



TO : Technical Review Committee

FROM : Vennis Gilmore, Senior Planner

RE : Technical Review Project: #21-07000020 (Minor Site Plan)

BOARD DATE : September 16th, 2021

Minor Site Plan – Enterprise Rental Cars – 5400 S. US Highway 1

Attached is an Application for a Minor Site Plan to be located at 5400 S. US Highway 1. This proposed Minor Site Plan is for the expansion of an Enterprise Rent-a-car facility. The existing facility is currently in operation and serves as a vehicle sale and car/truck rental facility, with the proposed expansion aimed at increasing the amount of inventory available for such services. As proposed, the existing vehicle rental and sales lot will be expanded into the currently vacant parcel immediately south of the existing Enterprise facility, which will allow for an increase in vehicle inventory available for sales and rental. The eastern one-third (approximately) of this vacant parcel is cleared, and it is in this area that most of the proposed sales and rental lot will be constructed; impacts to existing native vegetation are expected to be minimal, depending on site grading considerations and constraints. Per City Code Section 125-313(b) Minor Site Plan; all Standards for Review must be met to receive approval for a Minor Site Plan. Parcel ID(s): 3403-502-0292-000-0, 3404-502-0291-000-3.

Please review and provide comments on this Minor Site Plan application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, September 16, 2021 TRC meeting.

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

Thank You,

Vennis Gilmore
Senior Planner



Via Email: planning_dl@cityoffortpierce.com

TRANSMITTAL

August 25, 2021

Ms. Jennifer Hofmeister, AICP
Director
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car, Truck Rental and Car Sales – Project Narrative
Our Reference Number: 20-615

Dear Ms. Hofmeister,

On behalf of JBC Investments, Inc, Lucido & Associates is pleased to present to you all necessary plans and documents for completeness review, which includes the following:

- Development Review Application;
- Pre-Application Meeting Comment Response Letter;
- St. Lucie County Fire District Review Application;
- Special Warranty Deeds (2);
- Property Appraiser Cards;
- Project Narrative (.pdf and .doc formats);
- Environmental Statement;
- Boundary Survey;
- Boundary Survey (existing facility);
- Tree Survey;
- General Lighting Plan;
- Preliminary Civil Engineering Plans (signed and sealed);
- Site Plan;
- Landscape and Tree Mitigation Plans (signed and sealed).

Upon your review and determination of completeness, please indicate how many hard copies of the attached you will require; should your review determine our application to be incomplete, please advise this office as soon as possible of noted deficiencies and such items will be forwarded to your department thusly. We greatly look forward to working with you to bring this proposed expansion to fruition, and please donot hesitate to contact me directly should you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brian Nolan", is written over a faint, stylized blue graphic element.

Brian Nolan, AICP, ASLA
Director II



DEVELOPMENT REVIEW

Property address or Location 5400 S US 1 Fort Pierce, FL 34982

Parcel ID #(s) 3403-502-0292-000-0; 340350202910003

Project description Expansion of the outdoor sales and display area.

JBC Investments, Inc.
Property Owner(s)
 315 N. Federal Hwy
 Street Address
 Hollywood FL 33020
 City State Zip
954-498-2828
 Phone Number
 bg@brycorholdings.com
 Email Address

Lucido and Associates
Applicant/Representative, Title, Company
 701 SE Ocean Blvd
 Street Address
 Stuart FL 34994
 City State Zip
 772-220-2100
 Phone Number
 bnolan@lucidodesign.com
 Email Address

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

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

STATE OF FLORIDA -- COUNTY Broward
 The foregoing instrument was acknowledged before me this 22nd day of July, 2021, by Bryan Grosman who is personally known to me or has produced _____ as identification

[Signature]
 Signature of Notary



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

TO BE COMPLETED BY STAFF

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

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

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

N/A

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

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

North	South	East	West
Car Dealership	Walk-in Urgent Care	Residential	Car Dealership

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)

NW CORNER OF LOT 227
& ALSO THE NORTH QUARTER
CORNER OF SECTION 10
TOWNSHIP 36 SOUTH, RANGE 40 EAST

NORTH LINE OF LOT 227 - NORTH LINE OF SECTION 10-36-40

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

BOUNDARY & TREE SURVEY

PHONE: (754) 264-2166
FAX: (954) 827-0535

JOB NO. 09-05-17

PROPERTY ADDRESS: 5450 S. U.S. HIGHWAY NO. 1
FORT PIERCE, FL. 34982

Scale: 1" = 30'

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY.

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NE CORNER OF SECTION 10-36-40 AS SHOWN ON THE R/W MAP OF STATE ROAD NO. 5, SECTION 94010-2500 DATED 9/27/2001.
- BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
- MINIMUM LINEAR ACCURACY OBTAINED:
1 FOOT IN 7,500 FEET AS REQUIRED FOR
A SUBURBAN SURVEY
- NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
- SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS

FLOOD ZONE INFORMATION:
FLOOD ZONE: X
MAP #12111C 0277 J
UNINCORPORATED ST. LUCIE COUNTY
MAP DATE: 02/16/2012

CERTIFIED TO:

JBC INVESTMENTS, INC.
HARVEY MATTEL, ESQUIRE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NO. 492093, WITH AN EFFECTIVE DATE OF AUGUST 27, 2017 AT 11:00 WAS SUPPLIED AND REVIEWED. THE SURVEY RELATED EXCEPTIONS ARE AS LISTED BELOW.

SURVEY RELATED TITLE EXCEPTIONS:

EASEMENT AGREEMENT BETWEEN OWNERS OF SUBJECT PROPERTY AND PROPERTY IMMEDIATELY ADJACENT AND TO THE SOUTH OF SUBJECT PROPERTY FOR THE SHARED USE OF A PROPOSED RETENTION AREA WHICH MAY BE THE PORTION OF THE PROPERTY THAT APPEARS TO BE CLEARED OF TREES BUT THAT CANNOT BE DETERMINED FROM SUPPLIED OR FOUND INFORMATION. EASEMENT AGREEMENT RECORDED IN O.R.B. 2624, PG. 1823 & O.R.B. 2837, PG. 2406, S.L.C.R.

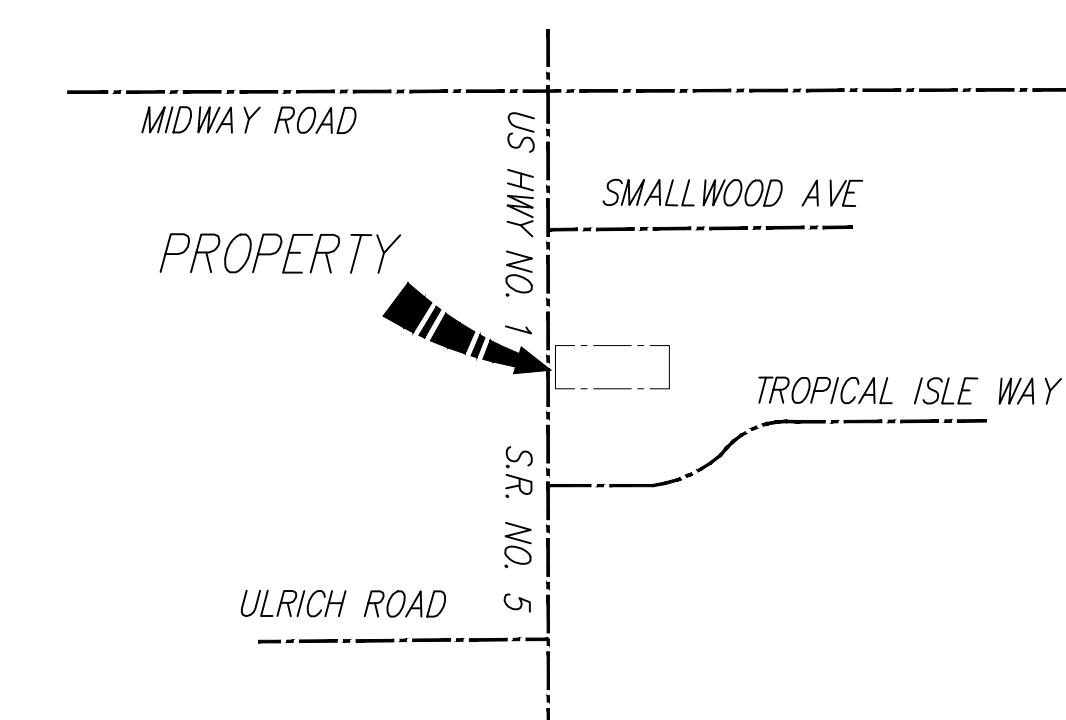
EASEMENT GIVING FLORIDA POWER AND LIGHT THE RIGHT TO CONSTRUCT AND MAINTAIN POWER POLES AND UTILITY LINES IMMEDIATELY INSIDE AND ADJACENT TO THE COUNTY ROAD THIS EASEMENT ALSO GIVES RIGHTS TO MAINTAIN AND TRIM ANY TREES SURROUNDING SAID POLES EASEMENT RECORDED IN D.B. 73, PG. 229, S.L.C.R.



