



TO: TECHNICAL REVIEW COMMITTEE
FROM: VENNIS GILMORE, PLANNER
RE: TECHNICAL REVIEW PROJECT# 21-04000001
MEETING DATE: JANUARY 21, 2021

Conditional Use, Design Review, & Waiver of Distance – Triple Royal Arcade – 2061 S US HWY 1

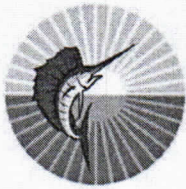
The above referenced **Conditional Use w/ No New Construction, Design Review, & Waiver of Distance Applications** are being submitted for your review and comments. The request seeks to establish an Amusement Arcade; with thirty (30) game machines. The subject site is zoned General Commercial Zone (C-3) with a Future Land Use of General Commercial (GC). Per City Code Section 125-187. – Allowed Uses; Amusement Arcades are classified as a Conditional Use in the General Commercial Zone (C-3). A Waiver of Distance Application is required because this arcade within 1,250 feet of another Arcade. The Amusement Arcade is approximately 3,188 gross sq. ft. The subject site location has approximately a total of 0.70 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Vennis Gilmore, Planner



Conditional Use – No New Construction

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950

Parcel ID #(s) 2415-341-0020-000-4

Project description Video Games

Levyco LLC

Property Owner(s)

3100 N 29th Court

Street Address
Hollywood FL 33020

City State Zip
954-394-9535

Phone Number

Email Address

Mohammad Sohid, President, Triple Royal Inc

Applicant/Representative, Title, Company

11420 Coral Bay Drive

Street Address
Boca Raton, FL 33498

City State Zip
954-274-3080

Phone Number

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.

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

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28th day of October, 2020, by

Mohammad Sohid who is personally known to me or has produced

FL DL as identification.

Sophie Harris

Signature of Notary



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

TO BE COMPLETED BY STAFF

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

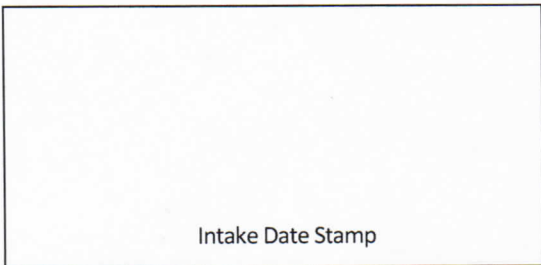
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

CONDITIONAL USE: NO NEW CONSTRUCTION

- Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:**
- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
 - If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
 - Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces: _____

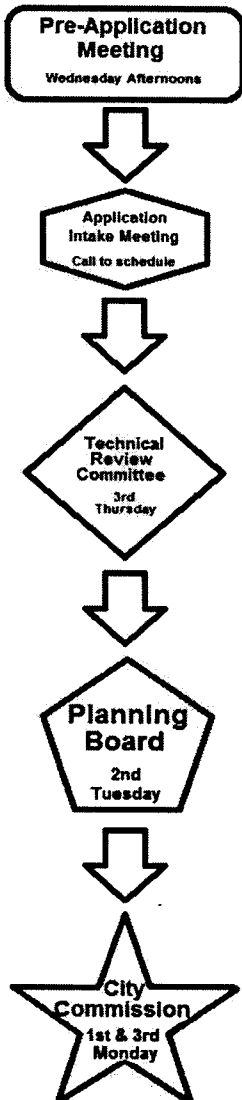
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook





Design Review

Property address or Location 2061 S US Hwy 1, Fort Pierce, FL 34950
 Parcel ID #(s) 2415-341-0020-000-4
 Project Description Video Games

Levyco LLC
 Property Owner(s)
 3100 N 29th Court
 Street Address
 Hollywood FL 33020
 City State Zip
 954-394-9535
 Phone Number
 Email Address

Mohammad Sohid, President, Triple Royal Inc
 Applicant/Representative, Title, Company
 11420 Coral Bay Drive
 Street Address
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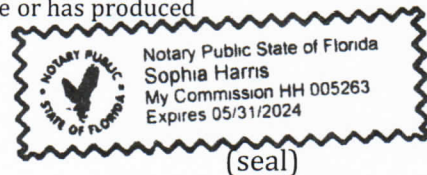
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[Signature]
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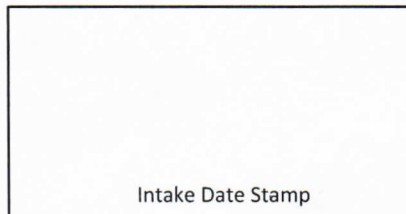
Sophia Harris
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____



Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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



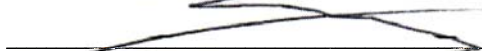
WAIVER OF DISTANCE

Property address or Location 2061 S US Hwy 1 Fort Pierce FL 34950
 Parcel ID #(s) 2415-341-0020-000-4
 Project description Change of Use (Arcade)

Levyco LLC
Property Owner(s)
3100 N 29th Ct
 Street Address
Hollywood FL 33020
 City State Zip
954-394-9535
 Phone Number
 Email Address

Mohammad Sohid, President, Tripple Royal Ir
Applicant/Representative, Title, Company
11420 Coral Bay Drive
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TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp

Property Identification

Site Address: 2061 S US HIGHWAY 1
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-341-0020-000-4
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 24494
Map ID: 24/15S
Zoning: General Co

Ownership

Levyco LLC
3100 N 29th Ct 2nd Floor
Hollywood, FL 33020

Legal Description

15 35 40 FROM INT N R/W VA AV AND W R/W US 1 RUN N 535 FT FOR
POB, TH CONT N ALG SD R/W 175 FT, TH W 175 FT, TH S 175 FT, TH E
175 FT TO POB (OR 1801-100)

Current Values

Just/Market Value: \$305,300
Assessed Value: \$305,300
Exemptions: \$0
Taxable Value: \$305,300

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): 3,060
Gross Sketched Area (SF): 3,188
Land Size (acres): 0.7
Land Size (SF): 30,625

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Sep 11, 2003
Book/Page:	1801 / 0100
Sale Code:	XX01
Deed:	WD
Grantor:	Moeby Management LP
Price:	\$775,000
Date:	Nov 17, 2000
Book/Page:	1426 / 2455
Sale Code:	XX01
Deed:	SP
Grantor:	Moeby Realty Corporation
Price:	\$100

Date: Aug 28, 1991
Book/Page: 0754 / 0184
Sale Code: XX01
Deed: WD
Grantor: KTBC-MAY 1991 INVESTMENT PORT
Price: \$751,700

Date: Jul 9, 1991
Book/Page: 0754 / 0182
Sale Code: XX00
Deed: WD
Grantor: VOLUME SHOE CORP
Price: \$624,700

Date: Jan 24, 1991
Book/Page: 0725 / 0506
Sale Code: XX01
Deed: WD
Grantor: M Elaine Roschman
Price: \$350,000

Date: Jun 26, 1990
Book/Page: 0699 / 1688
Sale Code: XX01
Deed: QC
Grantor: M Elaine Roschman
Price: \$100

Date: Feb 1, 1980
Book/Page: 0350 / 0256
Sale Code: XX01
Deed: CV
Grantor:
Price: \$0

Building Information (1 of 1)

