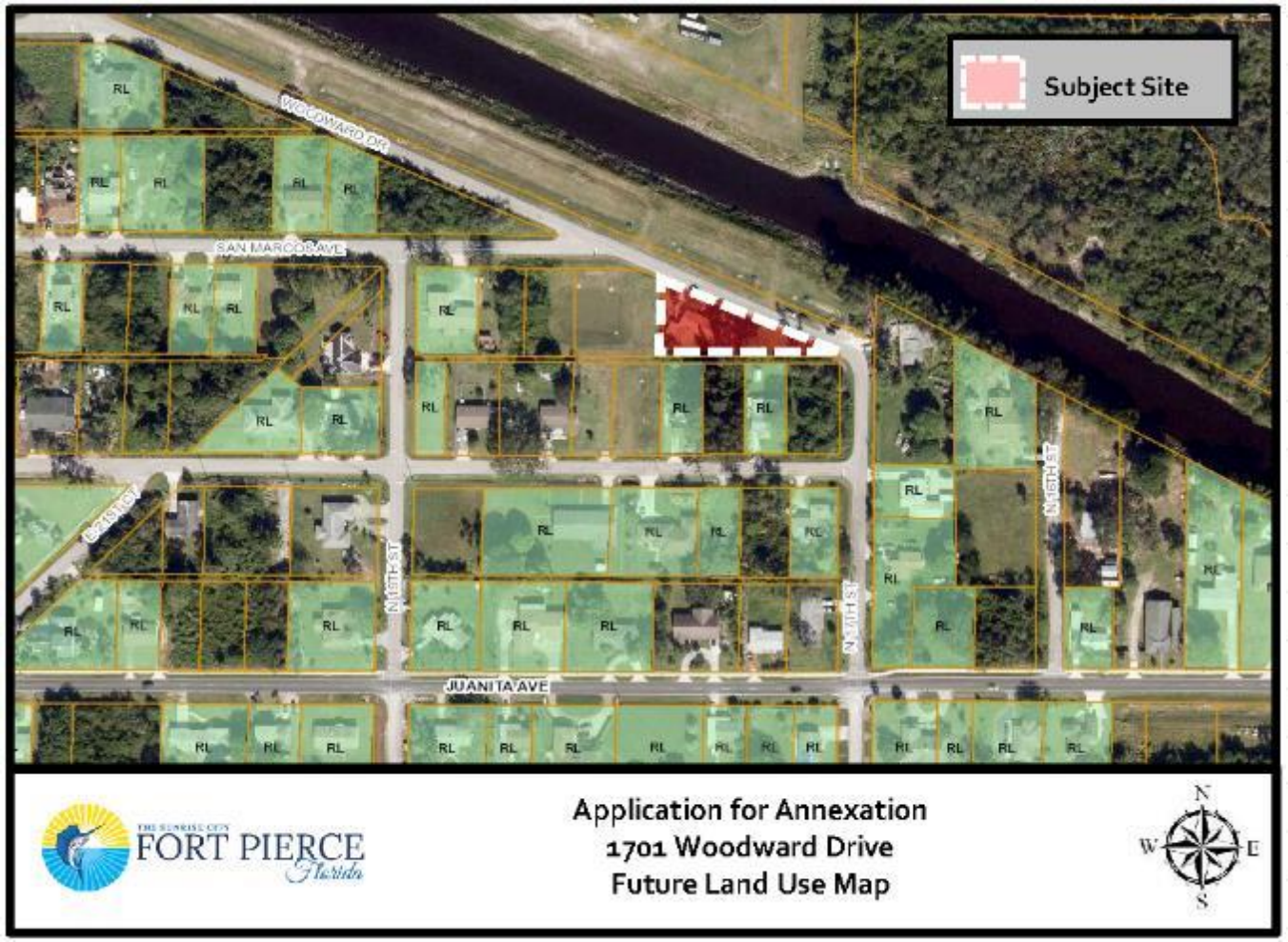


1701 Woodward Drive

Site Aerial Map



Future Land Use Map



- Current County FLU: Residential Urban 5 du/ac (RU)
- Proposed City FLU: Low Density Residential (RL)

Zoning Map



- Current County Zoning: Residential Single Family, 4 du/ac (RS-4)
- Proposed City Zoning: Single Family Low Density (R-1)

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations.

Planning Staff recommends approval of the proposed annexation.

Planning Board Recommendations

The Planning Board at their meeting on July 14, 2021, voted 6-0 to recommend approval of the request as presented.

CC Recommendations

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Annexation
  - Staff recommends approval
  - Planning Board voted 6-0 to recommend approval
- Recommend **DISAPPROVAL** of the proposed Annexation.

Application for Annexation

1701 Woodward Drive

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nicholas Mimms, P.E., ICMA-CM, City Manager

THROUGH: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

RE: **Application for Annexation**
1701 Woodward Drive

BOARD DATE: September 7, 2021

STAFF REPORT

Property Owner/ Applicant Daniel A Ramirez
302 Holly Avenue
Port St. Lucie, FL 34952

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: 1701 Woodward Drive in Fort Pierce, Florida

Parcel ID: 1433-701-0519-000-6

Parcel Size: 0.42

Current Future Land Use: Residential Urban 5 du/ac (RU)

Current Zoning: Residential Single Family, 4 Dwelling Units/Acre (RS-4)

Proposed Future Land Use: Single Family Low Density (R-1)

Proposed Zoning: Low Density Residential (RL)

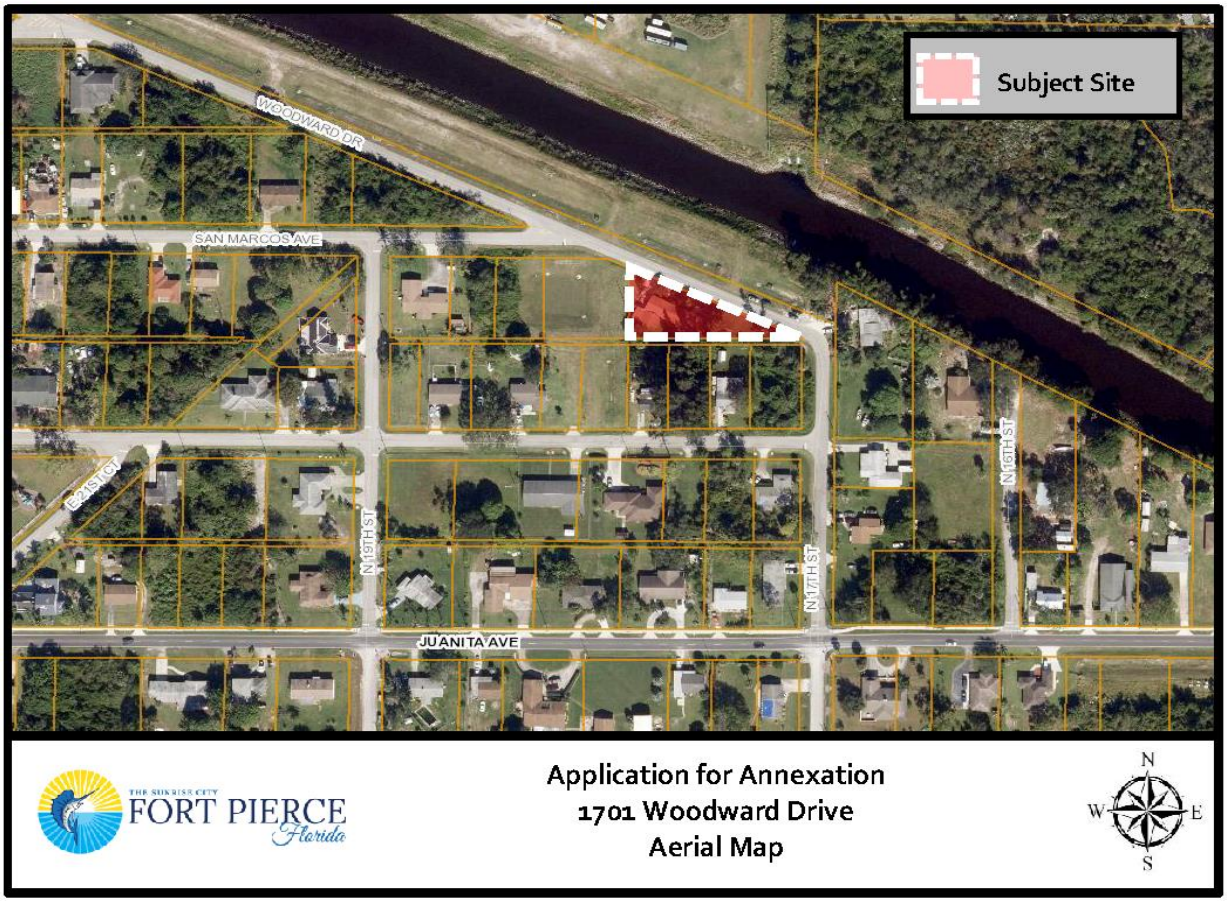
Utilities: FPUA

	North	East	South	West
Surrounding FLU:	RU (SLC)	RU (SLC)	RL (FP)	RU (SLC)
Surrounding Zoning:	RS-4 (SLC)	RS-4 (SLC)	R-1 (FP)	RS-4 (SLC)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of a parcel at 1701 Woodward Drive in Fort Pierce, Florida. The parcel ID is 1433-701-0519-000-6.



The subject properties have a St. Lucie County Future Land Use designation of Residential Urban 5 du/ac (RU) and a zoning designation of Residential Single Family, 4 Dwelling Units/Acre (RS-4). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is Low Density Residential (RL) with a zoning classification of Low Density Residential (R-1).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current combined taxable value of the properties is $87,900. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property has a single family home on it.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This parcel abuts properties to the south that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of RU and RS-4, respectively and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of RL and R-1, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification
In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department provide notice of this annexations by mail to the St. Lucie County Administrator's Office on August 5, 2021, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee
All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Planning Board
The Planning Board at their meeting on July 14, 2021, voted 6-0 to recommend approval of the proposed annexation.

Staff Recommendation

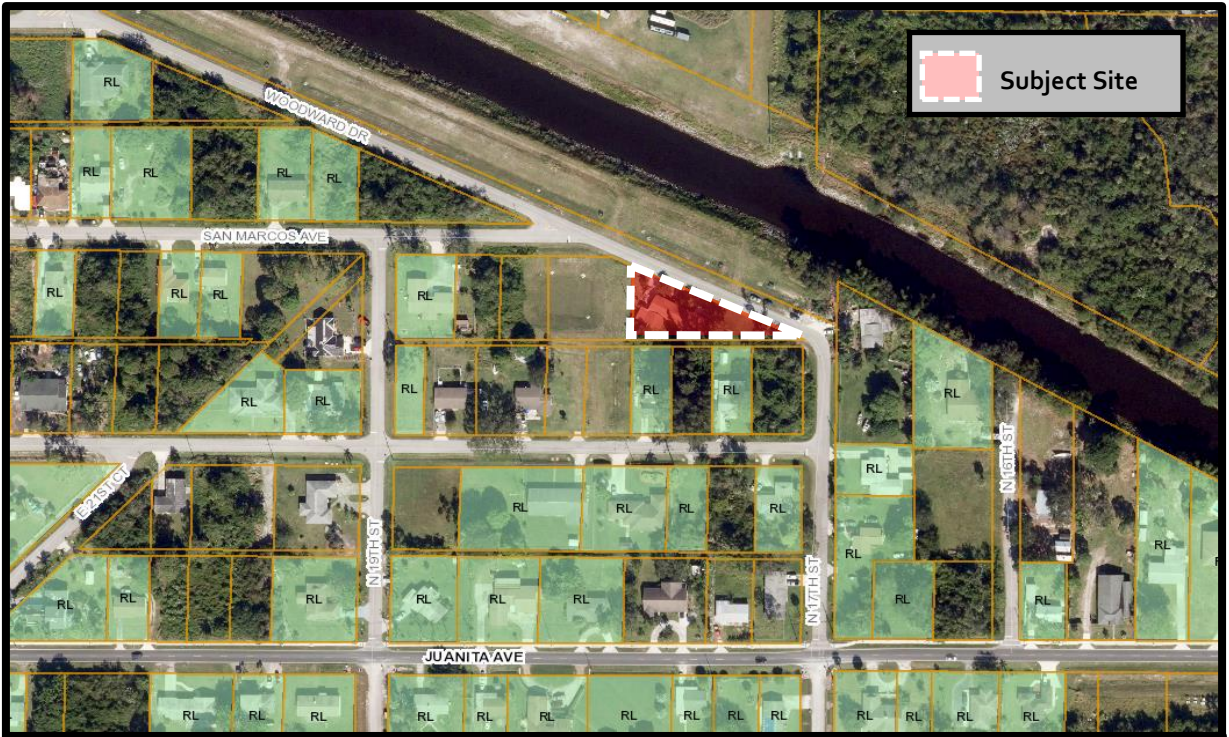
As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of RL and the Zoning designation of R-1



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
1701 Woodward Drive
Aerial Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
1701 Woodward Drive
Future Land Use Map

N
W E
S


Subject Site
WOODWARD DR
SAN MARCOS AVE
R-1
R-1
R-1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

May 19, 2021

Daniel Ramirez
302 Holly Avenue
Port St. Lucie, FL 34952

Subject: **Annexation – 1701 Woodward Drive**
Technical Review Project # 21-02000005

Fort Pierce Planning:

1. The St. Lucie County Future Land Use is Residential Urban 5 du/ac (RU), and the Zoning is Residential Single Family, 4 Dwelling Units/Acre (RS-4). As such once annexed into the City it will be given our Future Land Use of Single Family Low Density (R-1) & Zoning of Low Density Residential (RL).