DATE OF SURVEY 9/12/17

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

LOCATION MAP - NOT TO SCALE



TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description
1	8" OAK	26	10" PINE	51	6" PINE	76	8" PINE	101	7" PINE	126	11" PINE	151	10" PINE
2	12" PALM	27	9" PINE	52	9" PINE	77	7" PINE	102	8" PINE	127	10" PINE	152	8" PINE
3	9" PINE	28	12" PINE	53	8" PINE	78	10" PINE	103	8" PINE	128	7" PINE	153	9" PINE
4	14" PINE	29	12" PINE	54	9" PINE	79	6" PINE	104	13" PINE	129	9" PINE	154	12" PINE
5	16" PINE	30	12" PINE	55	8" PINE	80	6" PINE	105	13" PINE	130	12" PINE	155	12" PINE
6	7" PINE	31	7" PINE	56	7" PINE	81	10" PINE	106	14" PINE	131	8" PINE	156	14" PINE
7	11" PINE	32	5" PINE	57	7" PINE	82	5" PINE	107	12" PINE	132	10" PINE	157	9" PINE
8	12" PINE	33	6" PINE	58	7" PINE	83	6" PINE	108	30" OAK	133	9" PINE	158	7" PINE
9	12" PINE	34	7" PINE	59	7" PINE	84	6" PINE	109	12" PINE	134	9" PINE	159	12" PINE
10	16" PINE	35	7" PINE	60	5" PINE	85	6" PINE	110	6" PINE	135	6" PINE	160	9" PINE
11	5" PINE	36	6" PINE	61	10" PINE	86	7" PINE	111	6" PINE	136	6" PINE	161	8" PINE
12	7" PINE	37	9" PINE	62	10" PINE	87	8" PINE	112	10" PINE	137	7" PINE	162	6" PINE
13	7" PINE	38	6" PINE	63	7" PINE	88	9" PINE	113	10" PINE	138	8" PINE	163	8" PINE
14	7" PINE	39	6" PINE	64	8" PINE	89	15" PINE	114	12" PINE	139	8" PINE	164	10" PINE
15	7" PINE	40	5" PINE	65	7" PINE	90	6" PINE	115	8" PINE	140	8" PINE	165	11" PINE
16	7" PINE	41	5" PINE	66	7" PINE	91	6" PINE	116	8" PINE	141	8" PINE	166	10" PINE
17	6" PINE	42	7" PINE	67	7" PINE	92	5" PINE	117	12" PINE	142	9" PINE	167	13" PINE
18	8" PINE	43	7" PINE	68	7" PINE	93	7" PINE	118	11" PINE	143	5" PINE	168	7" PINE
19	8" PINE	44	7" PINE	69	9" PINE	94	6" PINE	119	30" OAK	144	12" PINE	169	10" PINE
20	7" PINE	45	8" PINE	70	8" PINE	95	5" PINE	120	12" PINE	145	7" PINE	170	12" PALM
21	7" PINE	46	8" PINE	71	7" PINE	96	6" PINE	121	12" PINE	146	8" PINE	171	12" PALM
22	12" PINE	47	7" PINE	72	16" PINE	97	11" PINE	122	10" PINE	147	6" PINE	172	12" PALM
23	6" PINE	48	5" PINE	73	6" PINE	98	8" PINE	123	12" PINE	148	7" PINE	173	9" OAK
24	8" PINE	49	7" PINE	74	6" PINE	99	8" PINE	124	6" PINE	149	7" PINE	174	13" PALM
25	7" PINE	50	7" PINE	75	6" PINE	100	9" PINE	125	6" PINE	150	7" PINE		

NORTH HALF OF LOT 227
(NOT INCLUDED)
5400 S. U.S. HWY NO. 1
PROPERTY ID #340350202910003

COMMERCIAL BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CHAINLINK FENCE (HEIGHT VARIES)

TOP OF BANK

EAST LINE OF LOT 227

PROPERTY APPRAISER
PROPERTY ID #340350202920000

SYMBOL

- ELECTRIC BOX
- FIRE HYDRANT
- CATCH BASIN
- WATER METER
- EXISTING ELEVATION
- OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- WATER VALVE
- UTILITY POLE
- LIGHT POLE (LP)

SOUTH 150' OF LOT 227
(NOT INCLUDED)

5400 S. U.S. HWY NO. 1
PROPERTY ID #3403502029130007

SOUTH LINE OF LOT 227

N89°52'58"E 560.17'

1/2" F.I.P. NO ID.

WEST LINE OF THE NE CORNER OF SEC. 10-36-40
330.95' (C) S00°18'04" E

U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5)

RIGHT-OF-WAY INFORMATION PER STATE ROAD DEPARTMENT
R/W MAP OF STATE ROAD NO. 5, SECTION NO. 2302882
SECTION NO. 94010-2500, FLOOD DISTRICT 4

78.00'
N89°52'58"E

S00°18'04"E 24.97'
S89°41'56"W 2.00'
S00°18'04"E 123.02'

N89°54'04"E

80.00'

1/2" F.I.P. NO ID.

N00°18'04"W 180.91'

CONCRETE CURB & GUTTER

CONCRETE SIDEWALK

2' CONCRETE CURB & GUTTER

CONCRETE SIDEWALK

2' CONCRETE CURB & GUTTER

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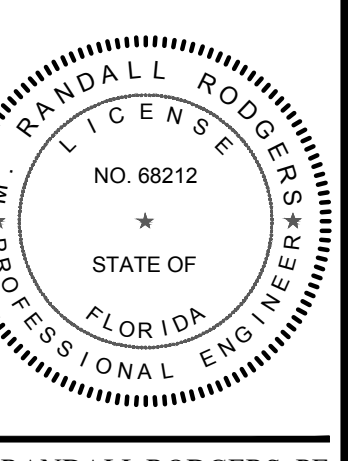
CONCRETE SIDEWALK

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:
**CONCEPTUAL UTILITY PLAN
FOR ENTERPRISE
RENT-A-CAR**

CLIENT:
**JBC
INVESTMENTS
INC.**
CITY OF FORT PIERCE,
FLORIDA

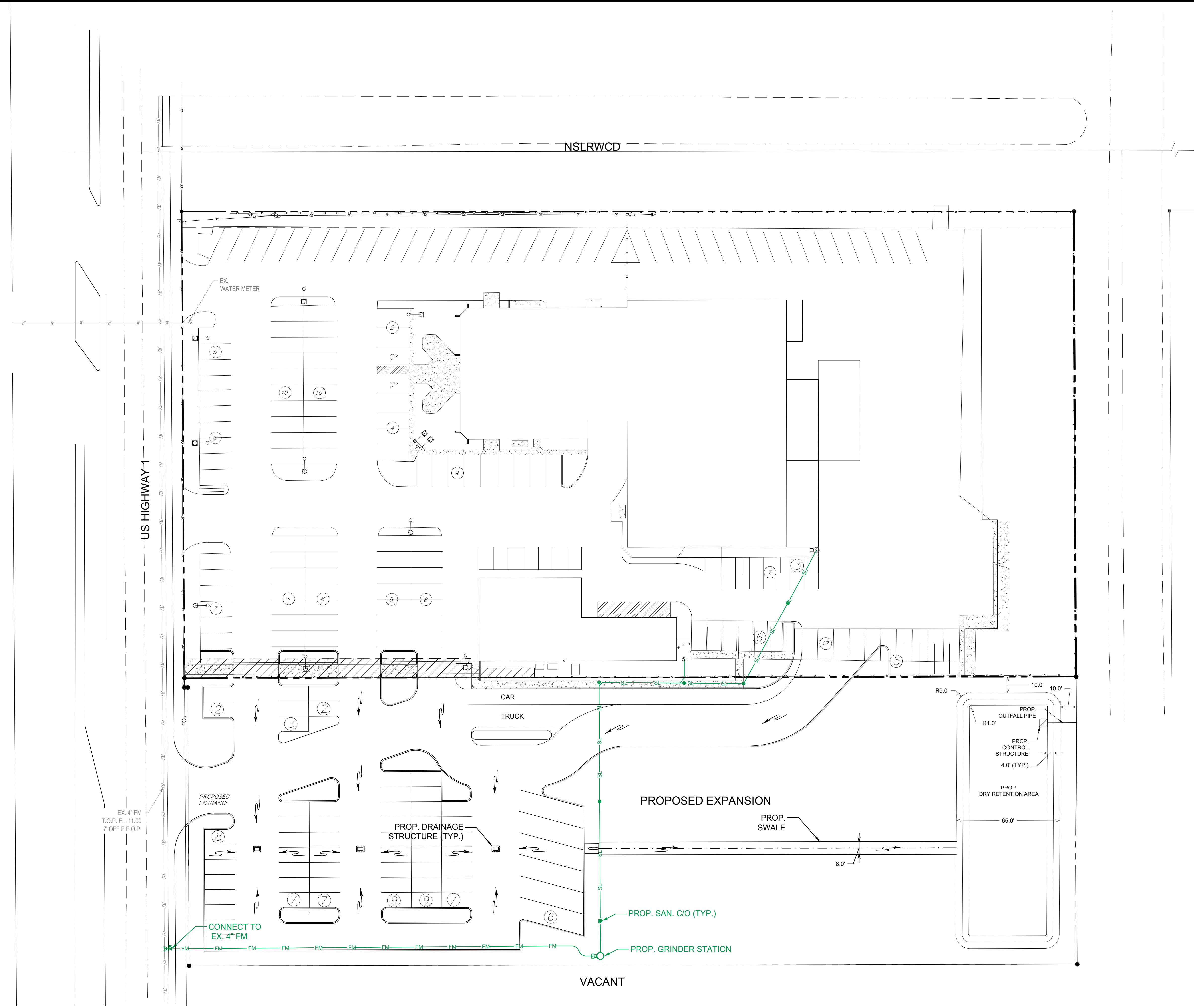
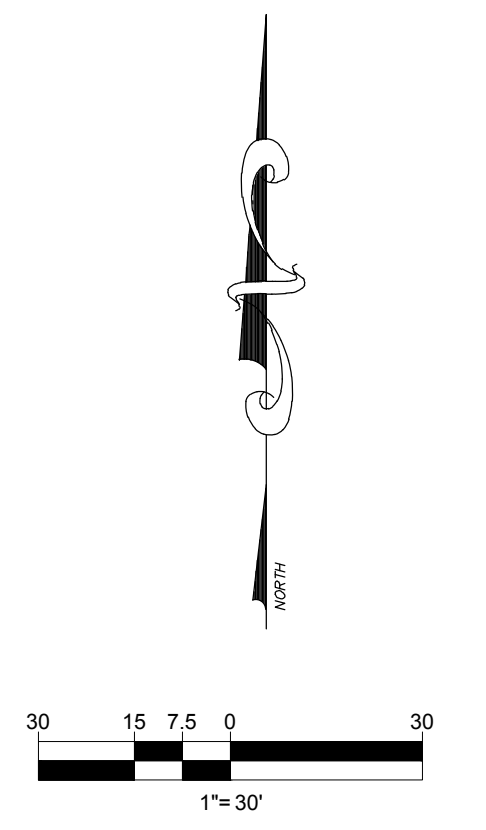