Finished Area: 3,060 SF

Gross Sketched Area: 3,188 SF

Exterior Data

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

Roof Cover: Tar & Gravel
Year Built: 1991
Effective Year: 1995
No. Units: 1

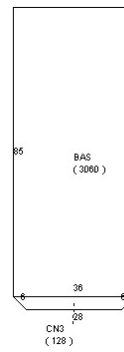
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

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: Carpet
Sprinkled %: 100%



Special Features and Yard Items

Type	Qty	Units	Year Blt
SINGLE LIGHT	1	5	1991
6FT CB Wall	1	30	1991
ASP2 LOW	1	9000	1991
CEMENT CURB	1	495	1991

Current Year Values

Current Values Breakdown

Building:	\$126,100
Land:	\$179,200
Just/Market:	\$305,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$305,300
Exemption(s):	\$0
Taxable:	\$305,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	9.5	Fort Pierce Stormwater Charge	\$655.50

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$305,300	\$305,300	\$0	\$305,300
2019	\$307,400	\$307,400	\$0	\$307,400
2018	\$306,700	\$306,700	\$0	\$306,700

Permits

Number	Issue Date	Description	Amount	Fee
BP2005-784	Feb 16, 2005	Roof	\$18,000	\$305
F900001470	Dec 17, 1990	Commercial New Construction	\$160,000	\$160,000
F90001470A	Dec 17, 1990	Demolition	\$5,000	\$5,000
F90001470B	Feb 25, 1991	Heat and Air Conditioning	\$14,000	\$14,000
CR2004118	Feb 2, 2005	Alterations/Remodeling	\$40,250	\$608

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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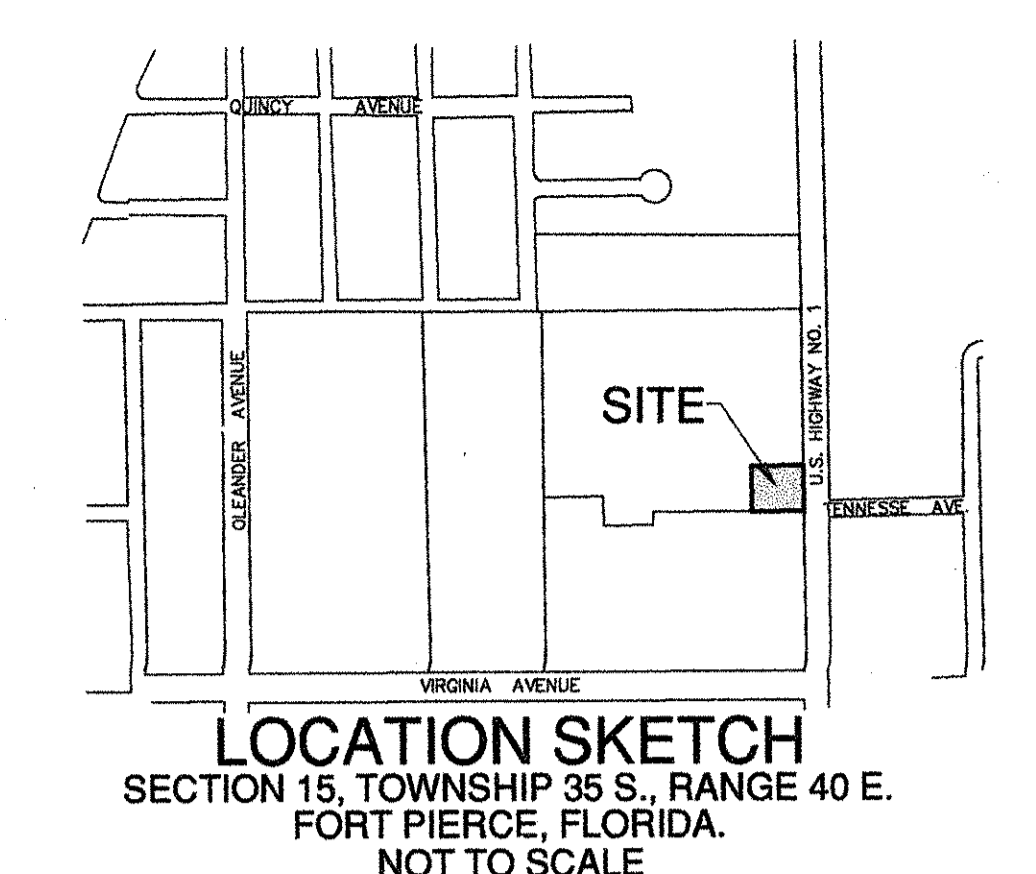
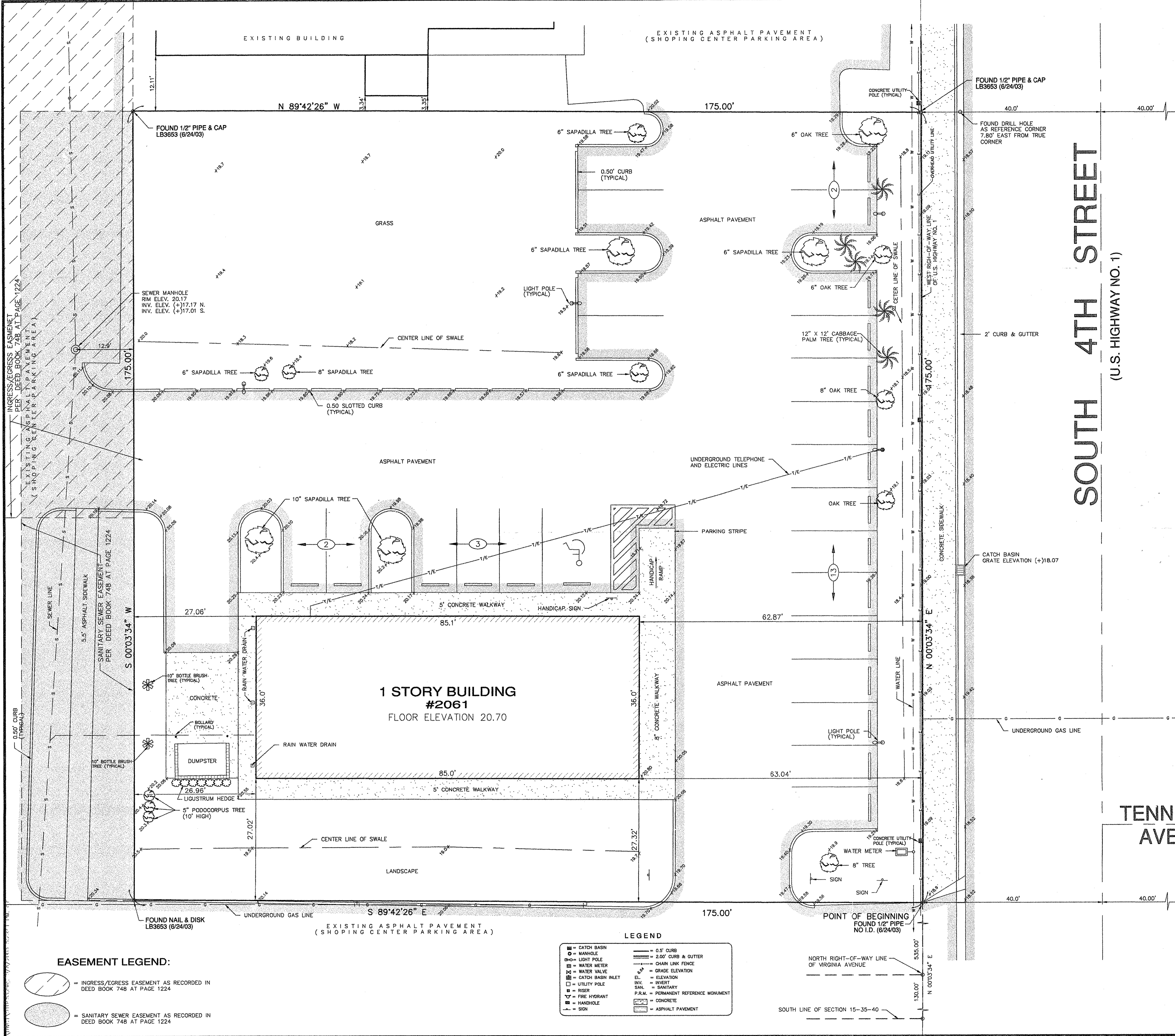
Triple Royal Inc
2061 US HIGHWAY 1
FT PIERCE, FL 34950