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, MCRP, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Annexation – 1701 Woodward Drive
TRC No. 21-02000005

DATE : May 18, 2021

RECEIVED
MAY 20 2021
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on May 7, 2021:

- ☑ Annexation Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☑ Recommend
- ☐ Do Not Recommend

- ☑ Approval of Annexation
- ☐ Building Permit
- ☐ C/O

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

- ☐ See attached for engineering comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\A\Annexations\1701 Woodward\Submittal No. 1 - 050721\Annexation Approval - 051821.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 5.20.21
Property Address: Annexation – 1701 Woodward Drive

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 5/14/21

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

Technical Review Committee meeting

May 20, 2021

Case # 21-02000005

Planner: Brandon Creagan

Annexation

1701 Woodland Dr., Ft. Pierce.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

Technical Review Committee Meeting

May 20, 2021

TECHNICAL REVIEW PROJECT # 21-02000005
Annexation- 1701 Woodward Drive
Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 1701 Woodward Dr. Fort Pierce, FL. 34946
2. Legal description of real property for which annexation is being requested:
   Lot 1, Block 31, PARADISE PARK, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Saint Lucie County, Florida
   Property Tax ID: Parcel #: 1433-701-0519-000-6
3. Size of described property: 18,295 sqft, .42 Acres
4. Project description: single family home, looking to annex this into the city of Fort Pierce.
5. Current St. Lucie County Future Land Use Designation: RU
6. Current St. Lucie County Zoning: RS-4
7. Is this a Historic property? I don't believe so.
8. Appraised value: $200,000
9. Name of Owner(s): Daniel A. Ramirez
   Signature of Owner(s): D. A. R.
   Mailing Address: 302 HOLLY AVE.
   City PORT ST. LUCIE State FL. Zip 34952
   Phone 772-573-2729 Fax

10. Name of Representative: _____

Signature of representative: _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

This Instrument Prepared by and Return to:

Charles F. Posess, Esq.
Patch Reef Title Company, Inc.
9702 Reserve Boulevard
Port St. Lucie, FL 34986
Our File No.: **921132MK**
Property Appraisers Parcel Identification (Folio) Number: **1433-701-0519-000-6**

_____ Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 24 day of **March, 2021** by **Keron R. Belgraves and Myrna I. Tamar, husband and wife**, whose post office address is **1592 SW Fortune Road, Port Saint Lucie , FL 34953** herein called the Grantors, to **Daniel A. Ramirez and Diane Ramirez, husband and wife,** whose post office address is **302 Holly Avenue, Port Saint Lucie. FL 34952**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot 1, Block 31, PARADISE PARK, according to the map or plat thereof as recorded in Plat Book 8, Page 17, Public Records of Saint Lucie County, Florida

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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

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

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

MICHELLE L. KINCH

Witness #1 Printed Name

Witness #2 Signature

Sherri Sullivan

Witness #2 Printed Name

_____ (Seal)
Keron R. Belgraves

_____ (Seal)
Myrna I. Tamar

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of March, 2021, by Keron R. Belgraves and Myrna I. Tamar, who are personally known to me or have produced DL as identification.

Notary Public

[SEAL]

Printed Notary Name
My Commission Expires:

MICHELLE L. KINCH
MY COMMISSION # GG 099102
EXPIRES: June 15, 2021
Bonded Thru Notary Public Underwriters

LEGAL DESCRIPTION:
LOT 1, BLOCK 31, PLAT OF PARADISE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

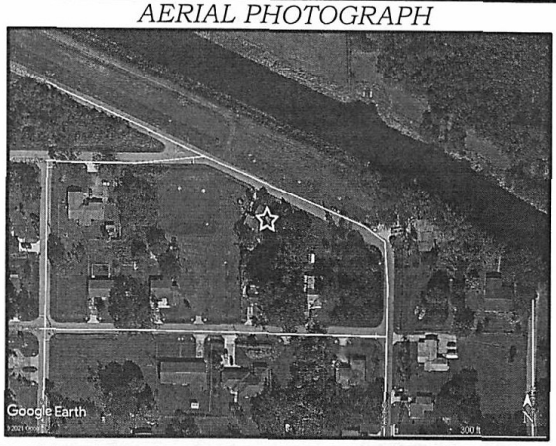
JOB NUMBER: 2103-138

FIELD WORK DATE: 03/18/2021

PROPERTY ADDRESS:
1701 WOODWARD DRIVE, FORT PIERCE, FL 34946

FLOOD INFORMATION:
PANEL NUMBER: 12111C0177K
FIRM DATE: FEBRUARY 19, 2020
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
COMMUNITY NAME: ST. LUCIE COUNTY
COMMUNITY NUMBER: 120285

AERIAL PHOTOGRAPH



SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
BB = BEARING BASIS
BFP = BACKFLOW PREVENTER
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
C = CURVE
CATV = CABLE T.V. RISER
CB = CATCH BASIN
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CONC = CONCRETE
CP = CONTROL POINT
CPP = CONCRETE POWER POLE
D = DEED
DF = DRAINFIELD
ELEV = ELEVATION
EM = ELECTRIC METER
EOW = EDGE OF WATER
EP = EDGE OF PAVEMENT
F = FIELD
FCM = FOUND CONCRETE MONUMENT
FDH = FOUND DRILL HOLE
FFE = FINSHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIPC = FOUND IRON PIPE AND CAP
FIR = FOUND IRON ROD
FIRC = FOUND IRON ROD AND CAP
FN = FOUND NAIL
FN&D = FOUND NAIL AND DISC
FND = FOUND
FPK = FOUND PK NAIL
FPKD = FOUND PK NAIL AND DISC
FRRSPK = FOUND RAILROAD SPIKE
GAR = GARAGE
HYD = FIRE HYDRANT
ID = IDENTIFICATION
L = LENGTH
LB # = LICENSED BUSINESS
LS # = LICENSED SURVEYOR
M = MEARSURED
MB = MAP BOOK
MES = MITERED END SECTION
MH = MANHOLE
MLP = METAL LIGHT POLE
OHW = OVERHEAD WIRES
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTOL POINT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RNG = RANGE
R/W = RIGHT OF WAY
S = SEPTIC
SEC = SECTION
SIR = SET IRON ROD AND CAP
SPKD = SET PK NAIL AND DISC
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TWP = TOWNSHIP
TR = TELEPHONE RISER
TYP = TYPICAL
WIT = WITNESS
WLP = WOOD LIGHT POLE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE

LINETYPES

= BOUNDARY LINE
= STRUCTURE LINE
= CENTERLINE
= EASEMENT LINE
= FENCE LINE
= OLD LOT LINE

SYMBOLS

= FIRE HYDRANT
= CATCH BASIN
= WATER METER
= SANITARY MANHOLE
= POWER POLE
= CABLE T.V. SERVICE
= GAS SERVICE
= ELECTRIC SERVICE
= LIGHT POLE
= TELEPHONE SERVICE
= WELL
= DRAINAGE MANHOLE
= BENCHMARK
= SANITARY SERVICE

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. ACCURACIES OBTAINED IN THIS SURVEY IS GREATER THAN (RURAL) 1' IN 5000', (SUBURBAN) 1' IN 7500', (COMMERCIAL) 1' IN 10,000'.
12. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
13. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BILL H. HYATT, JR. CERTIFICATE No. 4636 STATE OF FLORIDA LAND SURVEYOR

3.18.21
DATE

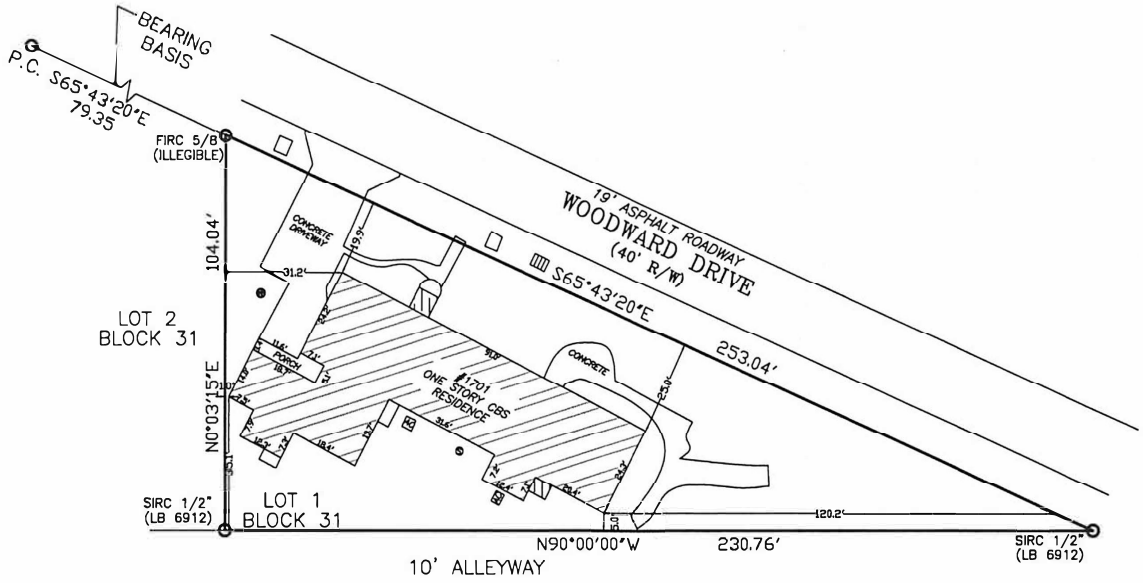
BILL HYATT
SURVEYOR AND MAPPER #4636
STATE OF FLORIDA

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

CERTIFIED TO:
DANIEL A. RAMIREZ
SUCCESS MORTGAGE PARTNERS, INC., ISAOA/ATIMA
PATCH REEF TITLE COMPANY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
PHONE - (888) 396-7770
WWW.KINSURVEY.COM

MAP OF BOUNDARY SURVEY PREPARED FOR DANIEL A. RAMIREZ



NOTABLE CONDITIONS:

PROPERTY APPEARS TO BE SERVICED BY PUBLIC UTILITIES.

NOTES:

ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE SOUTHERLY RIGHT OF WAY LINE OF WOODWARD DRIVE..

NORTH ARROW & GRAPHIC SCALE

0' 40'
1" = 40'

JOB # - 2103-138	REVISION -
FIELD DATE - 03/18/2021	REVISION -
DRAWN BY - J.M.	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -
REVISION -	REVISION -

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
PHONE - (888) 396-7770
WWW.KINSURVEY.COM

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - 1701 Woodward Drive

NOTICES PROVIDED PURSUANT TO: 125-37

NOTICE BY NEWSPAPER: 8-23-21 & 8-30-21

NOTICE BY MAIL: 8-5-2021 (to St. Lucie County Administrator & Attorney Per Joint Planning Agreement)

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 8-26-2021

Timestamp
8/20/2021 11:14:15

Final Publication Date
8/30/2021

Ad Number
GCI0712390

Publication
St. Lucie

Market
Treasure Coast

Delivery Method
Email

Number of Affidavits Needed
1

Customer Name
City of Fort Pierce

Account Number (If Known)
463454

Customer Email
lcox@cityoffortpierce.com

Your Name
Ashley

Email Address
abreeden@localiq.com

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE
PO BOX 1480
FORT PIERCE, FL 34954

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

8/30/2021

Subscribed and sworn to before on the 30th day of August, 2021

Notary, State of WI, County of Brown
My commission expires: 5.15.23

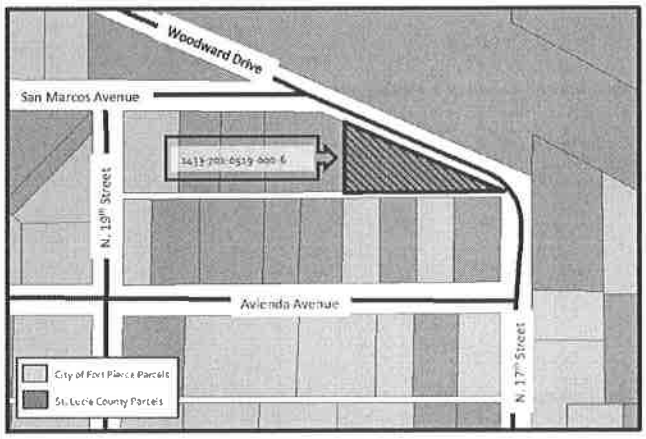
Publication Cost: $630.00
Ad No: GCI0712390
Customer No: 463454
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PROPOSED ANNEXATION

The City Commission of the City of Fort Pierce, Florida, pursuant to Chapter 171, Florida Statutes, and of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, September 7, 2021, at 6:00 p.m. and Monday, September 20, 2021, at 4:30 p.m. hold Public Hearings at their meeting on the enactment of the proposed Ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida; said ordinance entitled:

ORDINANCE NO. 21-034 - AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE A PARCEL AT OR NEAR 1701 WOODWARD DRIVE IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the Public Hearings and be heard with respect to the proposed annexation. Said proposed ordinance and application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

/s/ Linda W. Cox, City Clerk

Publish: 8/23/2021 and 8/30/2021

TR-GCD712350-01

City Commission Regular Meeting - 6:00 pm **13. a.**

Meeting Date: 09/07/2021

Re: 513 N 18th Street - Resolution No. 21-R__ Setting Hearing Date

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

SUBJECT:

Resolution No. 21-R50 determining that the structure located at 513 N 18th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on October 4, 2021.

SUMMARY:

In accordance with the City Code of Ordinances, a hearing shall be scheduled to allow the owners, agents, or any person, firm or corporation having a lien on, or interest in, the building / structure to show cause, if any, why a building / structure should not be condemned and its removal or destruction required.

This Resolution is to set the hearing date only and instruct the City Clerk to notify all interested parties of their right to be heard. No testimony or evidence will be presented at this time.

RECOMMENDATION:

Approve the Resolution to establish the hearing of this matter on October 4, 2021.