M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/23/21

PROJECT No.: 20-1035
DRAWN BY: JIM
CHECKED BY: DG
DATE: 7/23/2021
CONCEPTUAL UTILITIES

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1



CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

Enterprise Rent-a-Car

Site Plan

City of Fort Pierce, Florida

Applicant

Cone & Graham, Inc.
5101 Cone Road
Tampa, FL 33610

Civil Engineer

Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

Surveyor (Platting)

Watson|Killane Surveying and Mapping, Inc.
2240 NE Dixie Highway
Jensen Beach, FL 34957

Land Planner / Landscape Architect

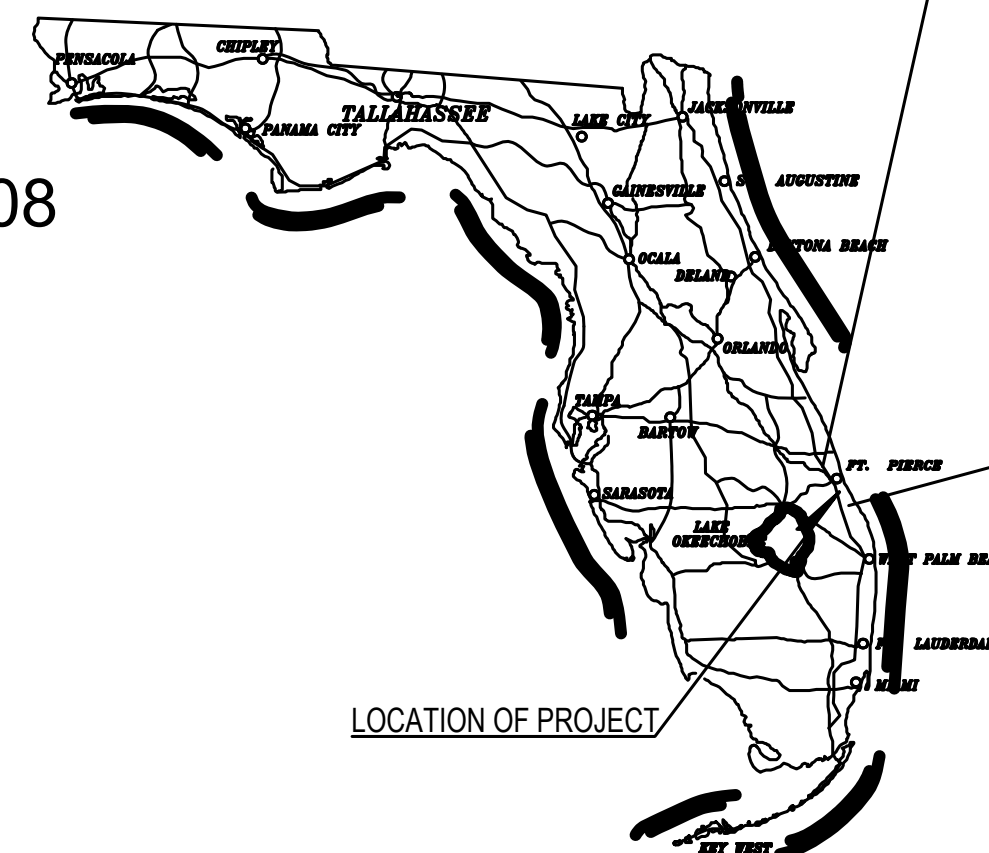
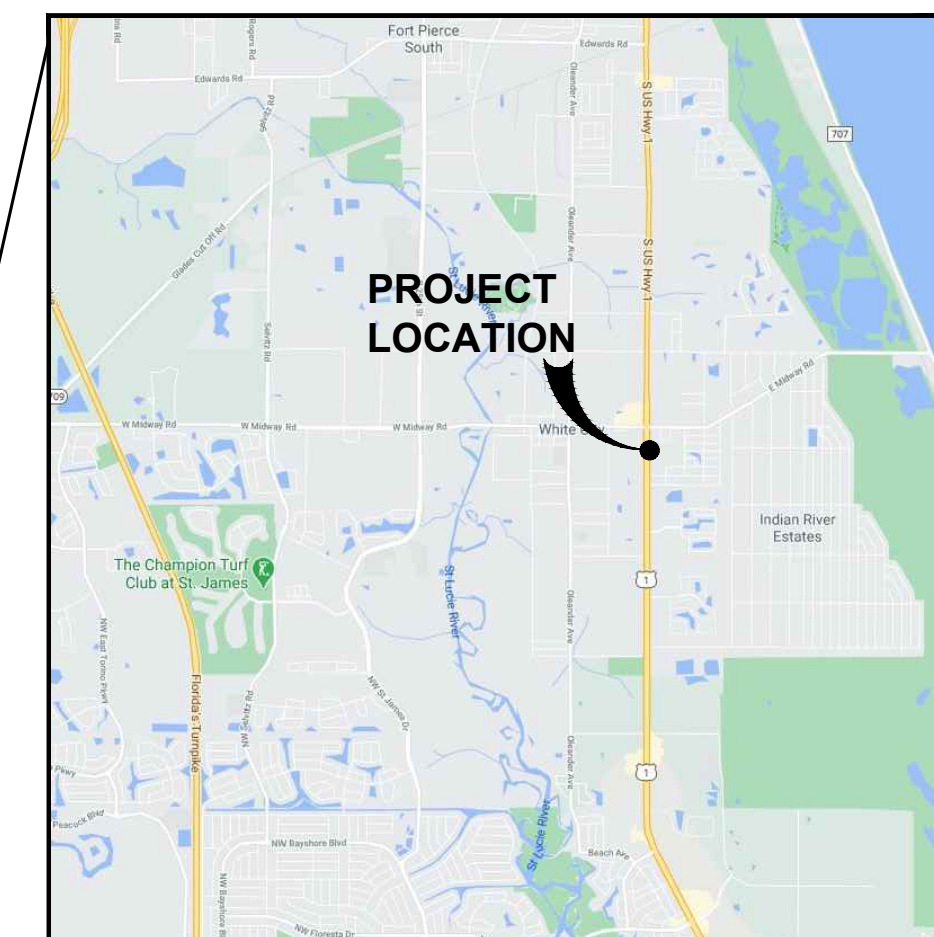
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Environmental Consultant

EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Traffic Engineer

Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

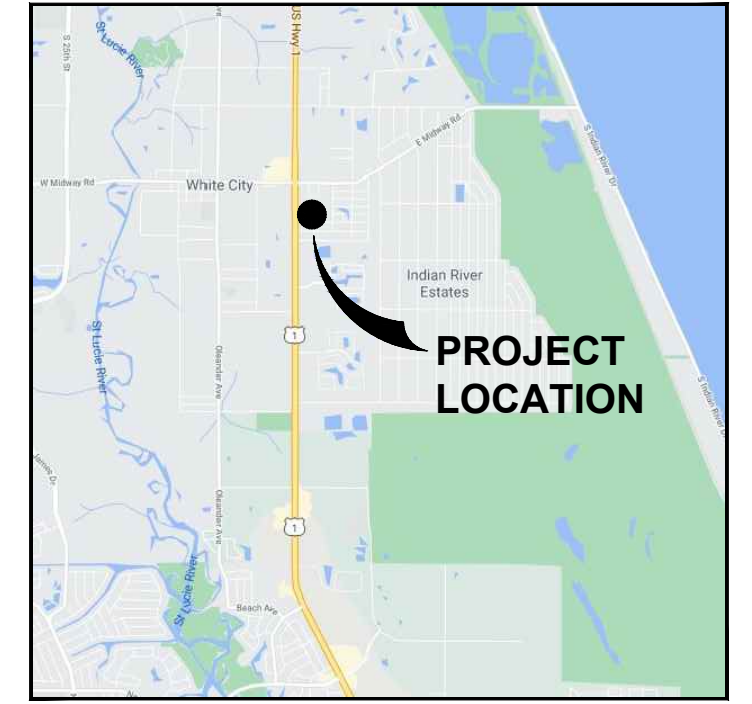


Sheet Index

Cover Sheet	
Site Plans	SP 1 - SP 3
Landscape Plans	LA 1 - LA 5
Mitigation Plans	TP 1 - TP 3