Triple Royal Inc Business Narrative

To Whom It May Concern,

Triple Royal Inc is a new establishment that will be offering fun adult entertainment to the public. It will be a great place for adults to get away and enjoy themselves in the community by enjoying adult gaming entertainment and communicate with one another. This will be a fun and relaxed environment for all adult ages 21 and up while keeping it safe and friendly for all who enter the establishment. Hours of operation will be 7am to 2am with 2 employees on staff and 1 security guard from 5pm to 2am.

We will be offering coffee, beverage machine and snacks to all customers entering the premises on their behalf. The premises will have a total of 30 machines with 2 ADA bathrooms, an enclosed counter for the staff working, emergency exit door, front door to enter and LED lighting around windows. We will also have 4 TV's hung up for entertainment for customers to watch while they enjoy their adult gaming. It will have an ATM machine on premises for customers that need to use it. Triple Royal will also have a sign on the building with its name on it.



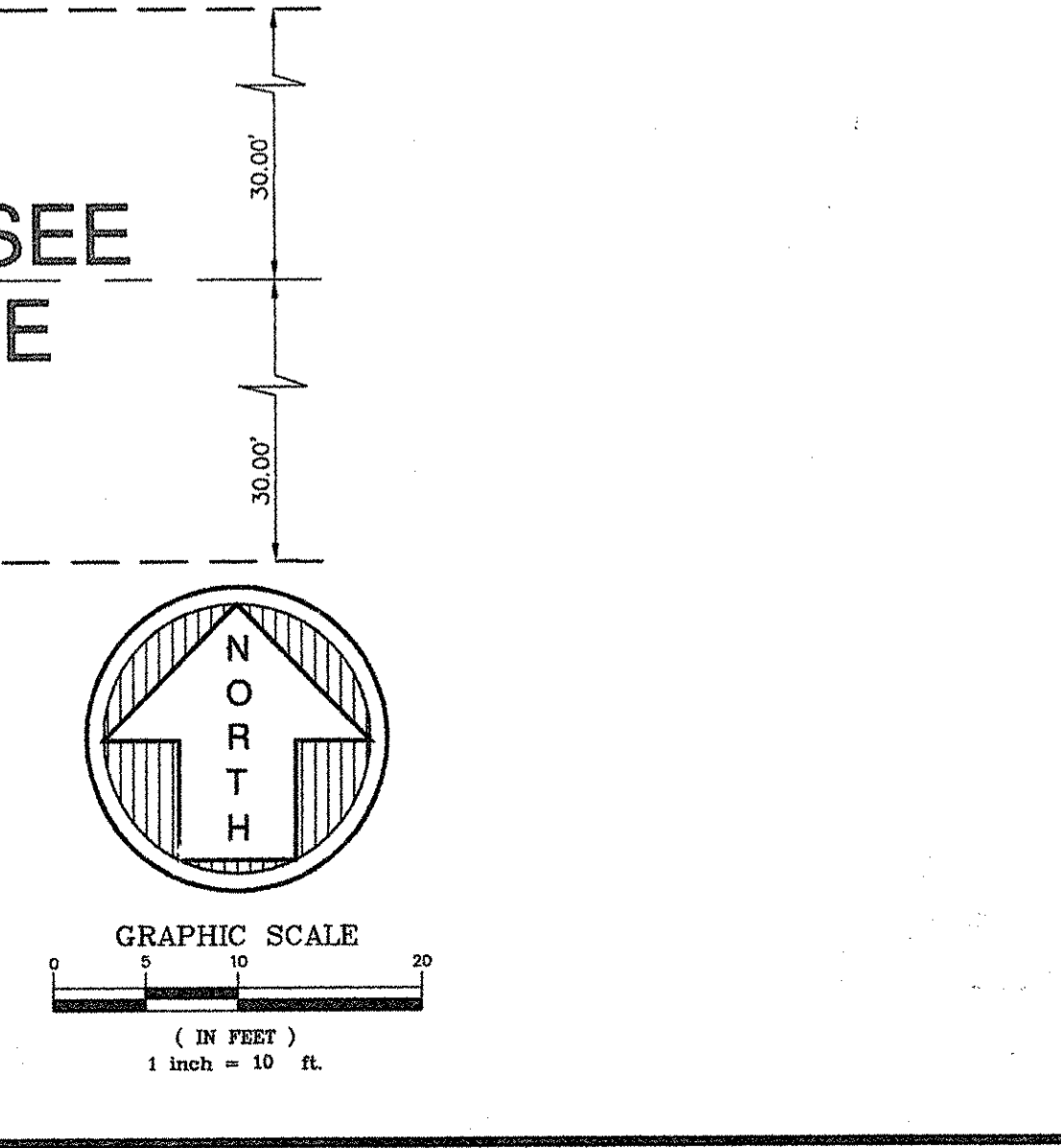
LEGAL DESCRIPTION:
Part of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:
From the Intersection of the West right-of-way line of U.S. Highway No. 1 and the South line of said Section 15, run North 0°03'34" East, 130 feet to the Intersection of the North right-of-way line of Virginia Avenue; thence continue North 0°03'34" East, along said West right-of-way line of U.S. Highway No. 1, a distance of 535 feet for the POINT OF BEGINNING; thence continue North along said West right-of-way line, 175 feet; thence run North 89°42'26" West, 175 feet; thence run South 0°03'34" West on a line parallel with the said West right-of-way line of U.S. Highway No. 1, 175 feet; thence run South 89°42'26" East, 175 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:
- This site lies in Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida.
- All documents are recorded in the Public Records of St. Lucie County, Florida.
- Bearings herein are referred to an assumed value of N 0°03'34" E for the West right-of-way line of Highway No. 1 per Official Record Book 699, page 1688, St. Lucie County, Florida, and evidenced by a found 1/2" iron pipe no i.d. and a found 1/2" pipe & cap LB3853.
- Lands shown hereon abstracted for easements and/or rights-of-way of records per First American Title Insurance Company, Office file No. 1083-273470, effective date of June 17, 2003.
- Deed Book 206 at page 143, and Deed Book 81 at page 163, being an easement for the right to construct and maintain its lines of telephone and telegraph along the route presently occupied by said lines.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929.
- Lands shown hereon are located in Federal Flood Zone B, per Community Panel No. 120286-00003, Dated January 5, 1984.
- Dimensions indicated hereon are field measured using a total station electronic distance.
- Building setbacks: Front - 25; Side & Back - None.
- Zone: C-3 - General Commercial.
- Precision of closure 1:10,000 - Commercial Class Survey.
- Lands shown hereon containing 30,625 square feet, or 0.7030 acres, more or less.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Roof overhang not located unless otherwise shown.
- The approximate location of all utilities shown hereon were determined from As-Built Plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client.