ALTERNATIVES:

Select an alternate date.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Code Compliance Manager

COORDINATED WITH:

Building Department
City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

None

Attachments

21-R50
Photos
Google Earth Photo

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/17/2021 02:26 PM

Form Started By: Peggy Arraiz
Started On: 08/11/2021 05:20 PM
Final Approval Date: 08/17/2021

RESOLUTION NO. 21-R50

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT **513 N 18th STREET** IN FORT PIERCE, FLORIDA, 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE **DEMOLISHED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT PIERCE**; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A **PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON OCTOBER 4, 2021 AT 6:00 PM,** IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

WHEREAS, the building or structure located at 513 N 18th Street, Fort Pierce, Florida, 34950 has been declared unsafe in accordance with Section 111 of the International Property Maintenance Code as adopted by the City Commission in January 2017; and

WHEREAS, Section 113 of the International Property Maintenance Code requires that when a structure is found by the Code Official to be unsafe, such structure shall be condemned; and

WHEREAS, the City Commission determines that unsafe buildings or structures are declared a nuisance and constitute a menace to the business, health and safety of the community; and

WHEREAS, there shall be a public hearing before the City Commission whereby any and all interested parties may appear and show cause as to why said building or structure should not be condemned and its removal or destruction required;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida;

SECTION 1. That the City Commission determines that the building or structure located on the said lot, tract, or parcel of land within the City of Fort Pierce, St. Lucie County, Florida, described as follows:

513 N 18th STREET

ALAMANDA VISTA S/D BLK N LOT 19 AND E 5 FT OF VAC ALLEY ADJ ON W

Parcel ID: 2409-602-0293-000/9

is unsafe and a nuisance that constitutes a menace to the business, health and safety of the community.

SECTION 2. The owners, agents, or any person, firm or corporation having a lien on, or interest in, said building or structure, which lien or interest is a matter of record in the public records of St. Lucie County, Florida, show cause, if any, before the City Commission of the City of Fort Pierce, Florida why said building or structure, which was condemned by the Code Official in accordance with Section 111 of the International Property Maintenance Code, should not be removed or demolished.

ALBERT ROLLE
1060 LINCOLN STREET
FELLSMERE, FL 32948

JPL INVESTMENTS CORP
8724 SW 72 ST. NO 382
MIAMI, FL 33173

FORT PIERCE UTILITIES AUTHORITY
206 S 6TH STREET
FORT PIERCE, FL 34950

SECTION 3. Should the interested parties fail to show cause as to why the City Commission should not order the demolition or removal of the building or structure and fail to comply with any order of the City Commission requiring such removal or destruction, the City of Fort Pierce shall provide for its removal or destruction, the cost of which shall constitute a lien up on said property.

SECTION 4. This matter will be heard at the regularly scheduled meeting of the City Commission of the City of Fort Pierce on October 4, 2021 at 6:00 PM in the City Commission Chambers located at 100 North US Highway 1, Fort Pierce, Florida.

SECTION 5. The hereinbefore named persons, firms, or corporations, shall be provided notice of the scheduled hearing by mailing a certified copy of this resolution by registered or certified mail at least ten (10) days prior to the date of said hearing by the City Clerk for the City of Fort Pierce, Florida.

SECTION 6. This resolution shall be effective immediately upon final adoption by the Commission.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____ day of _____, 20____.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda Cox, City Clerk

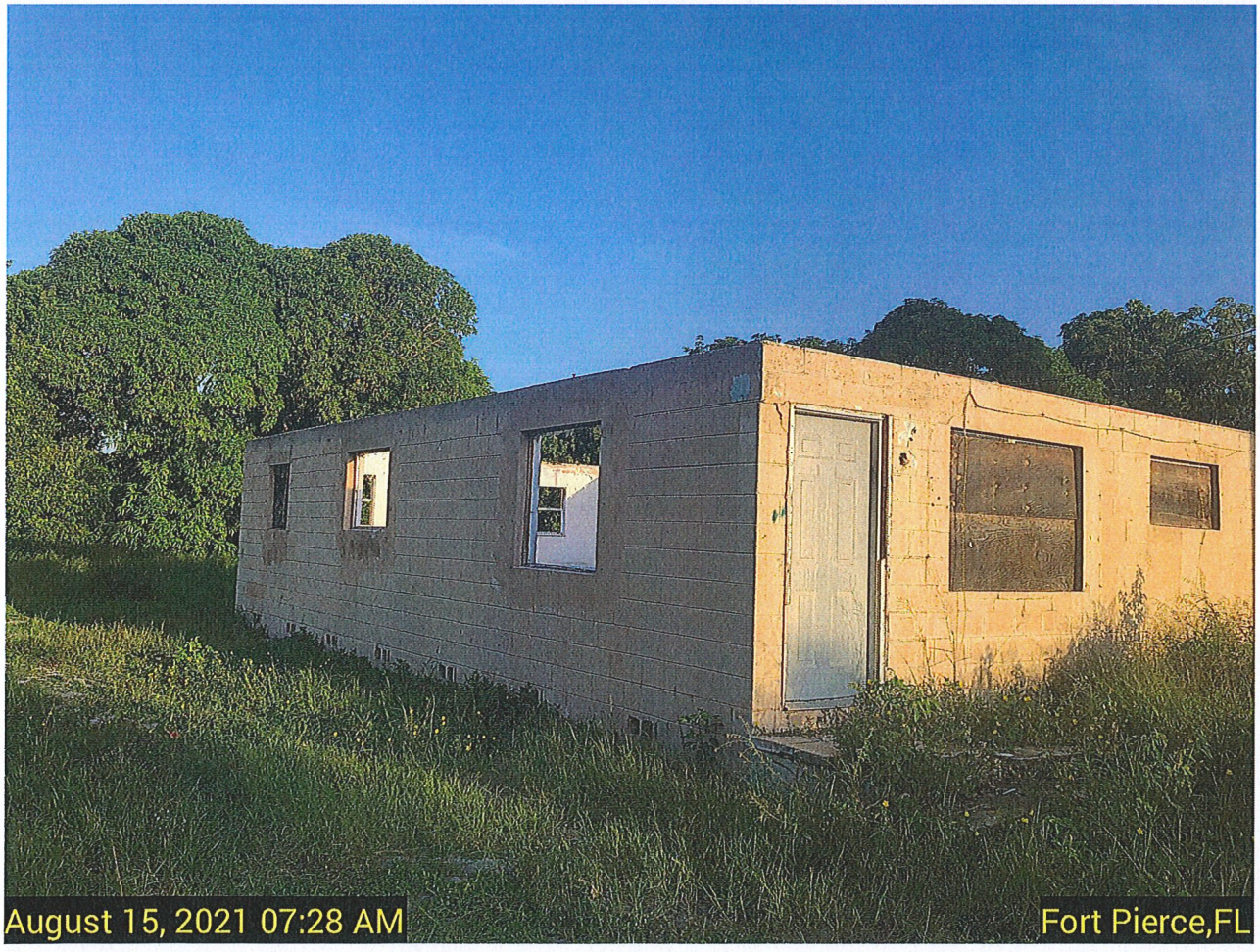
(SEAL)

Approved as to Form
And Correctness:

_____
Tanya Earley, Esq.
Interim City Attorney

@BCL@984DE9D2


August 15, 2021 07:27 AM
Fort Pierce,FL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Fort Pierce,FL


August 15, 2021 07:28 AM
Fort Pierce,FL


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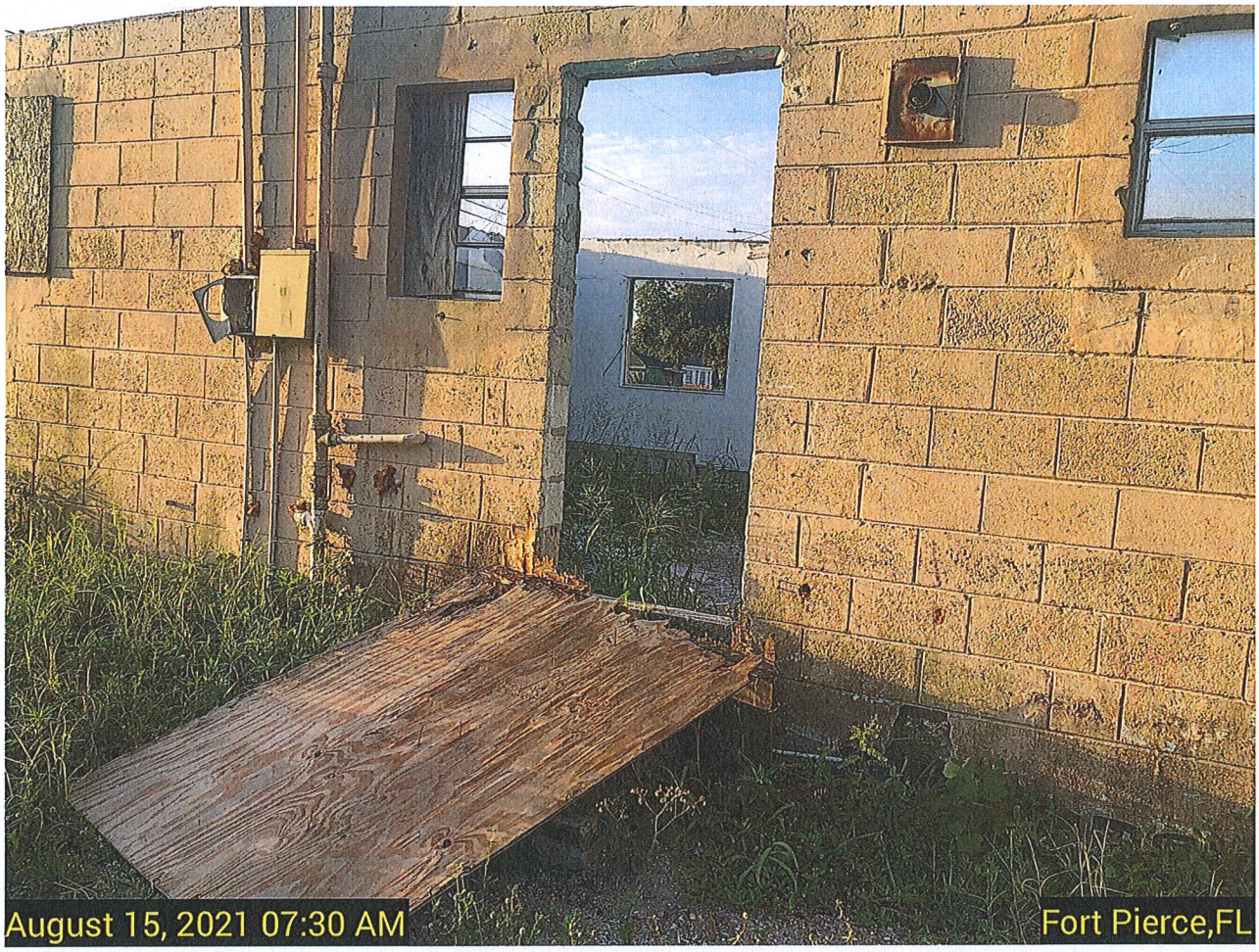
Fort Pierce,FL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Fort Pierce,FL