Key / Location:



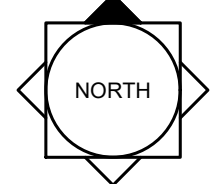

Project Team:

- Client & Property Owner:** Owner/Applicant: JBC Investments, Inc.
 315 N. Federal Hwy Hollywood, FL 33020
- Land Planner / Landscape Architect:** Lucido & Associates
 701 East Ocean Boulevard Stuart, Florida 34994
- Engineer:** Velcon Engineering and Surveying, Inc.
 590 Peacock Blvd., Ste 8 Port Saint Lucie, FL 34986
- Surveyors:** Ernest W. Duncan, PSM
 526 SE 5th Court Pompano Beach, FL 33060
 Craig Watson, PSM
 2240 NE Dixie Hwy Jensen Beach, FL 34957

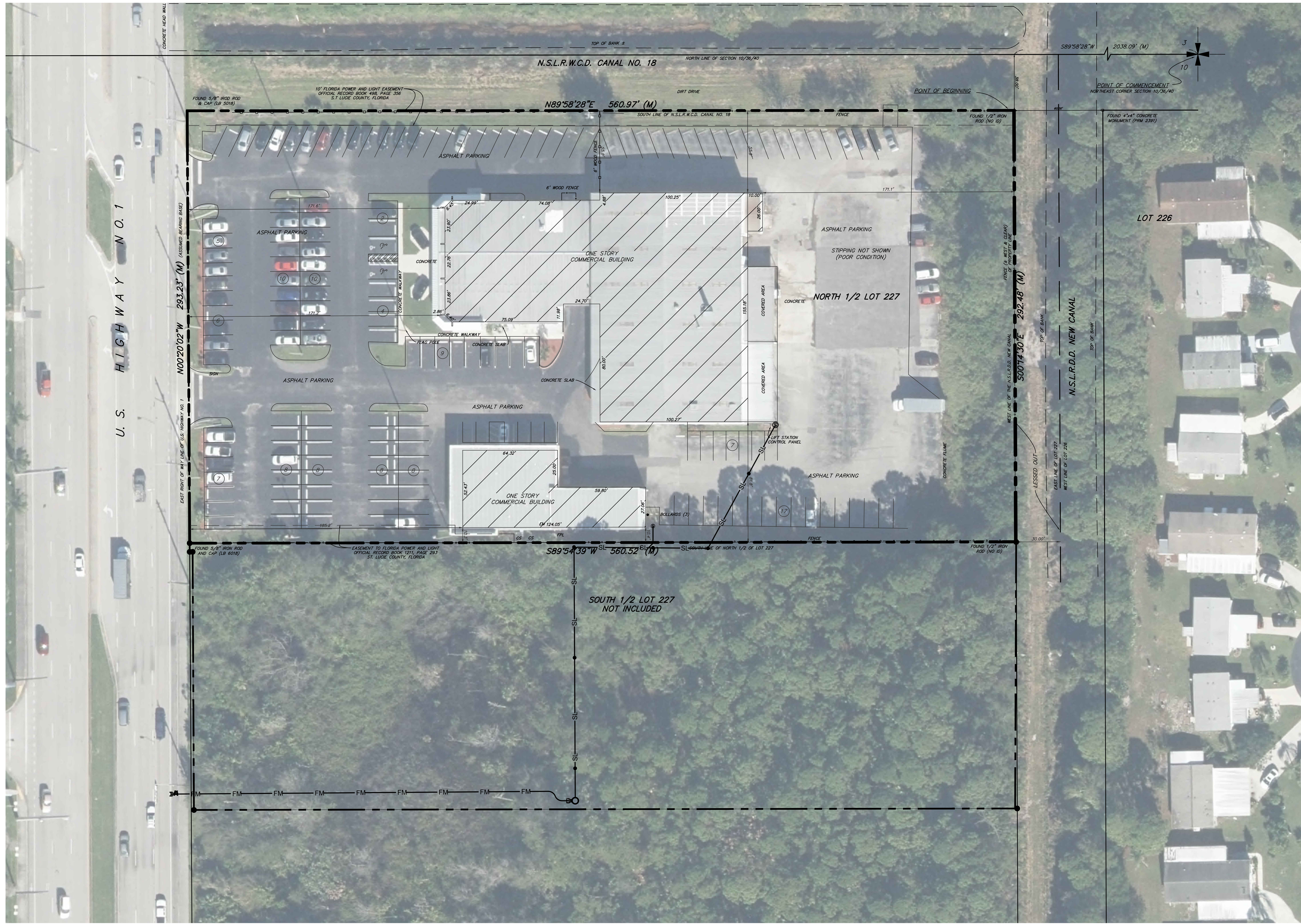
Enterprise Rent-a-Car

City of Fort Pierce
Aerial Exhibit

Date	By	Description
04.21.21	SAW	Pre-App Meeting



 SCALE: 1" = 30'
 0 15' 30' 60'
 REG # 1018
 Thomas P. Lucido

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Enterprise Rent-a-Car

Preliminary Landscape Plan

City of Fort Pierce, Florida

Applicant

JBC Investments, Inc.
315 N. Federal Hwy.
Hollywood, FL 33020

Civil Engineer

Velcon Engineering & Surveying, Inc.
590 Peacock Blvd, Ste 8
Port Saint Lucie, FL 34986

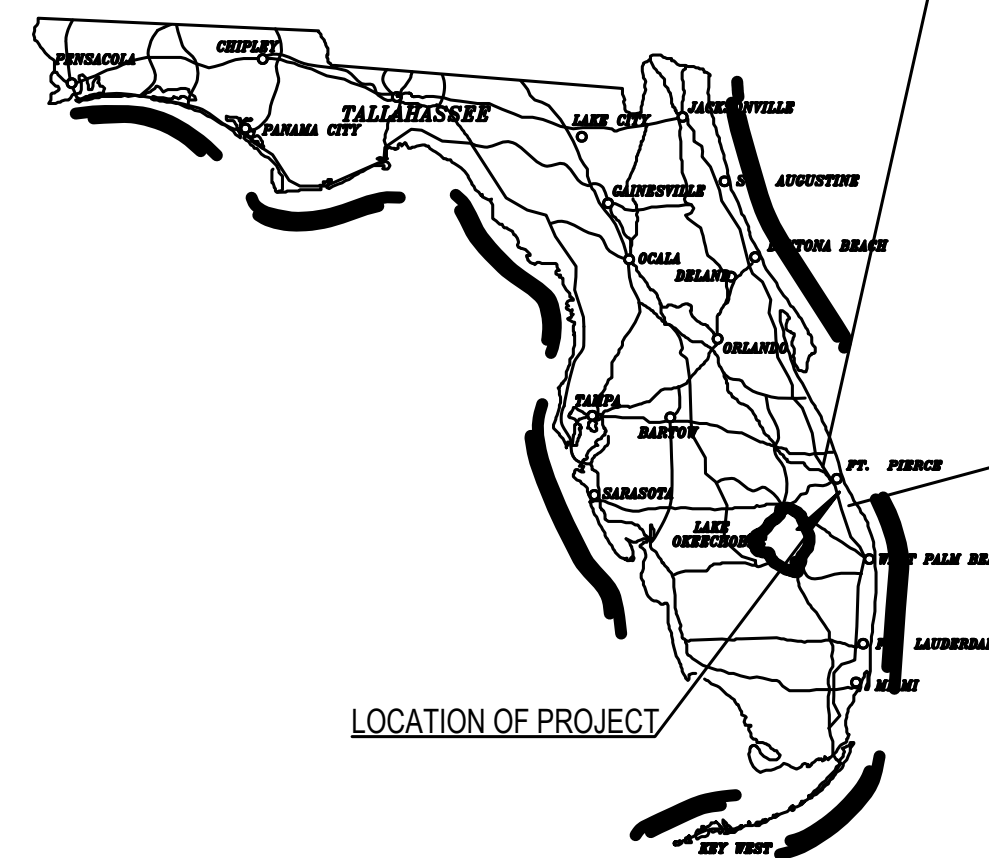
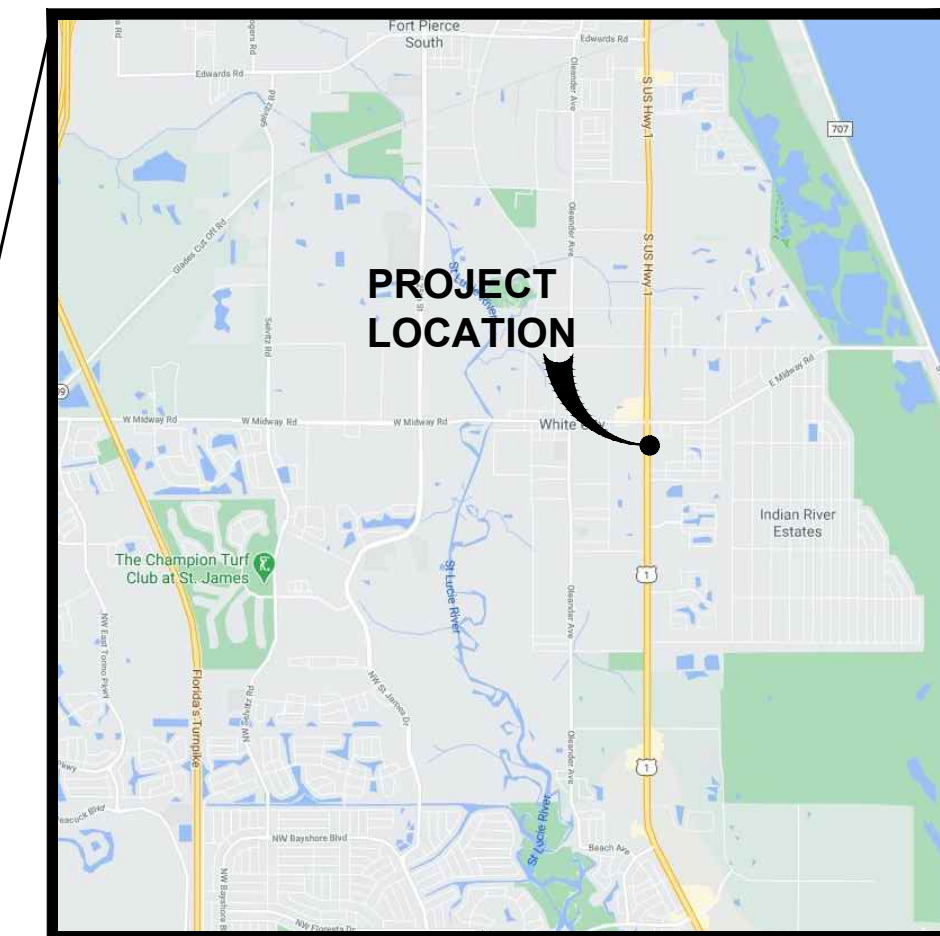
Land Planner / Landscape Architect

Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994

Surveyor

Ernest W. Duncan, PSM
521 SE 5th Court
Pompano Beach, FL 33060

Watson / Killane
2240 NE Dixie Hwy
Jensen Beach, FL 34957



Sheet Index

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Landscape Plan - Enlarged	LA-2
Tree Mitigation Plan	LA-3
Landscape Details	LA-4
Landscape Specifications	LA-5



Key / Location:



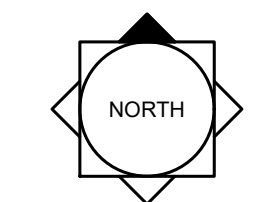
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 Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

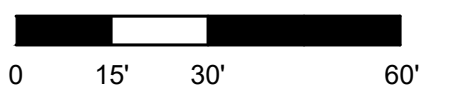
Enterprise Rent-a-Car

City of Fort Pierce
 Preliminary Landscape Plan

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan



SCALE: 1" = 30'



REG. # 1018
 Thomas P. Lucido

Landscape Calculations:

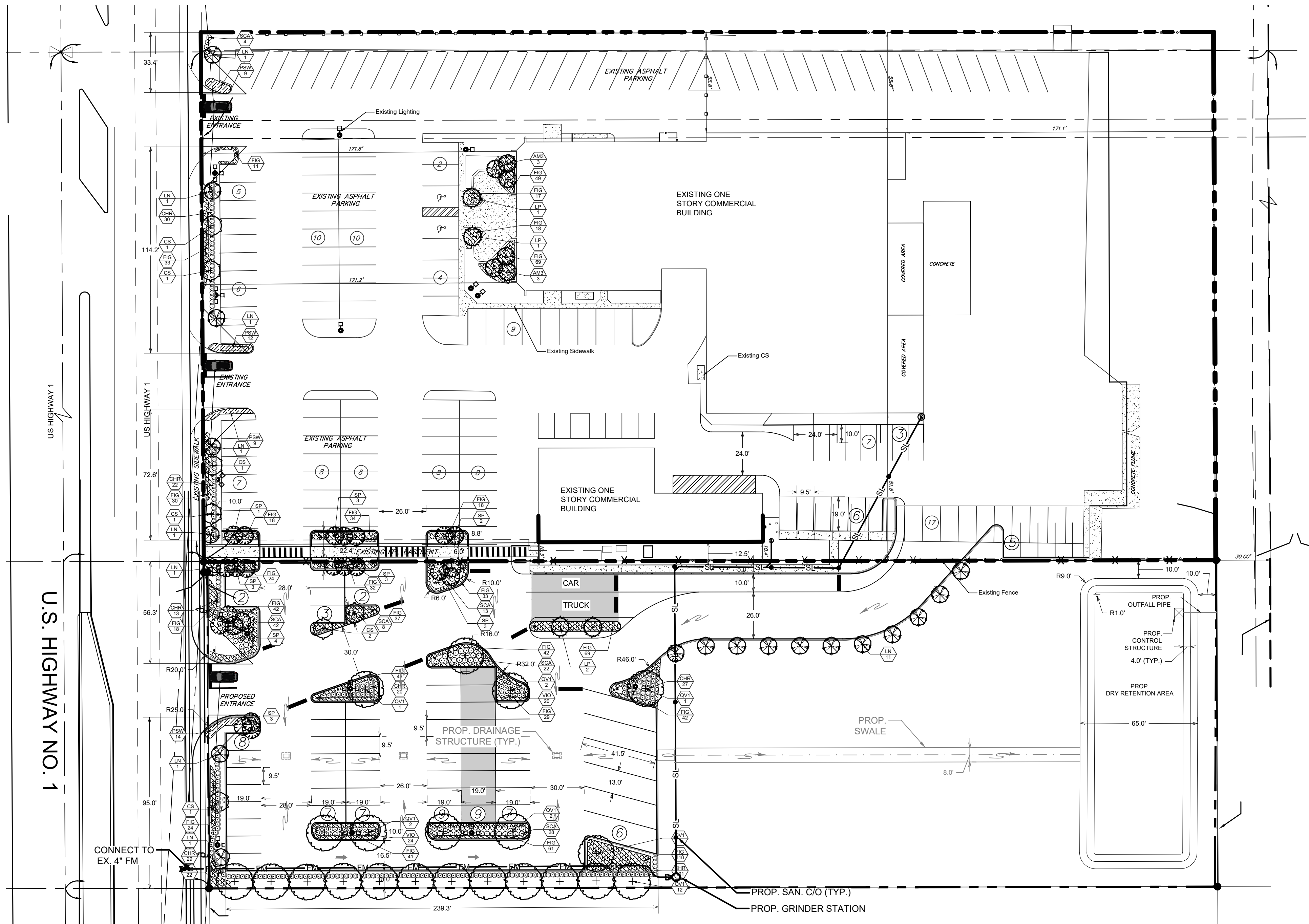
Vehicular Use Area along Property Lines
 239 Linear Feet along Property Line
 $239 \times 10 = 2,394$ sq. ft. required Landscape Area
 $(2,394) / 200 = 12$ Trees Required
 Vehicular Use Area along Right of Way
 371 Linear Feet along Right of Way
 $371 \times 10 = 3,713$ sq. ft. required Landscape Area
 $(3,713) / 300 = 13$ Trees Required
 Interior Vehicular Use Area
 $43,710$ sq. ft. total Vehicular Use Area
 $43,710 / 15 = 2,914$ sq. ft. required Landscape Area
 $(2,914) / 100 = 29$ Trees Required
 Total Landscape Area Required: 9,021 sq. ft.
 Landscape Area Provided: 9,021+ sq. ft.
Total Trees Required: 54
 Trees Provided = 59 Canopy Trees

General Landscape Notes:

- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
- All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
- All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
- Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
- Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
- Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
- All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
- No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
- All back flow prevention devices shall be screened in accordance with Section 125-324(d) of the Fort Pierce City Code.
- Irrigation to conform to all local and State regulations with regard to water consumption.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	
	CS	7	Conocarpus erectus serotinus	Silver Buttonwood	FG, 12' HT x 6' SPR, 2.5' DBH, C, SP	
	LN	19	Lagerstroemia indica 'Natchez'	Natchez' Crape Myrtle	FG, 12' HT x 6' SPR, ML, SP, HO	
	LP	4	Ligustrum japonicum	Japanese Privet Multi-Trunk	FG, 12' OA, ML, HO, SP	
	QV1	21	Quercus virginiana	Southern Live Oak	FG, 12' HT x 6' SPR, 2.5' DBH, C, SP	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	
	AM3	6	Adonia merrilli	Christmas Palm Triple	FG, 12' CT, SP	
	SP	23	Sabal palmetto	Sabal Palm	FG, 12' HT x 5' SPR, 2.5' C, HO, AS	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	
	CHR	241	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 36" HT x 18" SPR, F, 30" OC	
	SCA	117	Schefflera arboricola	Green Schefflera	3G, 36" HT x 24" SPR, FTB, 30" OC	
	VIO	44	Viburnum odoratissimum	Sweet Viburnum	3G, 36" HT x 24" SPR, FTB, 30" OC	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS	SPACING
	PSW	44	Pennisetum setaceum 'White'	White Fountain Grass	3G, 24" OA, F	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	FIG	974	Ficus microcarpa 'Green Island'	Green Island Ficus	3G, 12' HT x 15" SPR, F.	24" o.c.