SURVEYOR'S CERTIFICATION TO:
Wachovia Bank, its successors and/or assigns
First American Title Insurance Company
Levyco, LLC, a Florida limited liability company
I hereby certify that this "Boundary Survey" was made under my responsible charge on May 17, 1991, and last updated on June 24, 2003, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61B17-5, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original related seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3853
By: *[Signature]*
Daniel C. Fortin, For the Firm
Surveyor and Mapper, LS2853
State of Florida.



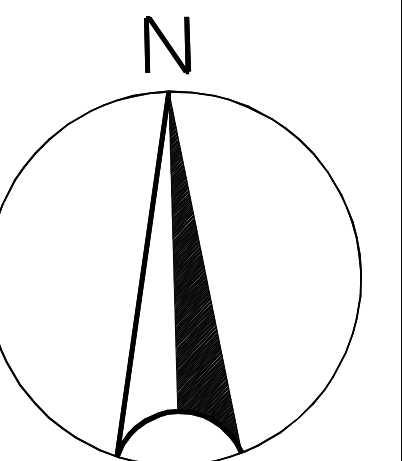
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

2	031474	REVISE PER NEW TITLE COMMITMENT - 9/8/03 - DJR	ACS
1	031042	UPDATE SURVEY (6/24/03)	ACS
			No.
			Revision Description

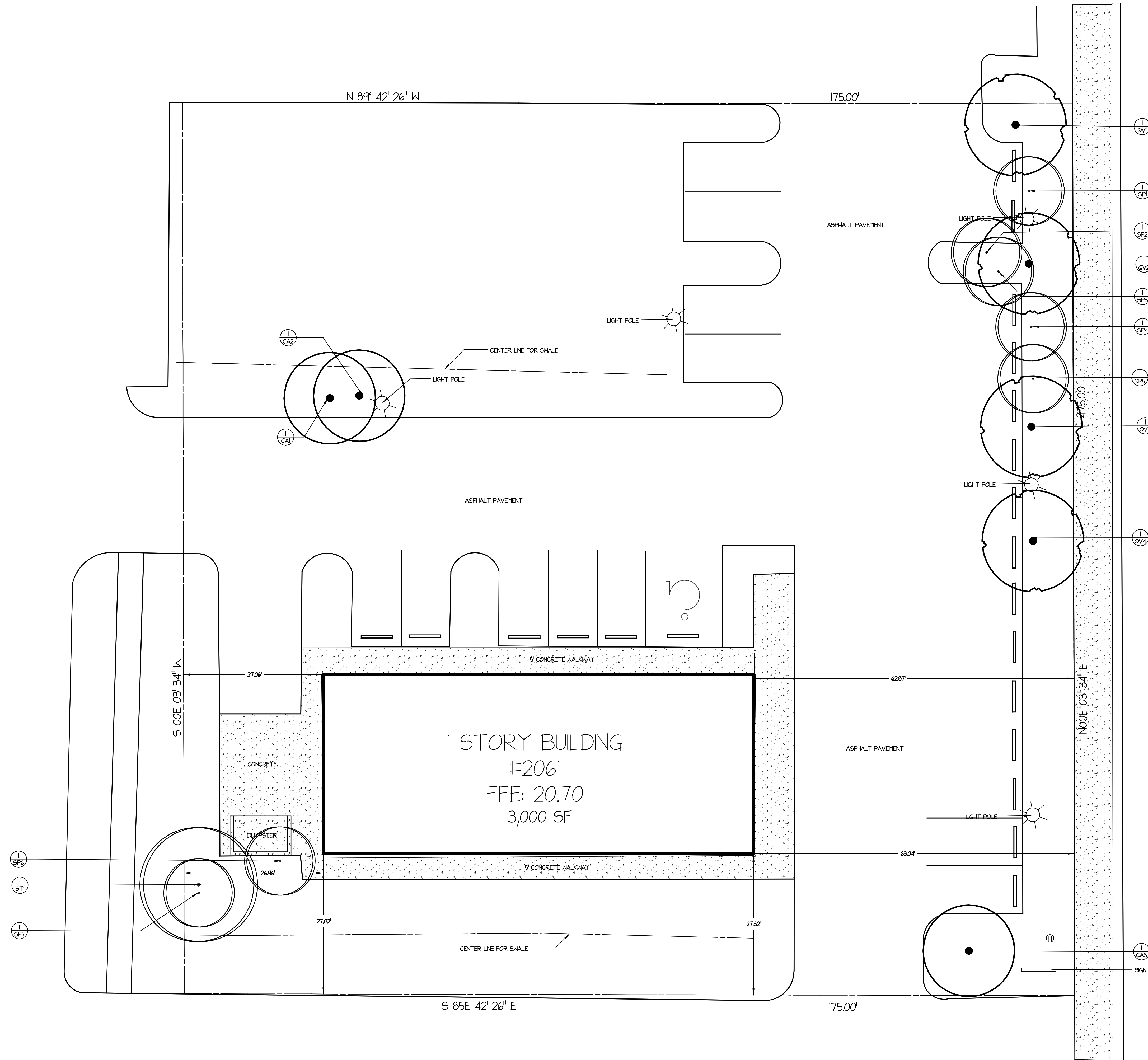
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00005653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY SURVEY
PAYLESS SHOESOURCE
ST. LUCIE COUNTY, FLORIDA

Date	5/17/91
Scale	1" = 10'
Drawn By	ACS
Cad. No.	910453
Plotted:	6/30/03 3:58p
Ref. Dwg.	
Field Book	
FLD SHT - JWL	
Job. No.	031042
Dwg. No.	291-163
Sheet	1 of 1