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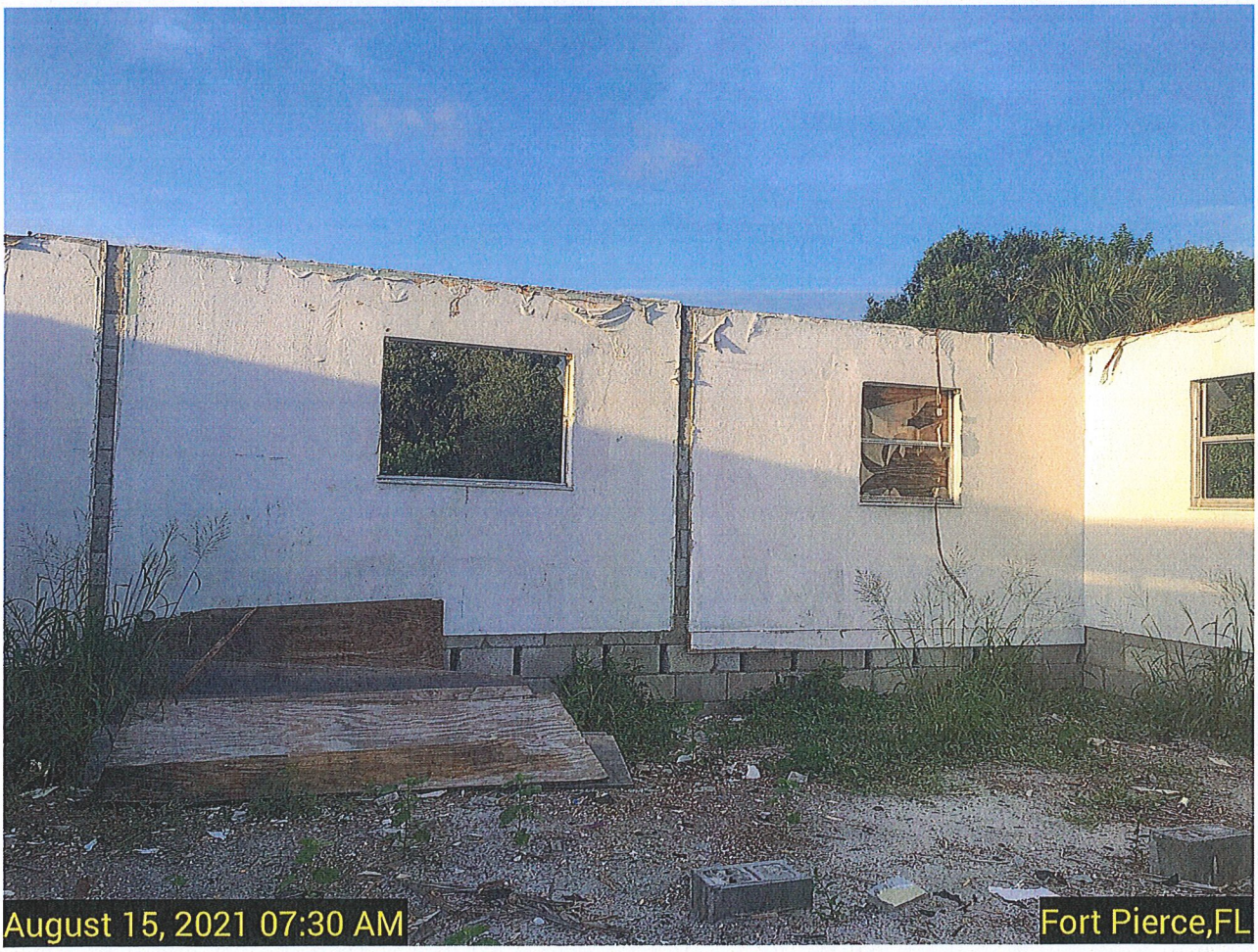
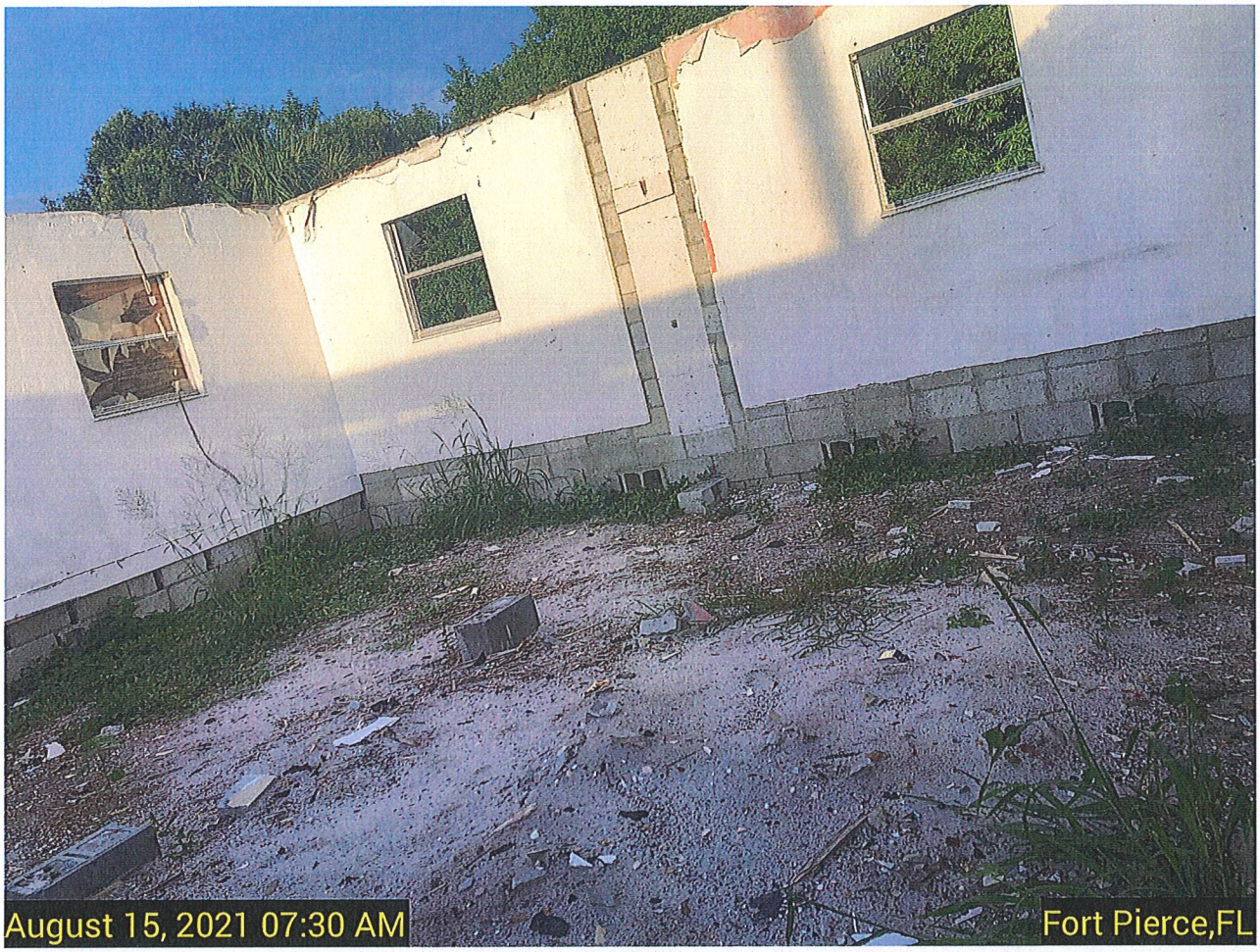
Fort Pierce,FL


August 15, 2021 07:30 AM
Fort Pierce,FL


August 15, 2021 07:30 AM
Fort Pierce,FL


August 15, 2021 07:30 AM
Fort Pierce,FL


August 15, 2021 07:30 AM
Fort Pierce,FL


August 15, 2021 07:30 AM
Fort Pierce,FL


August 15, 2021 07:30 AM
Fort Pierce,FL


Legend
513 N 18th St
Google Earth
© 2020 Google
6.74 ft

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

Property Identification

Site Address: 513 N 18th ST
Sec/Town/Range: 09/35S/40E
Parcel ID: 2409-602-0293-000-9
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 21916
Map ID: 24/09N
Zoning: Medium Den

Ownership

Albert Rolle
1060 Lincoln ST
Fellsmere, FL 32948

Legal Description

ALAMANDA VISTA S/D BLK N LOT 19 AND E 5 FT OF VAC ALLEY ADJ ON W

Current Values

Just/Market Value:	$30,300
Assessed Value:	$30,300
Exemptions:	$0
Taxable Value:	$30,300

Property taxes are subject to change upon change of ownership.

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

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



Total Areas

Finished/Under Air (SF):	1,136
Gross Sketched Area (SF):	1,136
Land Size (acres):	0.15
Land Size (SF):	6,730

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

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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City Commission Regular Meeting - 6:00 pm **13. b.**

Meeting Date: 09/07/2021

Re:

SUBJECT:

Submittal of applications to serve on the Fort Pierce Utilities Authority Board as an at-large member.

SUMMARY:

Glenda Cavalcanti's term on the FPUA is expiring and she is not eligible for reappointment.

RECOMMENDATION:

Review the applications and select a new member.

ALTERNATIVES:

Continue to seek applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Attachments

Albosta, Richard
Clemons, Nichelle
Englmeier, Robert
Francisco, Craig
Harding, James
Lammers, Larry
Poitier, Robert
Poppell, Ronald

Form Review

Form Started By: Linda Cox Started On: 06/30/2021 01:34 PM
Final Approval Date: 06/30/2021

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Richard F. Albosta	Phone:973 216-8749
Home Address: 1028 Windward Drive City/Zip Code: Fort Pierce, Fla	How long at this address? Six years
Are you a qualified elector of the City of Fort Pierce? x Yes	
Occupation: Consultant	Employer Name: Olympus Power, LLC

Do you own a business that operates within the City of Fort Pierce? X No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with or have a business relationship with FPUA? x No
If yes, please describe in detail outlining any businesses or matters deemed appropriate.

Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. Senior executive, including CEO of 4 companies, with sales of $3 million to $8 billion, including CEO of Ebasco, who engineered, and construction managed the St. Lucie Nuclear Plant. Past member of 8 boards of directors, including a NYSE listed gas exploration, and distribution company, and a company engaged in acquiring merchant electric power plants, including solar and wind. Have an accounting degree, am a CPA, and have a minor in industrial engineering, and an MBA from the Wharton School of Business, their executive program.

Do you have special training or knowledge in any of the following areas:

Utilities:	x Yes	Engineering:	x Yes	Contracting/Development:	x Yes
Legal:	x Yes	Management:	x Yes	Finance/Accounting:	x Yes

Describe your education and background in any of the above areas:
Have over 50 years of direct and management experience in all of the areas listed above.

Are you currently a member of a Commission-appointed board or committee? x No
If yes, please specify:

Have you ever been convicted of a felony? x No
If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last at least 5 hours? x Yes ☐ No

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Referred by:	Applicant Email Address: ralbosta@O-hold.com
Date: August 23, 2021	Applicant's Signature

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
JUL 22 2021
MAYOR'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Nichelle Clemons	Phone: 678-457-3261
Home Address: 1712 Ponce De Leon Prado City/Zip Code: Ft. Pierce, FL 34982	How long at this address? 4
Are you a qualified elector of the City of Fort Pierce? x Yes ☐ No	
Occupation: Caregiver	Employer Name: Self Employed
Do you own a business that operates within the City of Fort Pierce? ☐ Yes x No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes x No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. See Attached Resume	
Do you have special training or knowledge in any of the following areas: Utilities: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Contracting/Development: ☐ Yes ☐ No Legal: ☐ Yes ☐ No Management: x Yes ☐ No Finance/Accounting: ☐ Yes ☐ No Describe your education and background in any of the above areas: Over two decades of work experience in manage and consulting.	
Are you currently a member of a Commission-appointed board or committee? x Yes ☐ No If yes, please specify: City Planning Board	
Have you ever been convicted of a felony? ☐ Yes x No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? x Yes ☐ No	
Referred by: Commissioner C. Johnson	Applicant Email Address: nclemons69@gmail.com
Date: 7/22/2021	Applicant's Signature Nichelle Clemons

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

Nichelle G. Clemons
1712 Ponce De Leon Prado
Fort Pierce, FL 34982
(678) 457-3261
nclemons69@gmail.com

OBJECTIVE

To obtain a challenging position utilizing my strong organizational skills, management experience and communication skills to produce positive influences and outcomes.

WORK HISTORY

Field Representative
Progressive Turnout Project (PTP) 06/2020-11/2020
Responsibilities were working with existing progressive voter infrastructure to conduct voter outreach, engagement and voter registrations. Working engagement events such as phone banks and registration drives.

Field Organizer
Florida Democratic Party (FDP) ~ Coordinated Campaign 09/2018-12/2018
Responsibilities were working with existing Democratic Party infrastructure to conduct voter outreach, engagement and voter registrations. Worked to build and manage engagement events such as phone banks and registration drives. Recruited, trained and managed volunteers with the aim of building teams. Conducted outreach to local community leaders and progressive organizations.

Clinical Consultant
CVS Caremark Corporation 01/1998-03/2006
Duties were viewing patient profiles for drug utilization reviews and monitoring formulary adherence. Organized and produced clinical symposiums for the medical community. Consulted with physicians and other medical staff on medication therapy, while providing quality care and cost containment.

Pharmacist-in-Charge
Integrated Pharmacy Solutions 01/1994-12/1997
Responsibilities included preparing/dispensing medications, inventory management, counseling physicians/patients, clinical interventions, and clinical education in-services. Represented the pharmacy on the Facility Development and Re-engineering committee and the P & T committee. Other duties were staff training, scheduling and supervising, monitoring formulary adherence, and customer complaints.

Pharmacist-in-Charge
Kroger Drugstore 08/1992-07/1994

EDUCATION

Bachelor of Science in Pharmacy, Florida A. & M. University, 1992

ADDITIONAL EXPERIENCE

- Licensed Realtor in the state of Georgia 04/2001-03/2013
- FAMU NAA Life Member and held many leadership roles, committee and officer positions over the last three decades.
- Annual BenGaay Bowl Co-Chairperson
- Lincoln Park Mainstreet Showcase Newsletter Editor
- Pam Keith 2018 campaign for US Congress volunteer
- Second Chances Florida volunteer
- City of Ft. Pierce Planning Board Member 12/2020-Present
- Lincoln Park Mainstreet L.E.A.P. Initiative Cofounder

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Robert F. Englmeier	Phone: 772-528-6255
Home Address: 3605 Chestnut Oak Drive City/Zip Code: FT Pierce, FL 34981	How long at this address? 30 years
Are you a qualified elector of the City of Fort Pierce? ☒ Yes ☐ No	
Occupation:	Employer Name:

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No
If yes, list the address and nature of said business:

Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes ☒ No
If yes, please describe in detail outlining any businesses or matters deemed appropriate.

Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information.
16 years experience with GE in Engineering & Management
19 " " " FPL " " "
3 years Consulting

Do you have special training or knowledge in any of the following areas:
Utilities: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Contracting/Development: ☐ Yes ☒ No
Legal: ☐ Yes ☒ No Management: ☒ Yes ☐ No Finance/Accounting: ☐ Yes ☒ No
Describe your education and background in any of the above areas:
BSME Va Tech
MBA Univ. of Miami

Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☒ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No
If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No

Referred by: NA	Applicant Email Address: bobengl@comcast.net
Date: 7/13/21	Applicant's Signature R F Englmeier

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Craig Francisco	Phone: 772-461-4040
Home Address: 1608 Seaway Dr. City/Zip Code: Ft. Pierce, Fl. 34949	How long at this address? 13 years
Are you a qualified elector of the City of Fort Pierce? ☒ Yes ☐ No	
Occupation: Agriculture	Employer Name: self employed
Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No If yes, list the address and nature of said business: The Ice Box — Ice Sales 520 N. US Hwy 1 Ft. Pierce, Fl 34950 Crabby's Dockside — Food Sales - Investor 2 Avenue A Ft. Pierce, Fl. 34950	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes ☒ No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. I have been self employed for over 25 years. This has allowed me to become very well rounded in many business areas.	
Do you have special training or knowledge in any of the following areas: Utilities: ☒ Yes ☐ No Engineering: ☐ Yes ☒ No Contracting/Development: ☒ Yes ☐ No Legal: ☒ Yes ☐ No Management: ☒ Yes ☐ No Finance/Accounting: ☒ Yes ☐ No Describe your education and background in any of the above areas:	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☒ No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No	
Referred by: Bruce Center, Mike Perri, RN Koblegard — Applicant Email Address: spotfarms1@gmail.com	
Date: 8/24/21 — Applicant's Signature	

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: James Harding	Phone: 804-761-0667
Home Address: 66 Winghaven Ln City/Zip Code: Ft. Pierce, FL 34949	How long at this address?13 years
Are you a qualified elector of the City of Fort Pierce? X Yes ☐ No	
Occupation: Retired	Employer Name:

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes ☒ No

If yes, please describe in detail outlining any businesses or matters deemed appropriate.

Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. Manager of large Communities and properties

Do you have special training or knowledge in any of the following areas:

Utilities: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Contracting/Development: ☒ Yes ☐ No

Legal: ☐ Yes ☒ No Management: ☒ Yes ☐ No Finance/Accounting: ☒ Yes ☐ No

Describe your education and background in any of the above areas: BS in Engineering; MBA (finance) Harvard Business School; Chief Administrator for International Organization with 600 employees and annual budget over $150Million

Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☒ No

If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ☒ No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No

Referred by: South Beach Association Applicant Email Address: jim.millcreek@earthlink.net

Date: 5 Aug 2021 Applicant's Signature

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

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fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Joseph (Larry) Lammers — Phone: 772-979-0172

Home Address: 1903 San Diego Ave — How long at this address? 1.5 years

City/Zip Code: Fort Pierce, 34946

Are you a qualified elector of the City of Fort Pierce? x Yes □ No

Occupation: Engineer	Employer Name: Owner of 2 Engineering Businesses
Do you own a business that operates within the City of Fort Pierce?	x Yes □ No

If yes, list the address and nature of said business:

1903 San Diego Ave, Fort Pierce FL 34946
Purpose Built Engineering: engineering firm focused on home renovations and auxiliary building on the Treasure Coast.

Do you now or in the future plan to do business with or have a business relationship with FPUA?	x Yes □ No

If yes, please describe in detail outlining any businesses or matters deemed appropriate.
I am, sometimes , the engineer of record for projects within FPUA's territory and may necessitate that I interact with FPUA staff for project coordination.

Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information.

I worked for FPUA for 16 years. I started as a meter reader, moved to the W/WW Engineering department, and lead the Electrical Engineering department before leaving to pursue entrepreneurship in Aug. 2020.

Do you have special training or knowledge in any of the following areas:		
Utilities: x Yes □ No	Engineering: x Yes □ No	Contracting/Development: x Yes □ No
Legal: x Yes □ No	Management: x Yes □ No	Finance/Accounting: x Yes □ No

Describe your education and background in any of the above areas:
I gained experience while working as an Engineer for FPUA and additional experience working as a consulting engineer for various projects throughout FL.

Are you currently a member of a Commission-appointed board or committee?	□ Yes x No

If yes, please specify:

Have you ever been convicted of a felony?	□ Yes x No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last at least 5 hours? x Yes □ No

Referred by: Applicant Email Address: larryjll04@gmail.com

Date: 7/17/2021 Applicant's Signature 

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

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fax (772) 467-3841 or via email at lcox@city-ftpierce.com

CITY OF FORT PIERCE

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FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
JUL 20 2021
CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: **Robert H. Poitier**	Phone: **772-332-6263**
Home Address: **306 North 22nd Street** **Fort Pierce, Florida 34950** City/Zip Code:	How long at this address? **45 Yrs.**
Are you a qualified elector of the City of Fort Pierce? ☐ Yes ☐ No	
Occupation:	Employer Name:
Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes ☒ No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information.	
Do you have special training or knowledge in any of the following areas: Utilities: ☐ Yes ☒ No Engineering: ☐ Yes ☒ No Contracting/Development: ☒ Yes ☐ No Legal: ☐ Yes ☒ No Management: ☒ Yes ☐ No Finance/Accounting: ☐ Yes ☒ No Describe your education and background in any of the above areas: **Past Member of City Planning Board 25Yrs.**	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes ☒ No	
Have you ever been convicted of a felony? ☐ Yes ☒ No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? ☒ Yes ☐ No	
Referred by: **Reggie Sessions**	Applicant Email Address: **Cynthia1001@comcast.net**
Date: **8/19/2020**	Applicant's Signature Robert H Poitier

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
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CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT TO FPUA

(City Residency Required)

Name: Ronald Poppell	Phone: 772-979-0463
Home Address: 1111 Granada St City/Zip Code: 34949	How long at this address? 21 years
Are you a qualified elector of the City of Fort Pierce? x Yes ☐ No	
Occupation: Retired	Employer Name:
Do you own a business that operates within the City of Fort Pierce? ☐ Yes x No If yes, list the address and nature of said business:	
Do you now or in the future plan to do business with or have a business relationship with FPUA? ☐ Yes x No If yes, please describe in detail outlining any businesses or matters deemed appropriate.	
Describe your professional background and what expertise you will bring to the FPUA Board. Feel free to attach your curriculum vitae (CV) or other applicable information. FPL retiree. 25 years as a software developer for industrial applications, 20 years as a Nuclear worker in Engineering (digital systems and cyber security).	
Do you have special training or knowledge in any of the following areas: Utilities: x Yes ☐ No Engineering: x Yes ☐ No Contracting/Development: x Yes ☐ No Legal: ☐ Yes x No Management: x Yes ☐ No Finance/Accounting: ☐ Yes x No Describe your education and background in any of the above areas: Resume available	
Are you currently a member of a Commission-appointed board or committee? ☐ Yes x No If yes, please specify:	
Have you ever been convicted of a felony? ☐ Yes x No If yes, what was the nature of the crime(s) you were convicted of:	
If appointed, are you willing to attend a training session which could last at least 5 hours? x Yes ☐ No	
Referred by:	Applicant Email Address: rcpoppell@bellsouth.net
Date: August 8, 2021	Applicant's Signature RC Poppell

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.
Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950
fax (772) 467-3841 or via email at lcox@city-ftpierce.com

City Commission Regular Meeting - 6:00 pm **13. c.**

Meeting Date: 09/07/2021

Re: YOCO

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Submittal of applications to serve on the Fort Pierce Youth Advisory Committee.

SUMMARY:

All current terms have expired. Each member of the Commission has an appointment and there is an at-large seat open as well.

Current appointments seeking reappointment are as follows:
Grace Fee, Perona Appointee
Lita Moore, Alexander Appointee
Lishonda Franklin is an at-large member whose term expires 2/18/2022 but would love to be reappointed now.

We have 6 applications and six available seats at this time. Should Ms. Franklin be appointed by a Commissioner, we will have another at-large vacancy.

RECOMMENDATION:

Appoint members.

ALTERNATIVES:

Continue to see applications.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Risk Management

Fiscal Impact

OTHER INFORMATION:

No fiscal impact.

Attachments

Barajas, Jennifer
Cheney, Sara
Crawford, Lily

Fee, Grace
Franklin, Lishonda
Moore, Lita
Morrison, Mia

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	08/27/2021 12:23 PM

Form Started By: Linda Cox
Started On: 08/26/2021 12:55 PM
Final Approval Date: 08/27/2021

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL

*Please print neatly in blue or black ink.

Name Jennifer Barajas Date 8/11/2021

Parent's Name(s) Olga Medina Bulmaro Barajas

Home Phone # 772-9475-6558 Other Phone Line 772-332-9824

Address 801 S Indian River Dr City Fort Pierce State FL Zip 34950

E-mail Address JenniferBarajas1016@gmail.com

School Name: LPA Grade: 12th Age: 17

Grade Point Average: 3.4

List the extra-curricular activities that you currently take part in:

Golf at LPA, Barras Dance company - hiphop/tap

Girl Scout - Troop 40718

List any other organizations or clubs you are currently a member of:

Girl Scouts

Recycling Club - LPA

Why do you want to be involved in the City of Fort Pierce Youth Council?

I like to take part in opportunities where I can use my voice and be heard. Also where I can make an impact on issues that matter.

Describe your ideas and goals for this Council and how they can benefit the Community.

As someone who was born and raised in Fort Pierce I would benefit the committee because I want nothing more but to make the city that I have grown up a place that is safe, diverse and full of inspiration.

If you could change one thing about this City, what would that be and why?

I would like to see more recycling ideas, getting the youth more involved in city events.

What are you passionate about?

I am passionate helping others and my community. I am also very passionate about expressing my creativity.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

_____ Student Signature 8/11/2021 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

_____ Parent Signature 8/11/2021 Date

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Sara Cheney Date 8/20/21
Parent's Name(s) Paul Cheney Diana Cheney
Home Phone # 772-204-2276 Other Phone Line 772-985-2067
Address 2442 SE Camarin Street City Port Saint Lucie State FL Zip 34952
E-mail Address Sara.Cheney@stlucieschools.org
School Name: Lincoln Park Academy Grade: 11 Age: 16
Grade Point Average: 4.0 unweighted

List the extra-curricular activities that you currently take part in:
City University, Youth Leadership St. Lucie, SAT Prep Club.

List any other organizations or clubs you are currently a member of:

Why do you want to be involved in the City of Fort Pierce Youth Council?
I want to be involved in the Youth Cancil because I value this unique opportunity to be a voice for the youth in my community and assist local officials in solving issues that youth face in Fort Pierce.

Describe your ideas and goals for this Council and how they can benefit the Community.
A main goal I have for this Council is to improve communication between the City and youth. I believe this could be done through an active social media presence on youth-led platforms. This would benefit the Community by inviting youth to become active participants of the Community and it would allow youth to build meaningful connections within their community.
If you could change one thing about this City, what would that be and why?
If I could change one thing about the City, I would change the level of outreach that the City maintains with youth to ensure that youth understand, feel seen, and are involved in their City.

What are you passionate about?
I am passionate about finding new ways to heighten the quality of life in my community and fostering connectivity and kindness within our wonderful City.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
***Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.**

Sara Cheney Student Signature 8/20/21 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

[signature] Parent Signature 8/20/21 Date

***Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com**

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Grace Fee Date 17 May 2021
Parent's Name(s) Frank Fee IV Jennifer Fee
Home Phone # (772) 971-9069 Other Phone Line (772) 971-5377
Address 2401 Wilderness dr. SO City Fort Pierce State FL Zip 34982
E-mail Address grace_fee@yahoo.com
School Name: John Carroll Catholic High Grade: 12 Age: 17
Grade Point Average: 5.39 weighted current: (11)

List the extra-curricular activities that you currently take part in:
JCHS varsity volleyball - Captain, vero elite volleyball - Captain (club)
JCHS Morning show - Host, Chief editor of the JCHS Newspaper,
JCHS communications committee

List any other organizations or clubs you are currently a member of:
National Honors Society - Treasurer, student Government Association - Junior class treasurer → student Body treasurer (2021-2022 school year), students Against Destructive Decisions club, Treasurer of Anchor club

Why do you want to be involved in the City of Fort Pierce Youth Council?
I would like to continue the good momentum our current Youth council has, and I would like to see some of our ideas and initiatives come to fruition, especially with less limitations due to covid-19.

Describe your ideas and goals for this Council and how they can benefit the Community.
My primary goal is to truly engage the youth in Fort Pierce and encourage city involvement. I also wish to establish a learning lecture series where we give the youth the opportunity to interface with various leaders and business owners in Fort Pierce.

If you could change one thing about this City, what would that be and why?
I would strengthen our community by facilitating city involvement of people of all ages by establishing more youth organizations that have a central focus of community service. I feel like our city lacks organizations/clubs that genuinely support local businesses and the vulnerable of society, and I feel like YOCO could be a catalyst for action in Fort Pierce.

What are you passionate about?
I am truly passionate about utilizing my leadership skills to facilitate positive change in the world around me. I strive to be a light for others every day, and I encourage those around me to do the same

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Grace M Zell _____ Student Signature 5/19/21 _____ Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Jennifer K. Lee _____ Parent Signature 5/19/21 _____ Date

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Lishonda Franklin Date 4-22-2021
Parent's Name(s) Melisa Franklin
Home Phone # 7722270317 Other Phone Line
Address 3501 ave P City Fort Pierce State FL Zip 34947
E-mail Address lishondafranklin8@gmail.com
School Name: Fort Pierce Weswood Academy Grade: 11th Age: 17
Grade Point Average: 3.6

List the extra-curricular activities that you currently take part in:
Listed in attached Word Document

List any other organizations or clubs you are currently a member of:
Listed in attached Word Document

Why do you want to be involved in the City of Fort Pierce Youth Council?
Listed in attached Word Document

Describe your ideas and goals for this Council and how they can benefit the Community.
Listed in attached Word Document

If you could change one thing about this City, what would that be and why?
Listed in attached Word Document

What are you passionate about?
Listed in attached Word Document

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FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Lishonda Franklin Student Signature 4-22-2021 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Melisa Franklin Parent Signature 4-22-2021 Date

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

Lishonda Franklin

April0029,2021

FORT PIERCE YOUTH COUNCIL APPLICATION QUESTIONS!!!!

1. List the extra-curricular activities that you currently take part in:

I am currently apart of Fort Pierce Westwood Academy School Yearbook team. I am currently a member of The Educational Talent Search TRIO at Indian River State College for now 4 years. I was a previous member of the Fort Pierce Youth Council. I am 1 of the main Leaders at Fort Pierce Westwood Academy. I am a part of the leadership at my school. I am a member of the Panther Lead Team at Westwood. I am a part of the Lighthouse Leadership Team at Westwood. I am 1 of the 25 student teachers at Westwood. I am in my 3rd year of my Criminal Justice Class and will be certified as a 911 dispatcher this year. I am currently an certified Photoshop Graphic Designer and I am hoping to get my 3 other certification this year. I am in my 2nd year of my Graphic Design Class. I am currently an National Honors Society Member. I am an activist/speaker for my church and IRSC.

List any other organizations or clubs you are currently a member of:

I am currently a Member at Fort Pierce Westwood Panther Lead Team for now 3 years. I have been currently a member of Westwood Leadership Team for now 3 years. I am a member of the National Honors Society. I am currently a member of the Lighthouse Team for 2 years now. I am currently a 4-year member of TRIO Educational Talent Search at Indian River State College. I am a 5-year member at my church youth group. I was a previous member of the YOCO for a year. I am 3-year Criminal Justice major class member. I am 2-year Commercial arts member at Fort Pierce Westwood.