Project Team:

Client & Property Owner: JBC Investments, Inc.
 315 N. Federal Hwy
 Hollywood, FL 33020

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34994

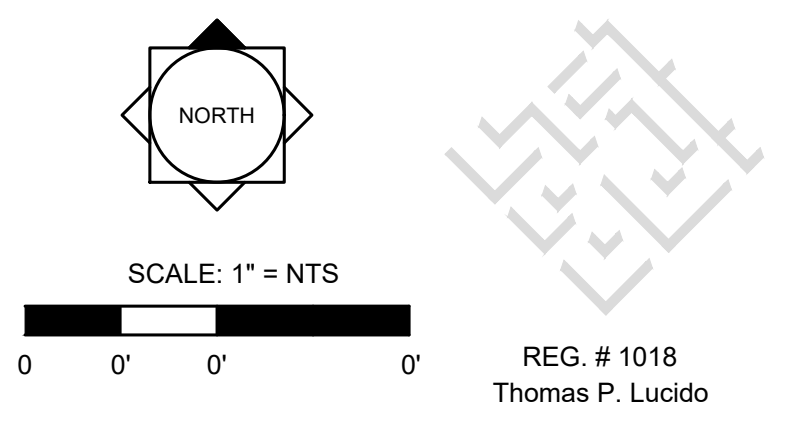
Engineer: Velton Engineering and Surveying, Inc.
 590 Peacock Blvd., Ste 8
 Port Saint Lucie, FL 34986

Surveyors: Ernest W. Duncan, PSM
 526 SE 5th Court
 Pompano Beach, FL 33060
 Craig Watson, PSM
 2340 NE Dixie Hwy
 Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce
 Preliminary Landscape Plan
 -Enlargement-

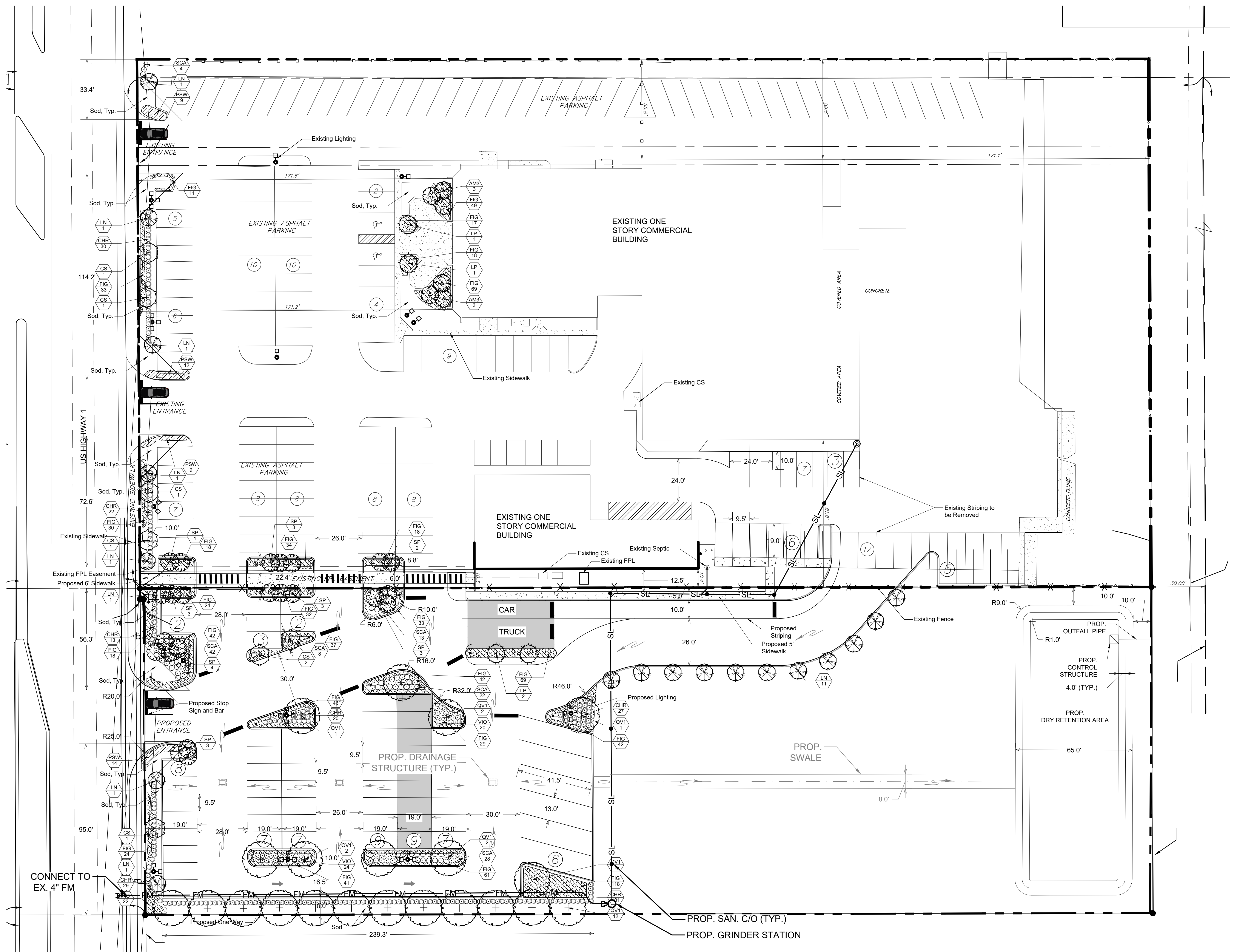
Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan

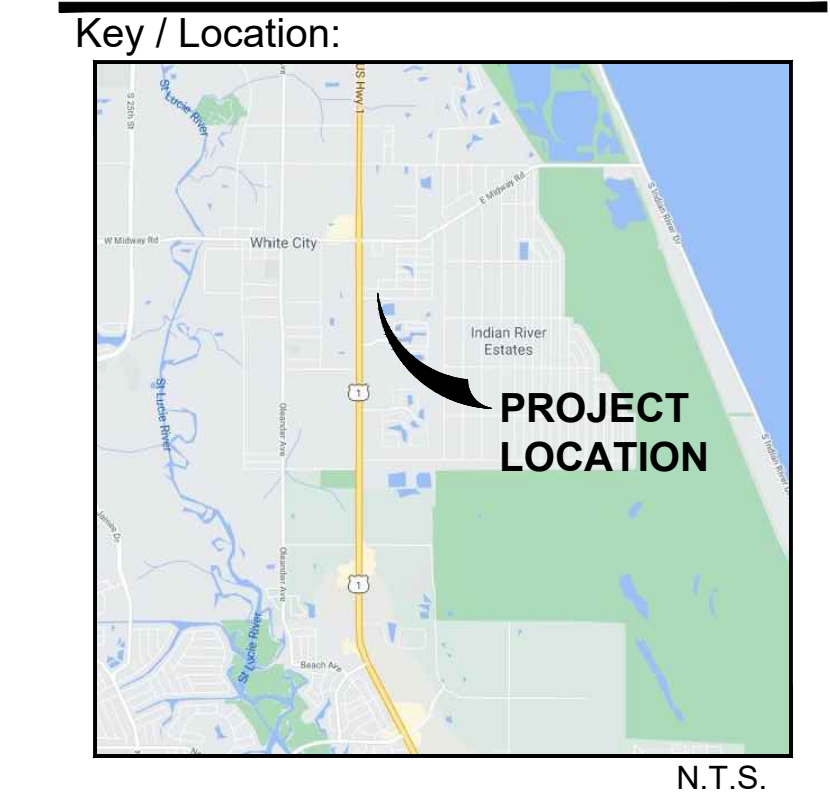


Designer: SAW
 Manager: BN
 Project Number: 20-615
 Municipal Number: ---
 Computer File:

2 of 5

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Project Team:

Client & Property Owner: Owner/Applicant: IBC Investments, Inc. 315 N. Federal Hwy Hollywood, FL 33020

Land Planner / Landscape Architect: Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994

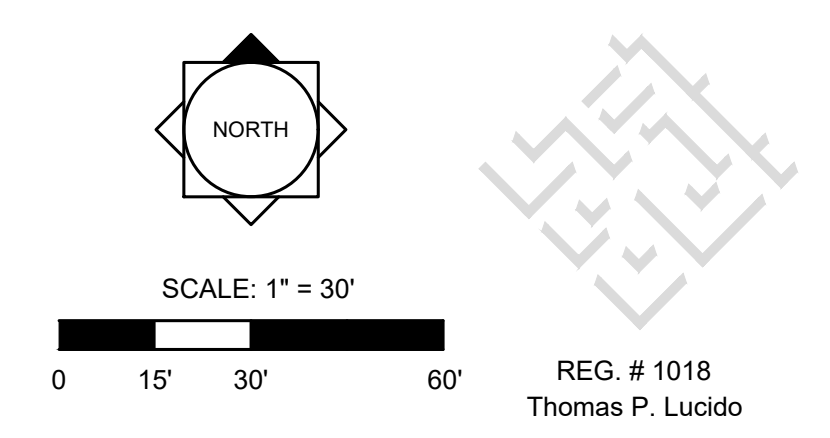
Engineer: Velcon Engineering and Surveying, Inc. 590 Peacock Blvd., Ste 8 Port Saint Lucie, FL 34986

Surveyors: Ernest W. Duncan, PSM 526 SE 5th Court Pompano Beach, FL 33060
 Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce
 Tree Mitigation Plan

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan



REG. # 1018
 Thomas P. Lucido

Designer: SAW
 Manager: BN
 Project Number: 20-615
 Municipal Number: ---
 Computer File:

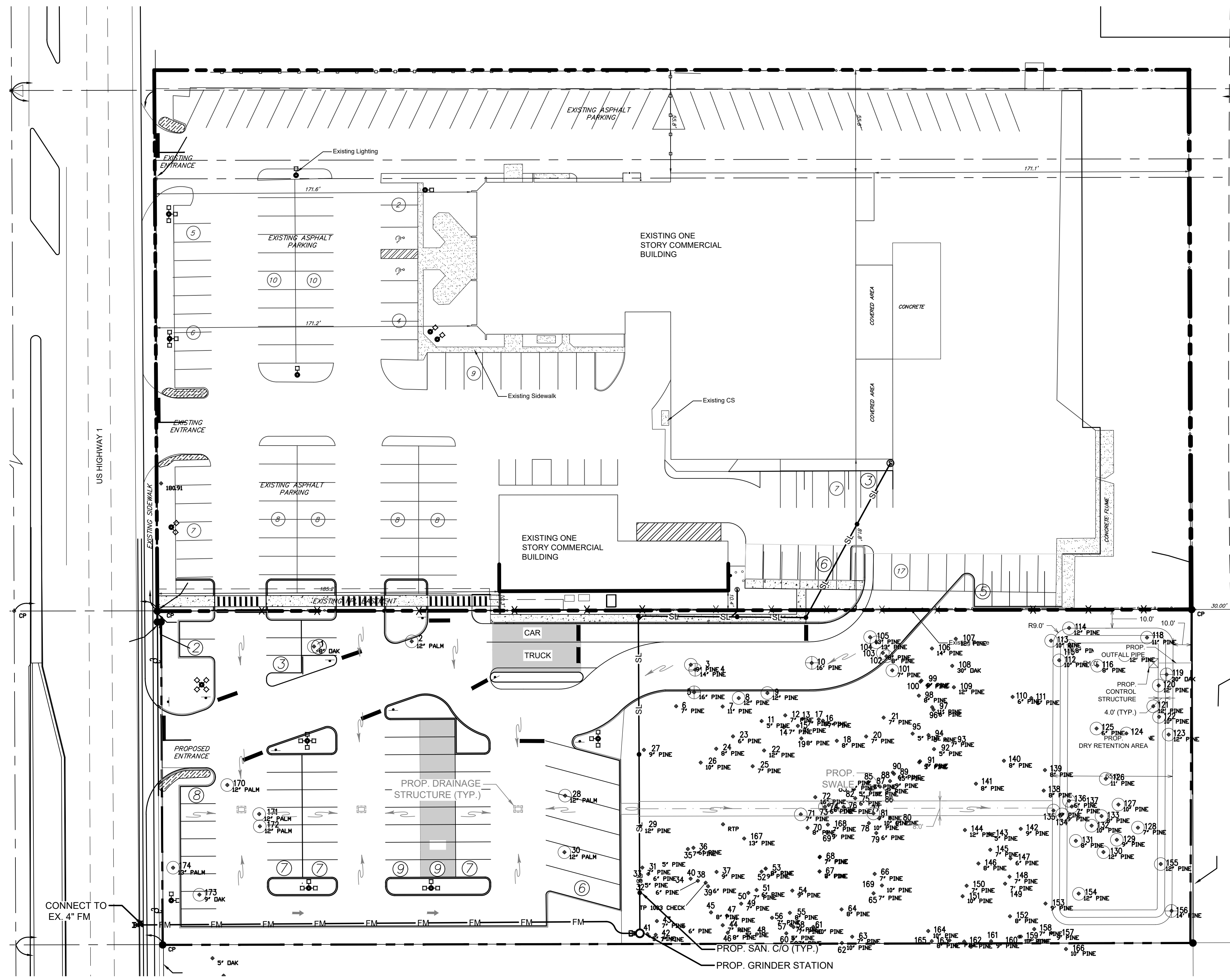
Tree Mitigation Data:

Total Tree Inches to be Removed: 90"
 Total Tree Inches Preserved: 1020"
 Tree Mitigation Credits Required: 0"

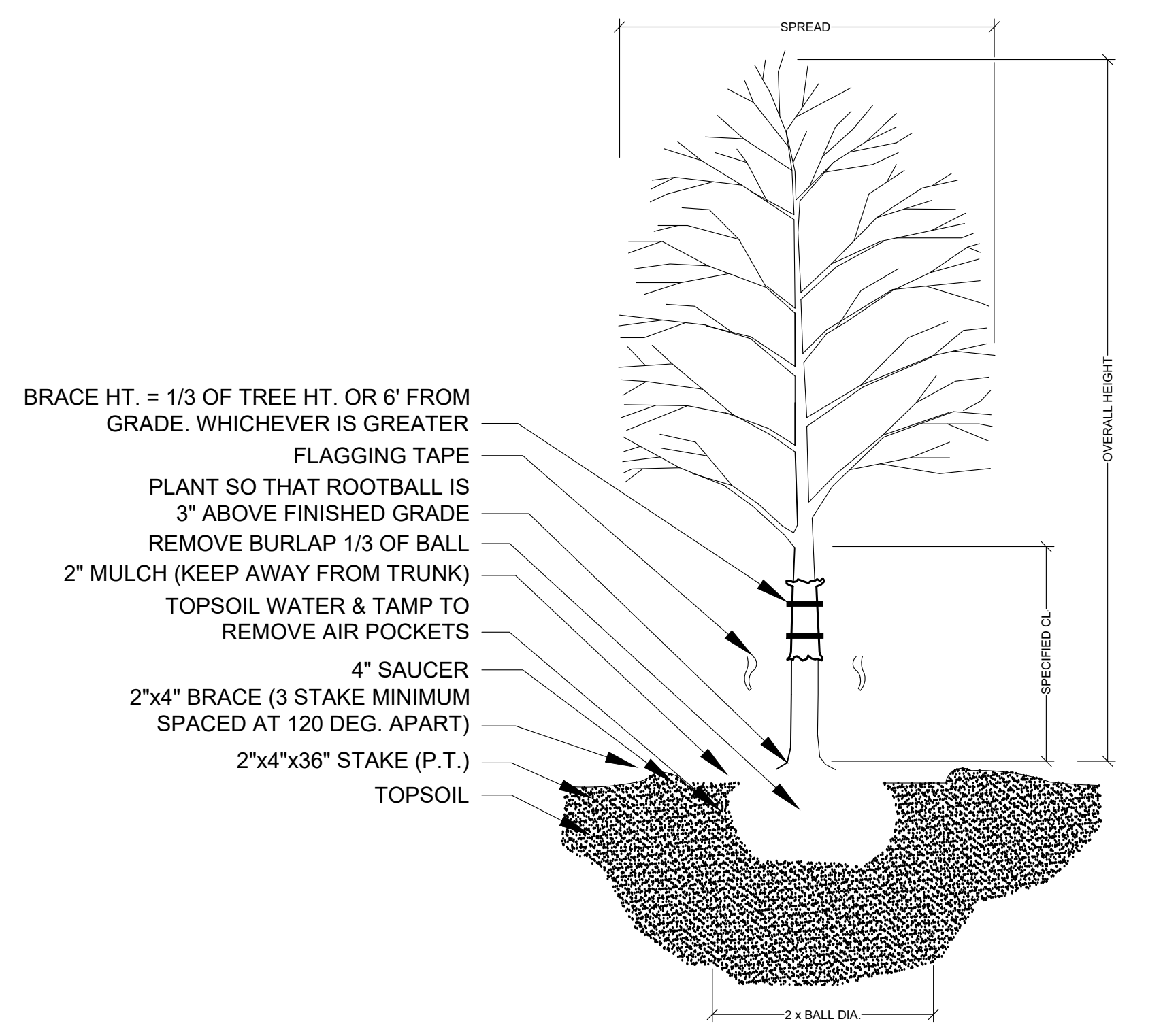
Mitigation Notes:

1. Tree mitigation is for the removal of existing native trees greater than 14" dbh.
2. Palm mitigation is for the removal of existing native palms greater than 10' clear trunk height.
3. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
4. Trees to be mitigated are located in areas designated for construction.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
6. Existing native understory not in direct conflict with proposed construction activity shall remain in place.