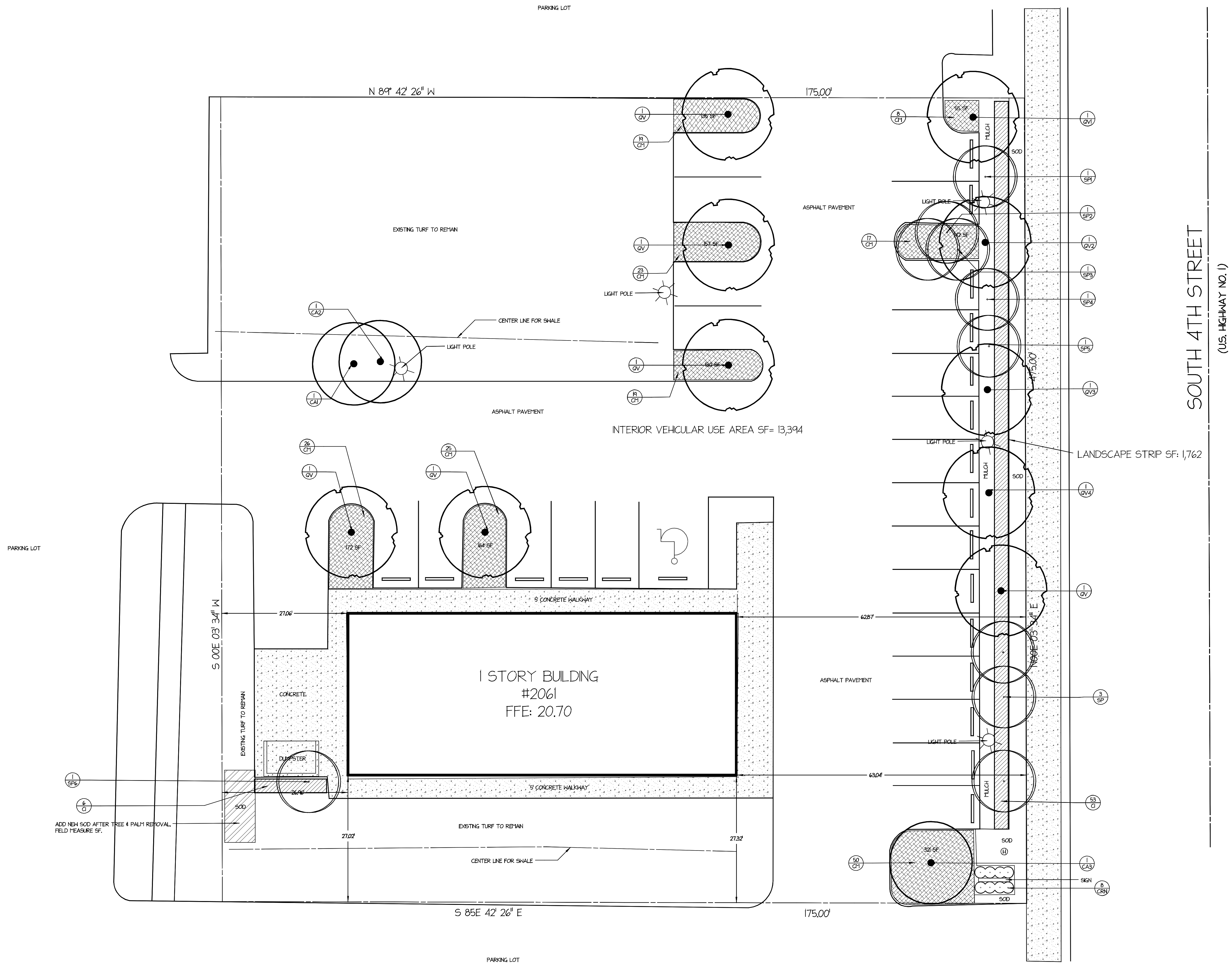
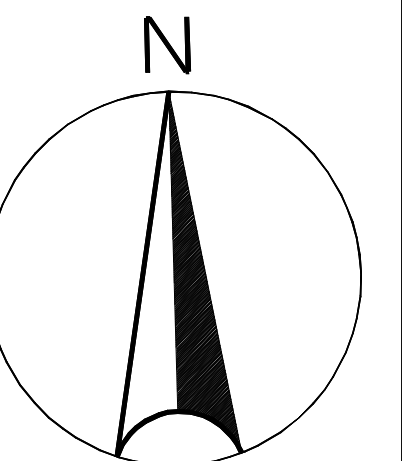


LPI



TREE DISPOSITION TABLE

SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE
PALMS				
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain
SP7	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remove
TREES				
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18" SPR, 45" Calip.	Remain
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16" SPR, 50" Calip.	Remain
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24" SPR, 54" Calip.	Remain
ST1	Schinus terebinthifolia	Brazilian Pepper	24' HT x 42" SPR, 16" Calip.	Remove
QV1	Quercus virginiana	Live Oak	18' HT x 24" SPR, 30" Calip.	Remain
QV2	Quercus virginiana	Live Oak	18' HT x 18" SPR, 30" Calip.	Remain
QV3	Quercus virginiana	Live Oak	24' HT x 18" SPR, 63" Calip.	Remain
QV4	Quercus virginiana	Live Oak	16' HT x 24" SPR, 34" Calip.	Remain



SOUTH 4TH STREET
(U.S. HIGHWAY NO. 1)

LANDSCAPE SPECIFICATIONS:

1.0 GENERAL LANDSCAPE REQUIREMENTS

Landscape contract work includes, but is not limited to, soil preparation, fine or finish grading, furnishing and installing plant material, watering, staking, guying and mulching.

The landscape contractor shall not make any changes and/or substitutions without the authorization of the owner and the landscape architect.

Prior to construction, the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of work. Locations of existing buried utility lines shown on the plans are based upon the best available information and considered approximate. It shall be the responsibility of the contractor to verify the locations of utility lines and adjacent to the work area to protect all utility lines during the construction period to repair any and all damage to utilities, structures, site appurtenances, etc. Which occurs as a result of construction activities.

The landscape contractor shall be responsible for all permits.

The landscape contractor shall review the project drainage and utility plans prior to construction and avoid all conflicts.

Sod and irrigation shall be installed in any adjacent right of way between the sidewalk and the curb.

Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting in shock.

All plastic fabric shall be removed from plant material at time of installation.

Contractor shall not mark or scar the trunk in any fashion.

Plants shall be watered as necessary or within 24 hours after notification by the landscape architect.

Earth berms shall not exceed a 3:1 slope 4:1 slopes or greater are preferable.

All trees planted under or adjacent to FPL power lines will comply with the FPL right tree in the right place guidelines (rev 5/95).

Catch basins and drainage shall not be located within required perimeter buffers or preserve areas.

The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions.

Major adjustments to the layout are to be approved by the landscape architect.

Existing trees and vegetation to remain shall be staked and barricaded prior to any land clearing.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Sabal palms may be hurricane cut. Do not allow air pockets to form when backfilling plant materials. All trees shall be spiked in utilizing water and a tree bar.

The landscape contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by the landscape architect.

Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.

The landscape contractor shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work.

Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site.

All labor and material for soil amendments and fertilizer that is required to insure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess

backfill material, shall be included in the contractor's bid to perform the work represented in this plan set.

Upon completion of the work, the landscape contractor shall notify the landscape architect and request a final inspection. Any items that are judged incomplete or unacceptable by the landscape architect or owner's representative shall be corrected by the landscape contractor within 14 days.

2.0 PLANTING BED PREPARATION

All planting beds shall be free from shell rock and construction debris, excavated to a depth of 30 inches or to clean native soils and filled with the specified backfill mixture.

All landscaped areas are to receive a minimum of 3" of topsoil.

All landscaped areas are to receive a minimum of 3" of topsoil.

3.0 SOIL & PLANTING MIXTURE

All soil must be loose, friable and free of limestone, construction materials, road base material, rocks, weeds, grasses, hard pan, clay or other debris.

PH shall be adjusted where necessary to be compatible with the plant species being installed.

PLANTING BED MIXTURE: (1) part recycled organic material added to three (3) parts existing native soil.