Why do you want to be involved in the City of Fort Pierce Youth Council? **I want to be involved in the City of Fort Pierce Youth because I feel like I can bring new ideas and new things to our fellow youth. Also to show how capable I am to change and persuade our youth that you don't have to be apart of what society wants us to be. I would like to show my determination and leadership skills towards my community and fellow friends, classmates, family, college group, and school. I would like to bring different proposition and different activities towards our youth and to lower the gang violence that is happening with my fellow youth joining gangs because they either want to feel protection or want to follow other peers because its cool and popular.**

Describe your ideas and goals for this Council and how they can benefit the Community. **I would change the way our city is portrayed in our youth. Meaning that a certain percentage of our youth portrays Fort Pierce as a horrible city that is ghetto and dangerous. I would like to change some of the youth perspectives on how they see our city. Or I would change the convenience of stores, shopping areas, plaza, and clothing/shoes so that us youth and our parents wont have to take a trip outside the city just to buy certain clothes/shoes from certain stores we are interested in.**

If you could change one thing about this City, what would that be and why? **I would change the way our city is portrayed in our youth. Meaning that a certain percentage of our youth portrays Fort Pierce as a horrible city that is ghetto and dangerous. I would like to change some of the youth perspectives on how they see our city. Or I would change the convenience of stores, shopping areas, plaza, and clothing/shoes so that us youth and our parents wont have to take a trip outside the city just to buy certain clothes/shoes from certain stores we are interested in.**

What are you passionate about? **I am passionate about following my dreams and accomplishing my goals and succeeding in life. I am passionate about motivating and helping others become better than they were yesterday. I am passionate about leading others and my fellow youth to greatness and stimulate them so they can be a better person. I am passionate about going to college and getting all my degrees and having a house, car, and being financially stable. I am passionate about inspiring and giving myself and others hope about accomplishing my dreams and theirs. I am passionate about changing and reconstructing my city so it can become a better place. I am passionate about influencing and impelling others. I am**

passionate about advocating that it doesn't matter where you live or how you are raise it shouldn't define your future and dreams. Amen!!!

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL
*Please print neatly in blue or black ink.

Name Lita Moore Date 4/21/20
Parent's Name(s) Betsey Moore, James Moore
Home Phone # (772)-607-4668 Other Phone Line (772)216-7027 (PARENT)
Address 57035 Indian River Dr City Fort Pierce State FL Zip 34982
E-mail Address litamoore@johncarrollhigh.com
School Name: John Carroll Catholic High school Grade: 10 Age: 16
Grade Point Average: 4.0

List the extra-curricular activities that you currently take part in:
aquarium club (president), baking club, debate club, virtual stocks club, yearbook, anchor club

List any other organizations or clubs you are currently a member of:
Volunteer at Heathcote Gardens and Dogs and Cats Forever

Why do you want to be involved in the City of Fort Pierce Youth Council?
I love the City and appreciate its history, but I also have a vision for this town's future and I know its potential.

Describe your ideas and goals for this Council and how they can benefit the Community.
I would like to do more for kids directly, maybe with something like a playground, or city groups and clubs where the youth of Fort Pierce could interact and meet new people in a safe enviroment.

If you could change one thing about this City, what would that be and why?
If I could change anything, I'd want more areas and activities for younger people, especially near downtown.

What are you passionate about?
I am very passionate about art, history, nature, protecting the enviroment, and giving back to my community.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

YOCO
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL pt2.

Commitment Statement: I understand that being a member of the City of Fort Pierce Youth Council carries certain responsibilities. I agree to conduct myself as properly befitting a representative of my City and abide by all guidelines of the Council. I understand that four or more consecutive absences from Youth Council meetings is grounds for dismissal.
*Please see the attached List of Offices and Duties document. Student Signature: I have read and understand the above commitments required for the Council.

Lita Moore Student Signature 4/21/20 Date

Parent/Legal Guardian Signature: I give my permission for the above named applicant to seek a position on the City of Fort Pierce Youth Council and I have read and understand the commitments required for the Council.

Parent Signature 4/21/20 Date

*Completing this application does not guarantee a seat on the Youth Council. If you have any questions please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

yoco
FORT PIERCE YOUTH COUNCIL

APPLICATION FOR THE CITY OF FORT PIERCE YOUTH COUNCIL

*Please print neatly in blue or black ink.

Name Mia Morrison Date 08/27/2021

Parent's Name(s) Michelle Senior

Home Phone # 772-940-7679 Other Phone Line 772-940-7679

Address 1408 Indiana Ave City Fort Pierce State FL Zip 34950

E-mail Address Mikhalia946@gmail.com

School Name: Lincoln Park Academy Grade: 11 Age: 16

Grade Point Average: 4.0

List the extra-curricular activities that you currently take part in:
Boys & Girls Clubs, Youth Services at Church, Volunteering at Mustard Seed/Boys & Girls Clubs

List any other organizations or clubs you are currently a member of:
Boys & Girls Clubs, Youth Leadership, Collegiate DECA at IRSC, Women of Color at IRSC

Why do you want to be involved in the City of Fort Pierce Youth Council?
I want to be the youth voice for my community. There are many issues within, & I want to use my resources to ensure unity, equality, and better society.

Describe your ideas and goals for this Council and how they can benefit the Community.
I would like to work towards a homeless shelter/related resources, more mental health services, sex-ed resources, political education, & social enlightenment with unity.

If you could change one thing about this City, what would that be and why?
It would be the unity in the community. Once we can all work together, we can achieve amazing things. Without it, we're in chaos.

What are you passionate about?
I am passionate about advocating for my community for the well-being of all and providing resources and success, while working towards equality & peace.

Please Return to: The City of Fort Pierce, City Manager's office: 100 N. US Highway 1, Fort Pierce, FL 34950 or for more info, please call 772-465-4170 or email at citymanagersoffice@cityoffortpierce.com

City Commission Regular Meeting - 6:00 pm **15. a.**

Meeting Date: 09/07/2021

Re:

SUBJECT:

Reports

Attachments

Purchase Order Report

City Manager's Report

Form Review

Form Started By: Jennifer Robinson Started On: 08/17/2021 02:14 PM

Final Approval Date: 08/17/2021

Purchase Order Approvals between $10,000 and $50,000 by the City Manager between August 1, 2021 to August 31, 2021

1. Purchase Orders

a. Approval to award the Public Works Department portion of Bid No. 2021-016 for Janitorial Services for City-Owned Buildings to Morivalous Cleaning, Inc. for contracted janitorial services in the amount of $22,302.00 per year ($1,858.50 per month).

b. Approve payment for Fire Alarm Panel Installation Fire Equipment Services of Florida, Ft. Pierce, FL, in an amount not to exceed $12,240.00.

c. Request approval of Engineering Design & Construction, Inc. (EDC) Specific Authorization No. 4 in an amount not to exceed $48,000.00 for the engineering design and stormwater improvements on Beach Court, between Delaware Avenue and Florida Avenue.

d. Design and permitting services for the Little Jim Fish Camp conversion from septic to sanitary sewer with Culpepper & Terpening, Inc. in an amount not to exceed $49,740.00.

e. Request to purchase four (4) APX 4000 7/800 MHZ Model 2 portable radios, programming, accessories and three (3) years of service for $12,010.36 for Building Department staff .

f. Approval to piggyback the Florida Sheriff's Association Cooperative Purchasing Program Contract number FSA20-VEL28.0 (Bid period 10/1/20 to 9/30/22) for the purpose of purchasing two (2) of Specification number 138: 2021 Ford F-150 Supercab XL 2 WD pickup trucks from Coggin Ford, 9650 Atlantic Blvd., Jacskonville, FLorida 32225 for the amount of$48,106.00 or $24,053.00 each.

g. Request approval to piggyback FPUA contract with Mastec North America, Inc. in the amount of $32,640.44 to provide labor services for the installation of AT&T and Comcast utility conduit along S. 5th Street between Delaware and Boston, Bid No. 2021-024 (REBID).

h. Request approval to issue FPUA a Purchase Order in the amount of $19,001.11 for costs associated with the S. 5th Street street lighting labor.

i. Request approval of Engineering Design & Construction, Inc, (EDC) Specific Authorization No. 3 in an amount not to exceed $27,200.00 for performance of the construction oversight and final construction certification of the S. 5th Street Roadway Reconstruction project .

j. Request approval of CAPTEC Engineering, Inc. Specific Authorization No. 4 in an amount not to exceed $49,500.00 to provide professional engineering services relating to the review of site developments to ensure compliance with the requirements specified in Chapters 32, 38, 107, 119, and 121 of the City of Fort Pierce Code of Ordinances.

k. Requisition in the amount of $35,000.00 to enter into a 3 year contract with Granicus, to provide the following services for the City's short term/vacation rental program:

- Address identification - monitor 60+ websites, identify duplicate listings, provide owner information, screen shots of active listings and related reports.
- 24/7 web and telephone hotline - for citizens to submit tips or complaints including ability to upload texts, videos and photos, automatic messaging or calls to responsible party with support for the responsible party to mark complaints as acknowledged or resolved and related reports.
- Compliance monitoring - provides up-to-date information for each unit and its compliance status, preconfigured letter templates with an unlimited number of letters and continued monitoring after compliance.
- Mobile permitting & registration - online forms and back-end systems for registering units including e-signatures, online payments, registration issuance, document uploads, renewals and City of Fort Pierce administration approval and denial.

SEPTEMBER 2021

FORT PIERCE INSIDER





PHOTO BY JENNIFER DOWELL

TABLE OF CONTENTS

3 FEATURED STORY

4 POLICE DEPARTMENT

6 PLANNING DEPARTMENT

8 BUILDING DEPARTMENT

10 PUBLIC WORKS DEPARTMENT

14 INDIAN HILLS GOLF COURSE

15 FORT PIERCE CITY MARINA

17 NEW BUSINESSES



Alexander's Legacy

Commissioner Rufus Jerry “Butch” Alexander of Fort Pierce was born on April 19, 1949 in Lawnside, New Jersey to Sarah and Rufus Alexander, Jr. His family is a well-known pioneer family in the community dating back to 1902. Commissioner was united in holy matrimony to the former Sandra Reddick. Their union joined their daughter Ayana with her other brothers and sisters, Alisa, Clesha, Tony, and Brian. In 1964, he transferred to John Carroll High School, where he participated in track and field, basketball, and football. He graduated in 1967 and went on to attend Miami-Dade Community College and Tuskegee Institute. He later received his degree in Mortuary Science from Lynn University in Boca Raton, Florida in 1993. Butch spent over forty-years in Funeral Services and was always committed to helping families in need; he served as the third generation Funeral Director at Sarah's Memorial Chapel and served as its General Manager and Vice President. He was recognized as Mortician of the year for the 1st Regional District of the Florida Mortician Association, Inc. in 2005, and served as Co-Chairman for the same organization. Butch was elected as City Commissioner District 1 for the City of Fort Pierce in December of 2001 and has continuously served since that time. He also served the community as a board member of the St Lucie County Fire District. He was an active participant with the Florida League of Cities and served on the Florida Black Caucus of Local Elected Officials. He served on the St. Lucie County Tourist Development Council and the Council on Aging of St. Lucie County, was a life member of NAACP, founding member of the Democratic Black Caucus of St. Lucie, member of the Lincoln Park Business Association, founding member of St Lucie County Concerned Citizens, board member of the Boys & Girls Club and Weed & Seed, past board president of Agape, Inc., member of the Fort Pierce Masonic Lodge #155, and Cherokee Lodge #7270. Clearly, he gave his time to community service and activities serving Fort Pierce. Commissioner Alexander peacefully transitioned to his heavenly home on July 28, 2021. In one of his final interviews with TC Palm, Butch stated, ***“Be kind to the people. Never forget them.”*** which is a critical piece of his legacy.



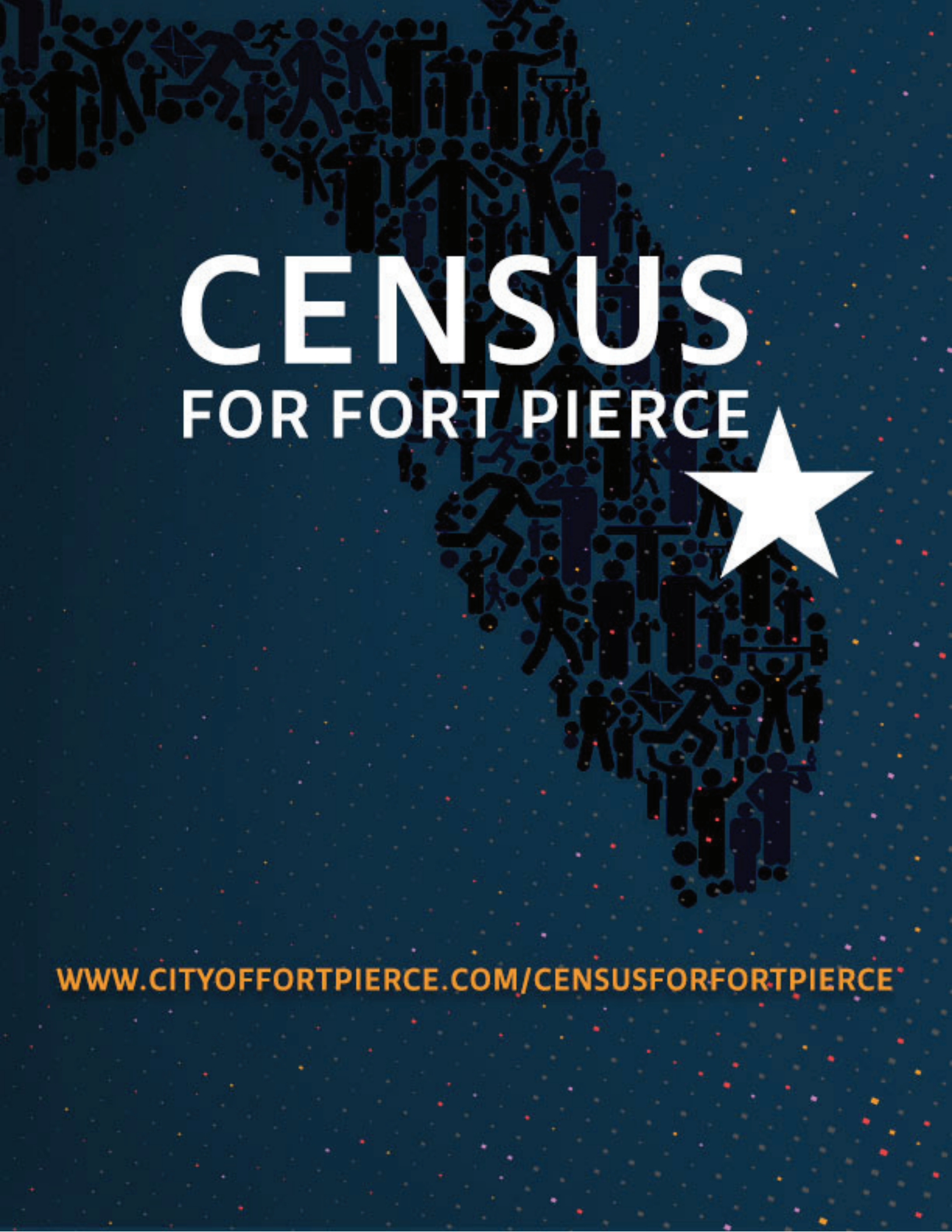
A Gift To Remember

A woman living with autism was surprised by Fort Pierce Police Department officers recently with a custom diecast replica of their Autism Awareness patrol vehicle. The police car, which helps spread awareness about the developmental disability affecting 3.5 million Americans, honors the late Detective James Cozine of the Fort Pierce Police Department. Detective Cozine, the Department's Special Olympics Florida Liaison, passed away five years ago. He coached many special needs athletes in the community – including his son Noah and coordinated the annual Law Enforcement Torch Run to benefit Special Olympics Florida. When Detective Cozine passed away, Officers Damian Spotts and Jorge Goz continued carrying the Fort Pierce Police Department's torch. Officer Spotts designed and handcrafted a custom replica of the Department's Autism Awareness patrol vehicle – affectionately known in the Special Olympics Florida community as Noah's Car for 27-year-old Annabelle

FORT PIERCE POLICE DEPARTMENT'S RESOURCES IN COMMUNITY HOPE (R.I.C.H) HOUSE



The Resources in Community Hope (R.I.C.H.) House was established to create a safe haven for all those in need of services. It will be a place that fosters police and community relationships and provides a multi-purpose education and resource center for all ages to enhance their quality of life. The R.I.C.H. House will rely heavily on community partnerships and support from non-profit organizations, businesses, and volunteers to make this program well-designed and successful. In addition, the R.I.C.H. House will provide curriculums geared towards educational assistance, conflict-resolution, socialization skills, and self-esteem building for children, parents, and seniors.