ANNUAL BED MIXTURE: (1) part potting soil, (1) part peat moss and fertilized with Osmocote 15-9-12 Slow Release Fertilizer.

Replacement soil shall be used as specified to replace existing soils that are determined by the landscape architect to be unsuitable for planting, i.e. Road base, pavement, etc.

All shrubs, trees and ground cover will have improved soil as per planting soil notes.

The soils shall be placed in the hole during planting. Top dressing only is not acceptable.

4.0 FERTILIZER

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

5.0 PLANT SIZE AND QUALITY: TREES, PALMS, SHRUBS, GROUNDCOVERS:

Plant species and sizes shall conform to those indicated on the drawings, nomenclature shall conform to Standard Plant Names, 1942 edition.

All sizes shown for plant material on the plans are to be considered minimums. All plant materials must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, Latest Edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise.

All plants shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

All trees shall have a straight trunk and full head and meet all requirements specified.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold.

All plant material shall be healthy, vigorous and free of pests and disease.

All plant material shall be container grown or baled and barked as indicated in the plant list.

An established container grown plant shall be transported into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.

6.0 PLANTING TREES & PALMS

Excavate pit as per planting details.

Backfill around the ball with standard planting mixture and slightly compact, water thoroughly as layers are placed to eliminate voids and air pockets. Build a 6" high berm of standard planting mixture beyond the edge of excavation. Apply 3" (after settlement) of mulch except within 6' of the trunk.

All trees must be staked as shown on the planting details within 24 hours of planting. Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.

Prune trees to remove damaged branches, improve natural shape and thin out structure.

Do not remove more than 15 of branches. Do not prune back terminal leader.

Guy and stake tree in accordance with the staking details immediately after planting.

All trees must be guyed or staked as shown in the details.

All trees shall be spiked in utilizing water and a tree bar.

Trees to be relocated shall be root pruned and protected during construction.

Existing trees preserved or relocated on site shall be pruned according to ANSI A300 standards or by an ISA Certified Arborist.

Trees within planting islands less than five (5) feet in width shall be located to avoid conflicts with vehicles.

7.0 ROOT BARRIER

19.5" Bio barrier root barrier shall be provided for shade trees planted within six (6) feet of public curbs, sidewalks or public right of ways.

All root barriers shall be installed in accordance with the manufacturer's recommendations.

8.0 PLANTING SHRUBS

Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1'-0" wider than the spread of roots for positioning at proper height.

Backfill around plants with standard planting mixture, compacted to eliminate voids and air pockets.

Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch except within 3' of stems.

Prune shrubs to remove damaged branches, improve natural shape and thin out structure. Do not remove more than 15% of branches.

9.0 PLANTING GROUND COVERS

Loosen subgrade to depth of 4" in areas where topsoil has been stripped and spread smooth.

Space plants as otherwise indicated. Dig holes large enough to allow spreading of roots.

Compact backfill to eliminate voids and leave grade slightly dished at each plant.

Water thoroughly.

Apply 3" of mulch over the entire planting bed, lifting plant foliage above the mulch.

During periods of hot sun and/or wind at time of planting, provide protective cover for several days or as needed.

10.0 PLANTING LAWNS

Sodding: sod type specified on plant list shall be machine stripped not more than 24 hours prior to laying.

Loosen subgrade to depth of 4" and grade with topsoil either provided on site or imported standard planting mix to finish design elevations.

Roll prepared lawn surface.

Water thoroughly, but do not create muddy soil conditions.

Fertilize soil at the rate of approximately 10 lbs. Per 1,000 SF.

Spread fertilizer over the area to receive grass by using an approved distribution device calibrated to distribute the appropriate quantity.

Do not fertilize when wind velocity exceeds 15 mph.

Thoroughly mix fertilizer into the top 2" of topsoil.

Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses.

Work sifted standard planting mixture into minor cracks between pieces of sod and remove excess soil deposits from sodded areas.

Roll or stamp lightly and water thoroughly with a fine spray immediately after planting.

Sod on slopes greater than 3:1 shall be staked in place with sod staples.

11.0 MULCH

All planting areas shall be completely mulch as specified. All mulch is to be applied to a depth of 3", except as otherwise noted. Mulch shall be shredded mulch, eucalyptus or grade "A" recycled mulch. Cypress mulch is not allowed.

All mulch is to be applied to a depth of 3", except as otherwise noted.

12.0 STAKING

All plastic fabric shall be removed from plant material at time of installation.

All trees must be staked as shown on the planting details within 24 hours of planting.

Stakes to remain for a minimum of 9 months, but no longer than 18 months. Contractor is responsible for maintenance and removal of the stakes.

13.0 IRRIGATION

All areas shall be fully irrigated in accordance with the requirements of the City of Ft. Pierce, FL.

The irrigation system shall be designed to provide 100 overlap coverage to all landscape and sod areas.

The irrigation system shall be equipped with a rain sensor/cut off switch in accordance with state and local requirements.

It is the sole responsibility of the landscape contractor to ensure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

NEW TREE IRRIGATION SCHEDULE:
-Bubblers should be applied to all newly planted trees.
-Irrigation Schedule:
-1-30 days- Daily
- 31-60 days- 3 Times Per Week
- 61+ days- 1 Time Per Week
-At each irrigation, apply about 2-3 gallons of water per inch of trunk diameter over the root ball.

14.0 LANDSCAPE WARRANTY

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous plant materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

At the time of conditional acceptance, the warranty periods shall commence. Any materials which have died or declined to the point where they no longer meet Florida #1 condition during this period shall be promptly replaced with specimens that meet the minimum requirements called for on the drawings.