CENSUS
FOR FORT PIERCE
WWW.CITYOFFORTPIERCE.COM/CENSUSFORFORTPIERCE

A NEW PROPERTY RIGHTS ELEMENT WITHIN THE CITY'S COMPREHENSIVE PLAN



We all rely on local government comprehensive plans to guide communities in a multitude of ways. Under State of Florida law, a local government comprehensive plan is the vision plan that sets the implementing regulatory authority through the Code of Ordinances governing all land development activities. The City Fort Pierce adopted its first comprehensive plan in 1990. In 2006, the City undertook a full rewrite of the Comprehensive Plan to meet statutory requirements and develop consensus for the long-range vision of the City. The City then updated the Comprehensive Plan again in 2010 and most recently in 2020. The 2020 update was conducted to reflect mandatory changes in the Florida Statutes and to update time specific goals and policies.

More specifically, the State of Florida regulates local government comprehensive planning through Chapter 163, Part II of Florida Statutes. Chapter 163, also referred to as the Community Planning Act mandates local governments to maintain a long-range, comprehensive planning program consisting of required and optional Elements that function as a continuous and ongoing process, rather than a one-time report.

The City's Comprehensive Plan currently consists of 11 Elements that address important aspects of land development and growth in the City of Fort Pierce including:

1. *Future Land Uses;*
2. *Transportation;*
3. *Infrastructure;*
4. *Conservation;*
5. *Coastal Management;*
6. *Housing;*
7. *Recreation and Open Space;*
8. *Intergovernmental Coordination;*
9. *Capital Improvements;*
10. *Public Facilities Management; and*
11. *Public School Facilities.*

The Comprehensive Plan provides the overall policy framework from which zoning and other land development regulations are developed. The City's Land Development Regulations contain zoning, subdivision, and other local development regulations that take its purpose and direction from the goals, objectives, and policies of each of the Elements of the Comprehensive Plan. Together, these implementing tools ensure that the development patterns for future land uses within Fort Pierce match the community vision and quality-of-life expectations of its residents. The ways in which we value and rely on the Comprehensive Plan cross all sectors of a community, as shown on the next page:

• *Residents of a community have chosen to live there, have often purchased a home, which is the most significant financial decision many people make. This decision is often due to an evaluation of public investment in infrastructure: including streets, sidewalks, streetlights, and parks; the proximity to daily needs; and community safety.*

• *Businesses locate in a community for its resources. Employers care about human assets, which involve customers and workers. Businesses are also concerned about physical assets like public infrastructure and the environment. They also rely on local government plans to ensure those resources are available.*

•*Real estate investors study local government rules in order to develop financial plans and accurately evaluate investment opportunities. For investments in real estate to have low risk, local governments need to protect and improve the quality of a community over time. Land values reflect how desirable a community is in many ways.*

Regulating land use and protecting property rights go hand and hand and are not conflicting goals. Rather, local government rules generally create value in property and bring stability to real estate markets. Rules that benefit the public also protect property rights. A local government's process for regulating land greatly impacts real estate markets and property rights. Transparency, predictability, and reliability are three strategies for implementing land use rules in a way that benefits all sectors of a community while respecting property rights, as shown below:

• *Transparency means people can see and participate in processes for developing rules.*

• *Predictability means a local government follows rules that are clear and unambiguous.*

• *Reliability means a local government follows through on its commitments. When a government is reliable, people can make long-term investments in their community—one key to a successful local economy!*

In this last legislative session, the State amended the Community Planning Act to require every municipality to include in its comprehensive plan a Property Rights Element. Every local government must now adopt this new Element "by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled Evaluation and Appraisal of its Comprehensive Plan."

As a result of this State mandate, the City of Fort Pierce Planning Department is bringing forward to the City Commission for transmittal to the Florida Department of Economic Opportunity on September 7, 2021, a Comprehensive Plan Text Amendment to establish the twelfth Element of the City's Comprehensive Plan – the Property Rights Element. The City's Planning Board, acting as the Local Planning Agency, unanimously recommended approval at a special meeting held on August 23, 2021.

The list of the provisions that must be addressed as part of that new Property Rights Element include the following four (4) property rights, as amended by the Local Planning Agency, to be inclusive of all of our residents (his and her amended to their):

1. The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of their property through sale or gift.

NEW PROJECTS



GRANT APPROVED

The property owners have recently received a grant to perform exterior renovations for the Hair Salon/Barber Shop located at 1004 Avene D. Improvements include stucco repair, new handicap accessible ramp, new exterior doors and painting.

ASPEN DENTAL

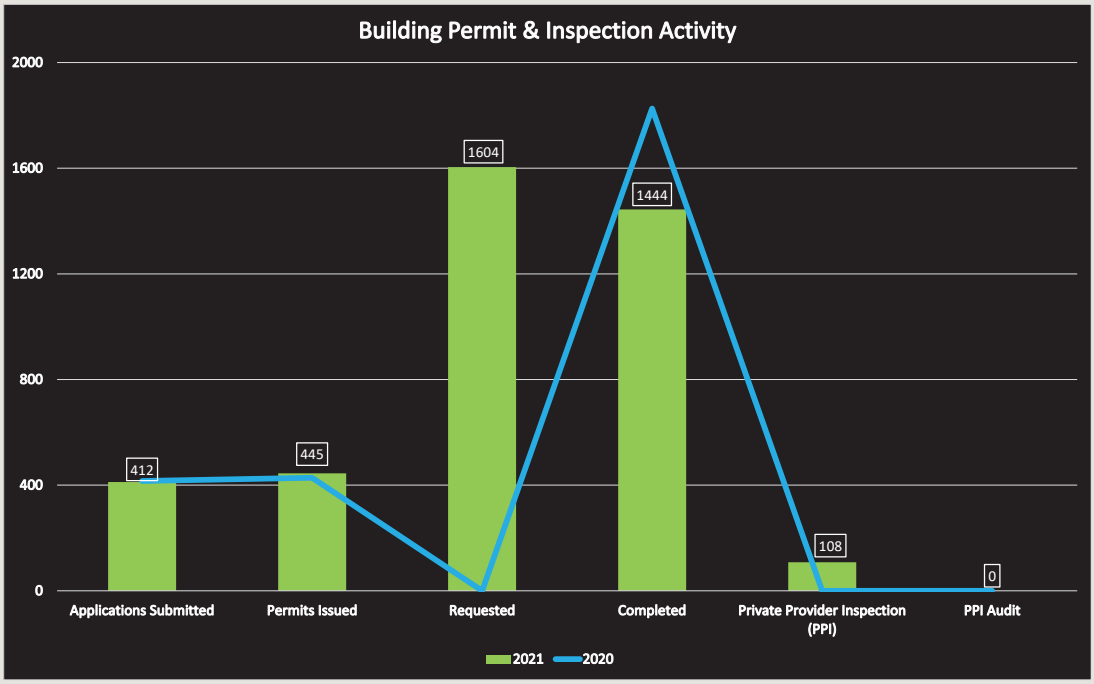
The former restaurant located at 5000 Okeechobee Road is being demolished to make way for a three-unit shopping plaza. Permits have been submitted and are ready to be issued for the shell building and the first confirmed tenant, Aspen Dental.



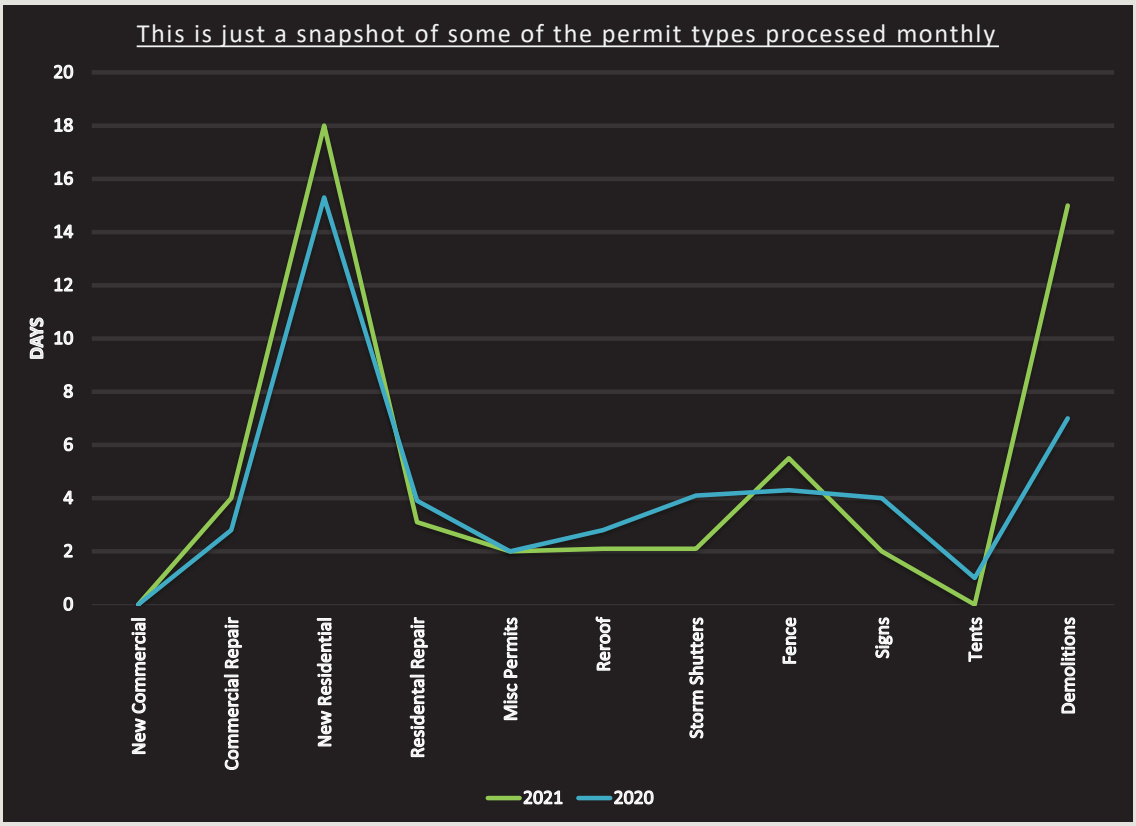
BUILDING CHARTS FOR JULY 2021

JULY 2021 PLAN REVIEW PROCESSING TIME

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



ACTIVITY REPORT



Remembering DON SPELLS

We lost one of our very own here at the City, Mr. Donald Spells, who passed away on Wednesday, August 18, 2021, at the age of 55.

Donald was a devoted Public Works Department employee who had worked in the Parks and Grounds Division since December 19, 2005. Donald started his career as a Maintenance Worker and was quickly promoted to Foreman. Prior to that, he spent years working alongside Public Works as a tree trimmer for contracted vendor Asplundh Tree Company, where he was responsible for preserving the City of Fort Pierce's tree inventory.

Donald was an amazing person and co-worker. He was always willing to jump in and help wherever he was needed. Whether that was running a sanitation route in Solid Waste, assisting the front office staff with uniform distribution, or organizing the supply cage in Parks and Grounds. He was always willing to lend a hand and help get the job done.

Donald particularly liked working and volunteering for cleanup events throughout the city. Every year, he worked with Keep Fort Pierce Beautiful board members to ensure the annual Keep Fort Pierce Beautiful, Great American Cleanup event was successful, enjoyable, and ran smoothly. He was the go-to guy in the City of Fort Pierce for helping volunteer efforts by providing support for Boots on the Ground, Moore's Creek Waterway Cleanup, and the Treasure Coast Waterway Cleanup just to name a few.

Donald loved this city and always gave 100 percent both in and out of the workplace. Donald coached and mentored countless youth throughout the community over the last 20 years, as a local baseball coach. He touched many lives and genuinely made a difference. Mr. Donald Spells will be greatly missed by the Public Works Department, the City of Fort Pierce, and the residents of Fort Pierce.