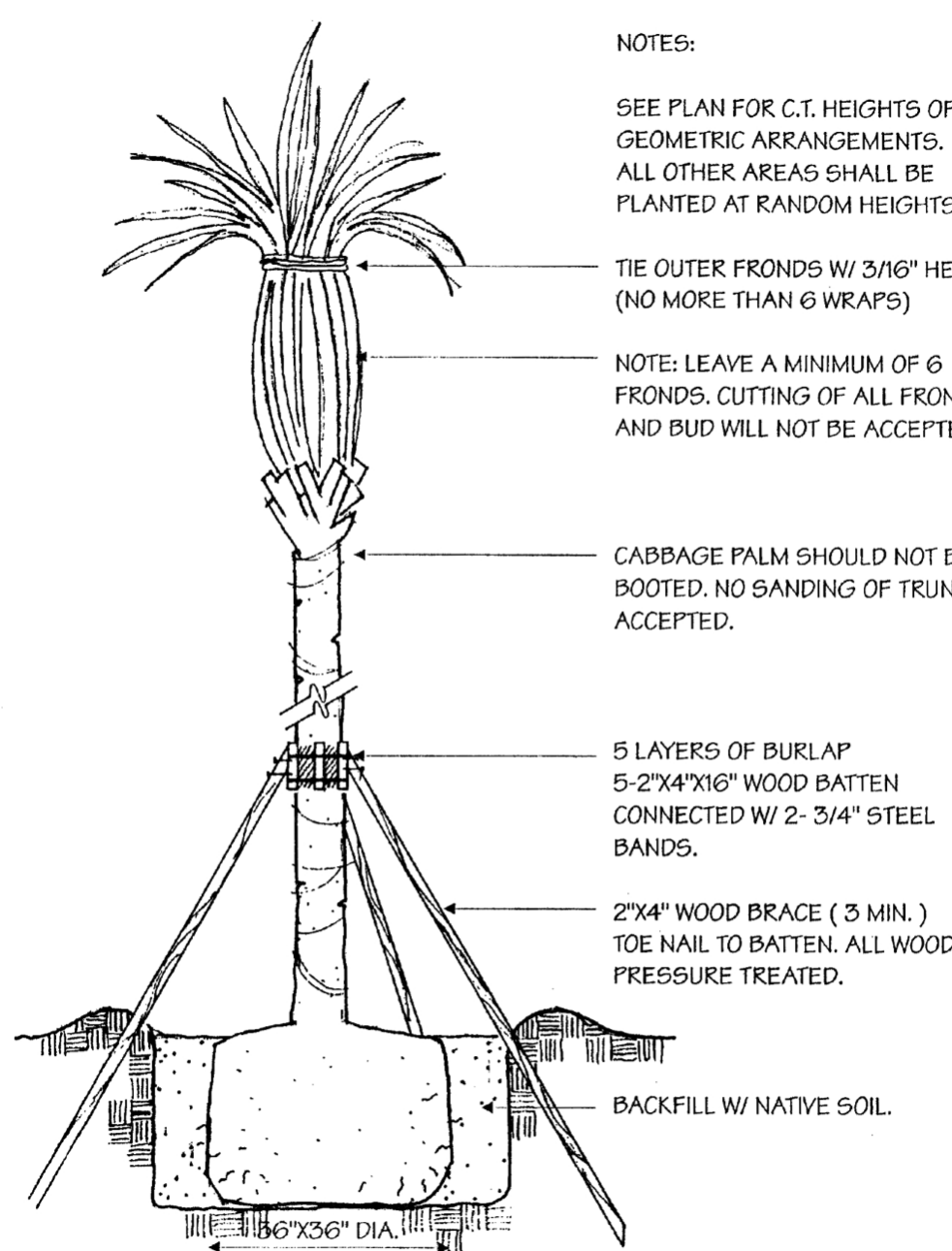
The landscape contractor shall not be held responsible for the death or damage resulting from acts of god such as lightning, vandalism, and automobiles or from negligence by the owner. Contractor shall be responsible for watering and otherwise maintaining plants up to the conditional acceptance period, unless a written agreement with the Landscape Architect provides for a different arrangement.

EXISTING PLANT KEY					
SYM	BOTANICAL NAME	COMMON NAME	SIZE (HT X SPR, DBH)	REMAIN, REMOVE, RELOCATE	
PALMS					
SP1	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain	
SP2	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain	
SP3	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain	
SP4	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain	
SP5	Sabal Palmetto	Cabbage Palm	18' HT x 12' SPR	Remain	
SP6	Sabal Palmetto	Cabbage Palm	16' HT x 12' SPR	Remain	
TREES					
CA1	Cupaniopsis anacardioides	Carrotwood	20' HT x 18' SPR, 45" Calip.	Remain	
CA2	Cupaniopsis anacardioides	Carrotwood	18' HT x 16' SPR, 50" Calip.	Remain	
CA3	Cupaniopsis anacardioides	Carrotwood	16' HT x 24' SPR, 54" Calip.	Remain	
QV1	Quercus virginiana	Live Oak	18' HT x 24" SPR, 30" Calip.	Remain	
QV2	Quercus virginiana	Live Oak	18' HT x 18" SPR, 30" Calip.	Remain	
QV3	Quercus virginiana	Live Oak	24' HT x 18" SPR, 63" Calip.	Remain	
QV4	Quercus virginiana	Live Oak	16' HT x 24" SPR, 34" Calip.	Remain	

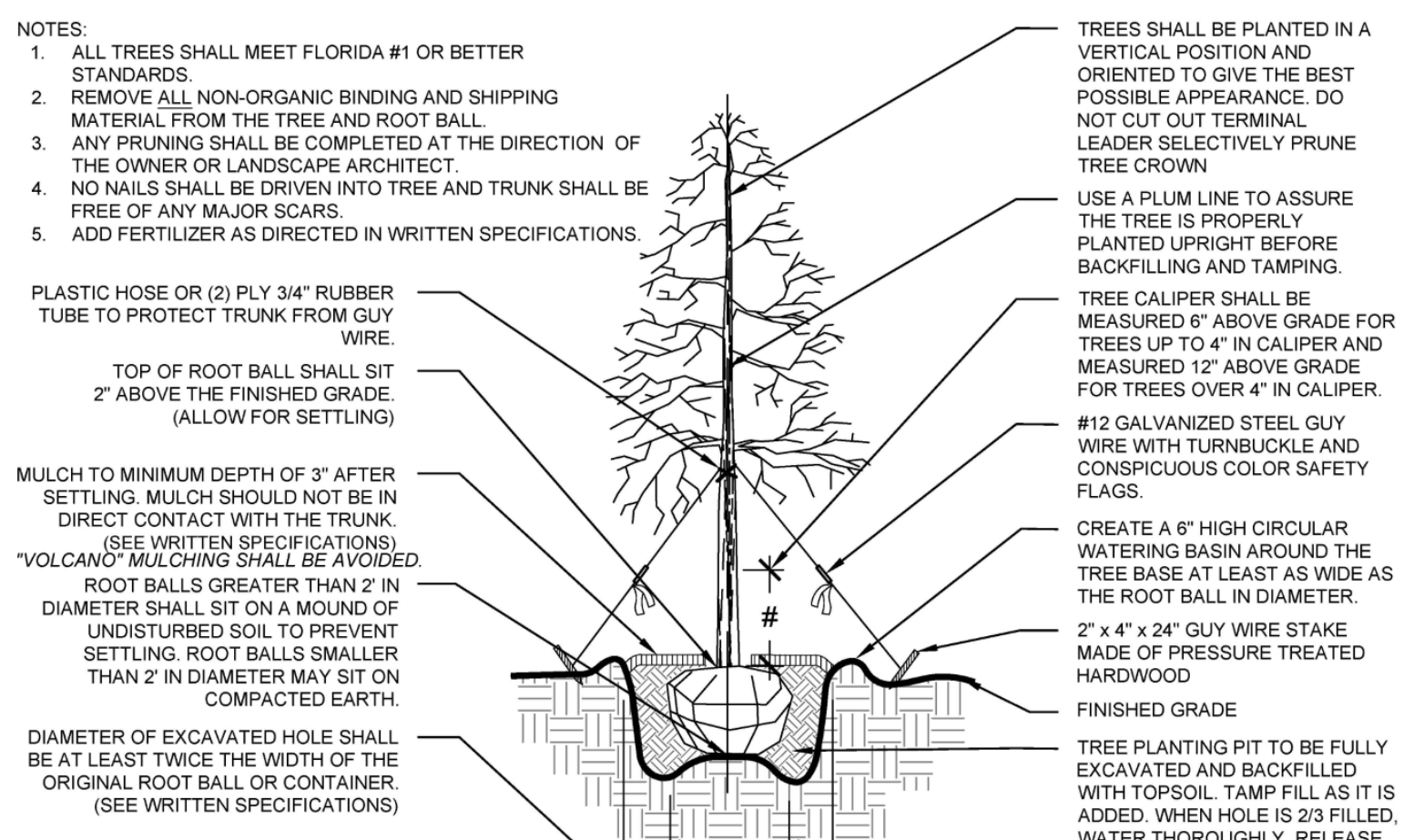
LANDSCAPE AREA CALCULATIONS

Area: Landscape Strips	
Requirements:	1 Tree / 300 SF
Total SF:	1762
Credits Required:	6
Existing Trees To Remain:	3
Existing Palms To Remain:	3
Proposed Trees:	1
Proposed Palms:	1
Total Credits: 6	