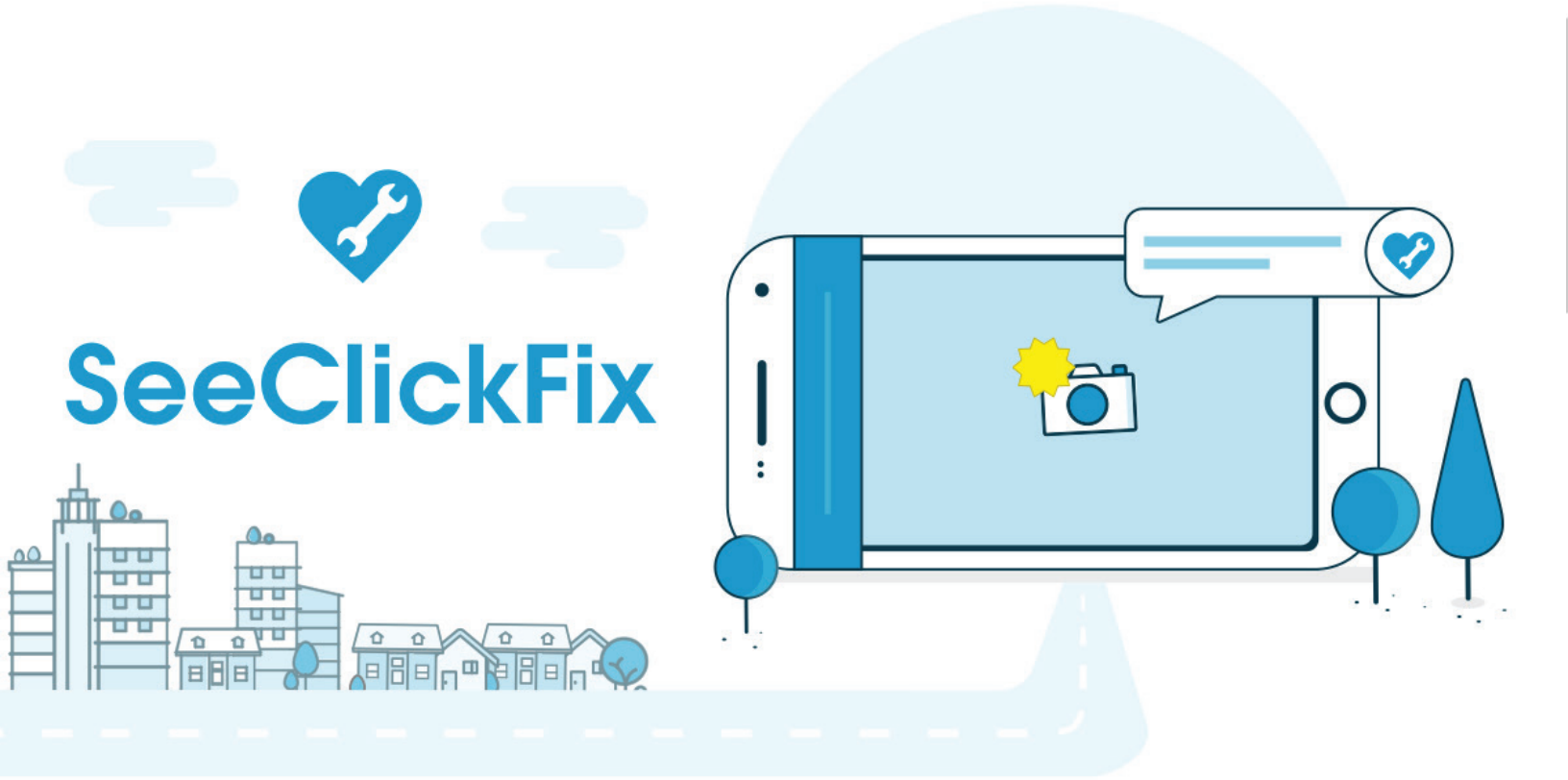


Every Wednesday – Green Market – Marina Square 12:00 pm – 6:30pm
Every Saturday – Jazz Market – Marina Square 8:00 am – 1:00 pm
Every Saturday – Downtown Farmers Market – Marina Square 8:00 am – 12:00 pm

9/3/21 Friday Fest – Marina Square 5:00 pm – 9:00 pm
9/6/21 Autism Awareness – South Causeway 12:00 pm –10:00 pm
9/18/21 Out Run Hunger 5K – Causeway Cove Marina 7:00 am – 10:00 am

RIVER WALK CENTER SALES REPORT JULY 2021

CLASSES	$ 837.01
PARK PERMITS	$ 2,700.00
SPECIAL EVENTS	$ 575.00
FACILITY	$ 6,512.85
TOTAL	$ 10,624.86



SEE A PROBLEM, JUST REPORT IT THROUGH THE SEE·CLICK·FIX APP

With free SeeClickFix mobile app and web tools, Fort Pierce citizens will now be able to provide City staff with pictures, videos, specific descriptions, and more — valuable information needed to get the job done efficiently. In addition, the SeeClickFix platform provides officials with a centralized issue management system to manage issues from creation to resolution — engaging Fort Pierce citizens throughout the process.

The Fort Pierce Works mobile app is available for download on Android (http://bit.ly/1SFITP3) and iPhone (http://apple.co/1kvaEJk). In addition to the mobile app, citizens can send reports to the City of Fort Pierce's website.

EMERGENCY RENTAL ASSISTANCE

Rental assistance is still available for families residing in St. Lucie County. To be eligible, residents must qualify for:

- Unemployment or have experienced a reduction in household income.
- Incurred significant costs.
- Experienced a financial hardship because of the COVID-19 pandemic on or after **April 1, 2020.**

For more information about the program, including qualifications and how to apply, visit:

WWW.RECOVERSTLUCIE.ORG

Additional assistance can be found by calling the ERAP (Emergency Rental Assistance Program) Public information line at 772-462-1705 or by emailing **ERAP@stlucieco.org.**



ST. LUCIE COUNTY FLORIDA

RECOVER ST. LUCIE



For the past four years, International Golf Maintenance (IGM) had been subcontracted to conduct all of our golf course maintenance. We are extremely excited to announce that beginning on October 15th we will be reassuming all maintenance of the golf course and grounds!! We thank IGM for all of their help and wish them nothing but success in the future.

While IGM helped to clean us up and improve our conditions from the very beginning, we feel as though our best path forward to bridge the gap between our expenses and our revenue shortage is to reassume the course's maintenance operation. This will allow us to understand and better allocate where EVERY DOLLAR is being spent. This will also allow us take advantage of bulk purchasing of fertilizers and chemicals as well as have a more cohesive staff.

While we will be picking up the ball towards the end of growing season, we already have several projects in mind to provide an immediate impact to the facility and it's conditions. We Thank You all for your continued support and we look forward to a great path forward.

Word of mouth is our greatest form of advertising, so we ask if you've played here and enjoyed the changes we're making, please tell a friend….or two! If there's something we can improve upon…tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

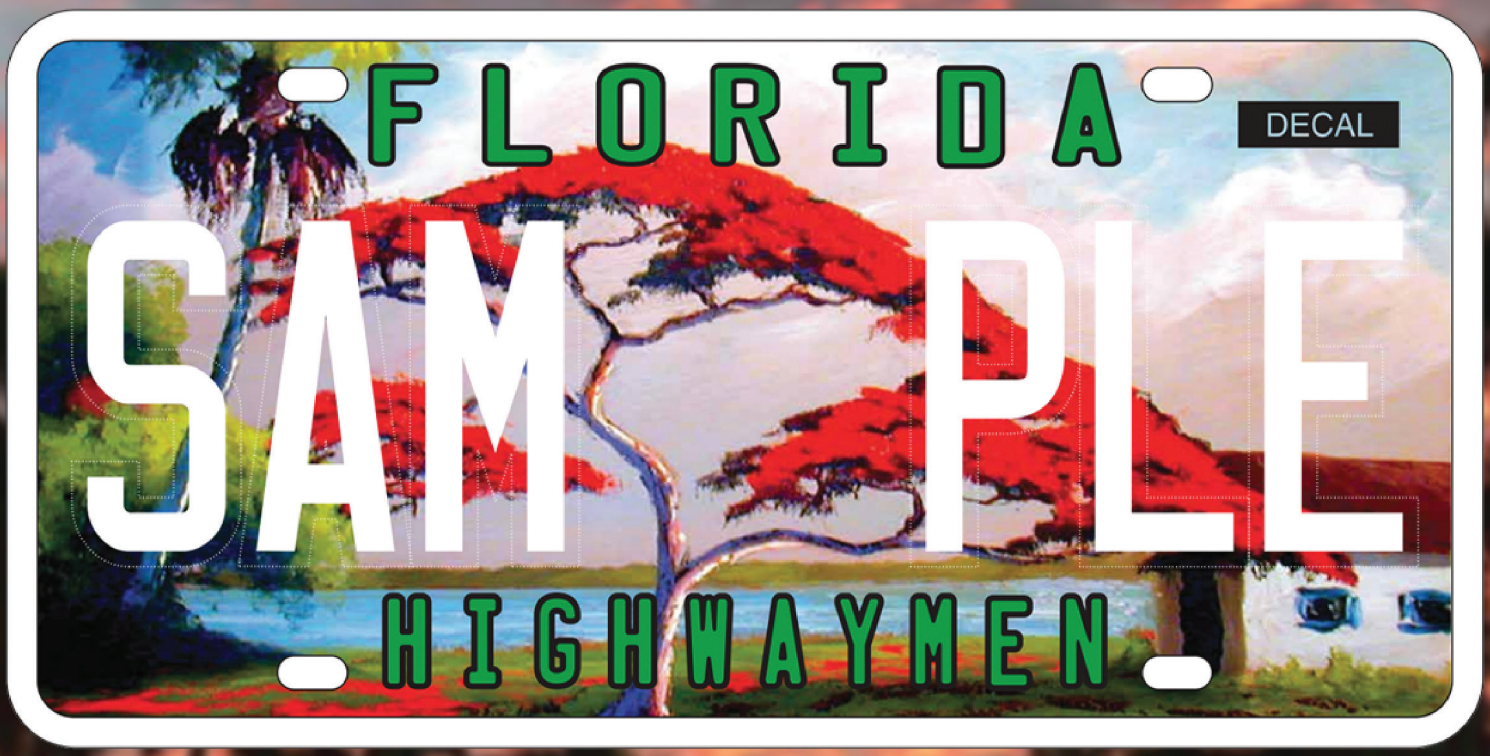
INDIAN HILLS SALES REPORT

	6/2021	7/2021
GOLF ROUNDS	1796	2037
GOLF FEES	$33,479.98	$37,153.78
RANGE TOKENS	$1,264.53	$1,040.19
MEMBERSHIP PASS	$533.69	$643.69
FOOD & BEVERAGES	$4,982.96	$5,430.59
MERCHANDISE	$3,570.19	$3,086.68
TOTAL	**$43,831.32**	**$47,354.93**



CITY MARINA FINANCIAL REPORT

	MAY	JUNE	JULY
Dockage Reservations	234	146	125
Monthly Dockage	$150,773.70	$133,057.18	$169,127.64
Transient Dockage	$76,253.08	$69,197.67	$42,781.20
Electricity	$6,771.50	$4,905.31	$3,375.40
Retail	$32,473.82	$25,781.12	$27,702.27
Gas Sales	$86,393.12	$64,159.60	$90,175.63
Diesel Sales	$92,902.17	$95,376.56	$76,947.38
TOTALS	**$445,567.39**	**$392,477.44**	**$410,109.52**



Florida Highwaymen License Plates
are available for Pre-Purchase through
the St. Lucie County Tax Collector office.
For details on purchasing the new
Highwaymen License Plate,
visit their webpage or call them at:

www.TCSLC.com / 772-462-1650



WELCOME NEW BUSINESSES

3X'S HAULING ,LLC
A BOOK-N-GO TRANSPORTm CO
AIDAN POST-ACUTE AND REHABILIT
ALWAYS FLOOREDm LLC
ASH LANDSCAPING
ATLANTIC WEALTH MANAGEMENT, INC
BIG BYRD'S BACKYARD BBQ, LLC
BLINK MINK BEAUTY LLC
C & D LANDSCAPING
C.A.H. INC
COMNET MANAGEMENT, INC
CORAL REEF GENERAL CONTRACTING
DELUX SECURITY SCHOOL, LLC
DIPOMPEO CONSTRUCTION CORP.
DUTEAU, WHITNEY LYNN
EAST LAKE LAW FIRM
ECOATM, LLC
ELENTENY, CLAIRE ELIZABETH, PA
ENVIROHOME, INC.
FIRST NAILS SALON, LLC
FLORES, FLORENTINO
FOXY NAILS AND SPA, LLC
GOLDEN CORRAL
HAVANA GEORGE CAFE
HUTCHINSON ISLAND PLAZA HOTEL
I HAVE PRETTY FEET, LLC
JESMAR POOL SERVICES, LLC
LOOP DE LOOP BOUTIQUE, LLC
LUNAS LAWN SERVICE INC
MALISKA III, CHARLES MILES, MD
MARSHALL, JAMES
MOBILE AUTO BODY WORK
MONIQUE THRIFT SHOP, LLC
NELSON CARPENTRY, INC
POCCAS EMPORIUM, LLC
PURPOSE BUILT ENGINEERING LLC
RCM OF THE TREASURE COAST, LLC
REAL ESTATE OF FLORIDA, LLC
RENAISSANCE BUSINESS PARK, LLC
ROGERS,JENNIFER PMHNP-BC
ROLLINS, SARAH ELISABETH, MD
RUBAY, DAVID, MD
RUFFIN, GAIL
SLICE OF PARADISE, INC
SPECIAL OKACIONS, INC
TACO N MADREZ, LLC
TASTY LINKS, LLC
TAYLOR, KENNY
THE COKE LAW FIRM PLLC
THE GA GROUP LTD CO
THE LAW OFFICES OF TRAVIS R. W
THERNELUS, MARC A P.A.
TREASURE COAST MEDICAL/TCMMD
TRIBE YOGA AND WELLNESS
UNCLE HERMAN'S LANDSCAPE & LAWN
WILSON'S LAWN & LANDSCAPE
WINNYGLAM KOLLECTION, CORP
XCLUSIVE CLEANING & MAINTENANCE