Area: Interior Vehicular Use Areas	
Landscape Area Requirements:	1 SF / 15 SF of Vehicular Use Area
Total SF of Vehicular Use Area:	13,394
Landscape Area Required (SF):	893
Landscape Area Provided (SF):	1,276
Tree Requirements:	1 Tree / 100 SF of Landscape Area
Credits Required:	9
Existing Trees To Remain:	4
Existing Palms To Remain:	2
Proposed Trees:	5
Proposed Palms:	1
Total Credits: 10	



TYPICAL PALM PLANTING/STAKING DETAIL
NOT TO SCALE 8/86



TREE PLANTING DETAIL
NOT TO SCALE

PLANT & MATERAILS LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
PALMS						
SP	3	Sabal Palmetto	Cabbage Palm	18' HT, 10' CT	A.S.	Florida #1
TREES						
QV	5	Quercus virginiana	Live Oak	12' HT x 9' SPR, 5' CT, 2.5\"/>		

SHRUB & GROUND COVER LAYOUT DETAIL



SHRUB AND GROUND COVER PLANTING DETAIL



SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE

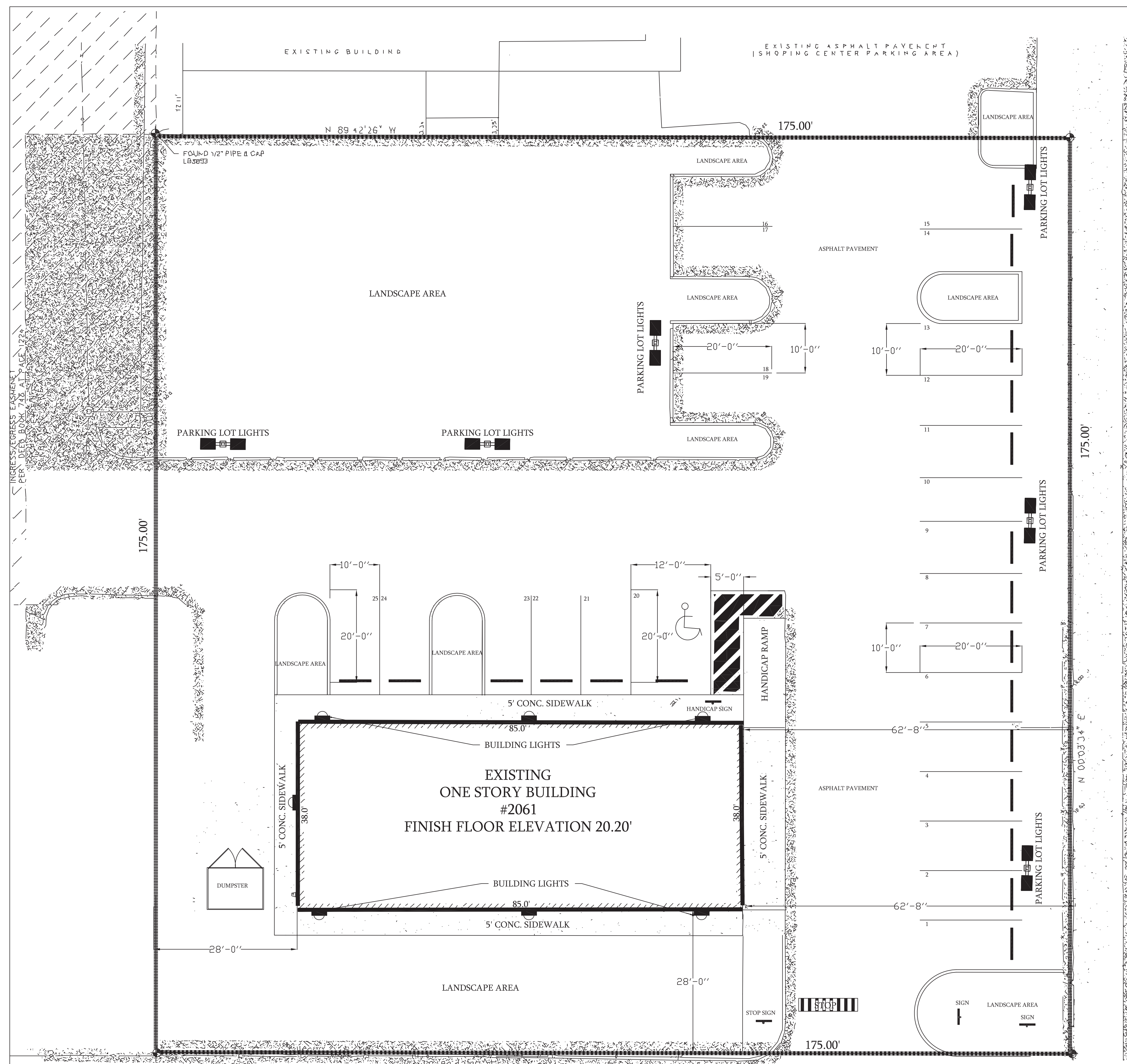
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TIPLER ROYAL, INC.
2061 S. US HWY 1
FT. PIERCE, FL 34950
LANDSCAPE DETAILS & SPECIFICATIONS

DATE: 10/2/20
DRAWN BY: MH
SCALE:
PROJECT NO: 20-043

REVISIONS:

LP3



SOUTH US HWY 1

Parking Plan

1. ALL EXISTING PARKING SPACES ARE 10'-0" x 20'-0"
2. ALL EXISTING PARKING HANDICAP PARKING SPACES ARE 17'-0" x 20'-0"

DESIGNWEST ASSOCIATES INC.

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 Ph. 203-514-4221 DESIGNWESTASSOC@AOL.COM

BUILDER	DATE	DRAWN BY	REVISIONS
		JT	
SUBDIVISION	SCALE	CHK BY	
	AS SHOWN	JT	

SHEET NO
C-1
 OF SHEETS

ENGINEERING NOTES: 1. ENGINEERING DESIGN CRITERIA MEETS OR EXCEEDS 2017 6TH ADDITION FLORIDA BUILDING CODE. 2. BUILDING WIND EXPOSURE CATEGORY B AND WIND IMPORTANCE FACTOR= 1.0 INTERNAL PRESSURE COEFFICIENT= +, -. 18 WINDOWS, DOORS, AND CLADDING ARE TO BE DESIGNED TO MEET

JAMES TAYLOR, P.E./P.A.
 WYANE GANDY, P.E.
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 PAO 76897
 PE 84984
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TRIPLE ROYAL, INC.
 GAME ARCADE
 2061 SOUTH HWY US1
 FORT PIERCE, FL. 34950



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TRIPLE ROYAL ARCADE





TRIPLE ROYAL ARCADE

CASH & BLDG