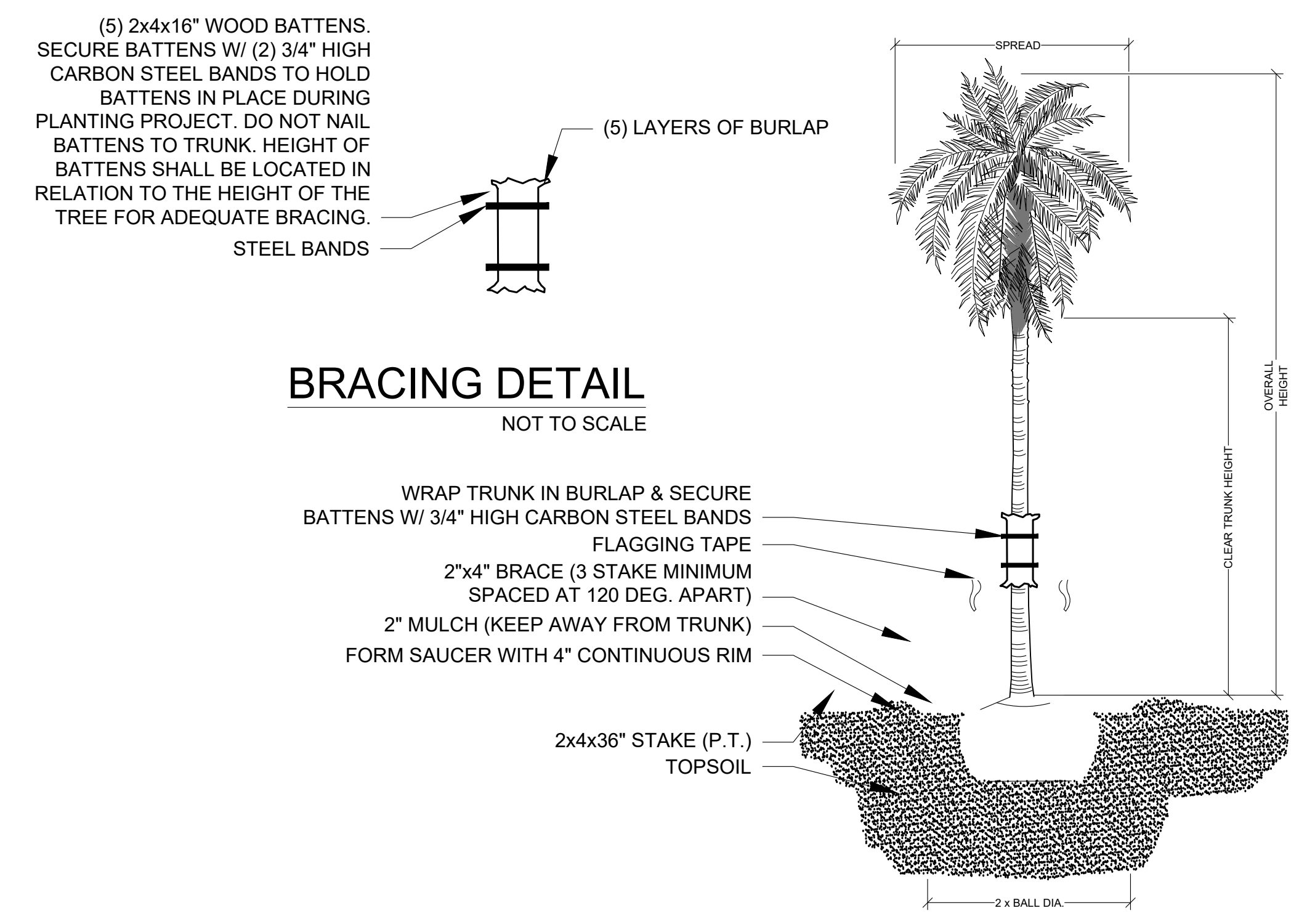
- ⊕ TREES TO BE REMOVED REQUIRING MITIGATION
- TREES TO BE REMOVED
- *X PINE TREES TO REMAIN



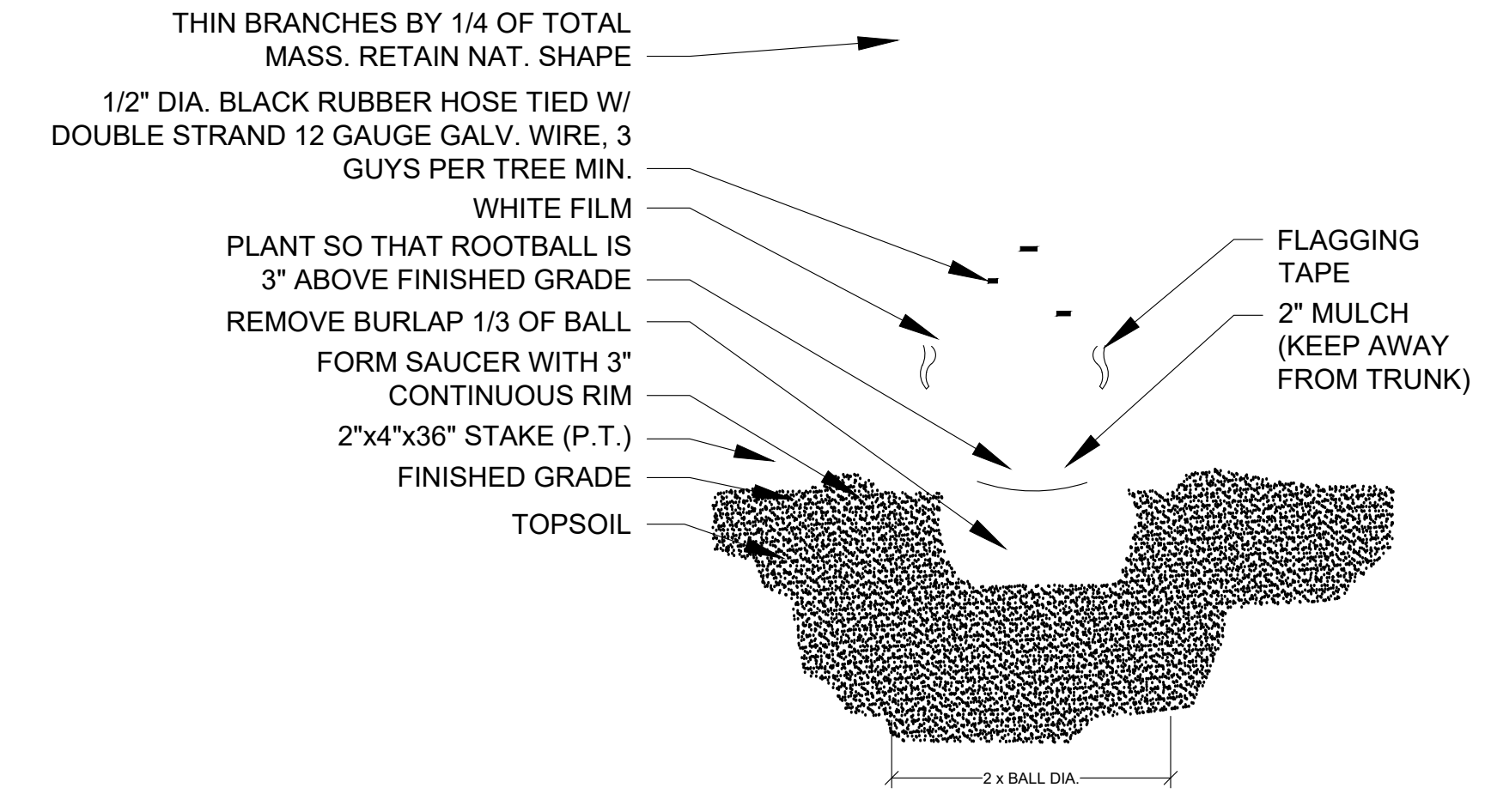
TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description
1	8" OAK	26	10" PINE	51	6" PINE	76	8" PINE	101	7" PINE	126	11" PINE	151	10" PINE
2	12" PALM	27	9" PINE	52	9" PINE	77	7" PINE	102	8" PINE	127	10" PINE	152	8" PINE
3	9" PINE	28	12" PINE	53	8" PINE	78	10" PINE	103	8" PINE	128	7" PINE	153	9" PINE
4	14" PINE	29	12" PINE	54	9" PINE	79	6" PINE	104	13" PINE	129	9" PINE	154	12" PINE
5	16" PINE	30	12" PINE	55	8" PINE	80	6" PINE	105	13" PINE	130	12" PINE	155	12" PINE
6	7" PINE	31	7" PINE	56	7" PINE	81	10" PINE	106	14" PINE	131	8" PINE	156	14" PINE
7	11" PINE	32	5" PINE	57	7" PINE	82	5" PINE	107	12" PINE	132	10" PINE	157	9" PINE
8	12" PINE	33	6" PINE	58	7" PINE	83	6" PINE	108	30" OAK	133	9" PINE	158	7" PINE
9	12" PINE	34	7" PINE	59	7" PINE	84	6" PINE	109	12" PINE	134	9" PINE	159	12" PINE
10	16" PINE	35	7" PINE	60	5" PINE	85	6" PINE	110	6" PINE	135	6" PINE	160	9" PINE
11	5" PINE	36	6" PINE	61	10" PINE	86	7" PINE	111	6" PINE	136	6" PINE	161	8" PINE
12	7" PINE	37	9" PINE	62	10" PINE	87	8" PINE	112	10" PINE	137	7" PINE	162	6" PINE
13	7" PINE	38	6" PINE	63	7" PINE	88	9" PINE	113	10" PINE	138	8" PINE	163	8" PINE
14	7" PINE	39	6" PINE	64	8" PINE	89	15" PINE	114	12" PINE	139	8" PINE	164	10" PINE
15	7" PINE	40	5" PINE	65	7" PINE	90	6" PINE	115	8" PINE	140	8" PINE	165	11" PINE
16	7" PINE	41	5" PINE	66	7" PINE	91	6" PINE	116	8" PINE	141	8" PINE	166	10" PINE
17	6" PINE	42	7" PINE	67	7" PINE	92	5" PINE	117	12" PINE	142	9" PINE	167	13" PINE
18	8" PINE	43	7" PINE	68	7" PINE	93	7" PINE	118	11" PINE	143	5" PINE	168	7" PINE
19	8" PINE	44	7" PINE	69	9" PINE	94	6" PINE	119	30" OAK	144	12" PINE	169	10" PINE
20	7" PINE	45	8" PINE	70	8" PINE	95	5" PINE	120	12" PINE	145	7" PINE	170	12" PALM
21	7" PINE	46	8" PINE	71	7" PINE	96	6" PINE	121	12" PINE	146	8" PINE	171	12" PALM
22	12" PINE	47	7" PINE	72	16" PINE	97	11" PINE	122	10" PINE	147	6" PINE	172	12" PALM
23	6" PINE	48	5" PINE	73	6" PINE	98	8" PINE	123	12" PINE	148	7" PINE	173	9" OAK
24	8" PINE	49	7" PINE	74	6" PINE	99	8" PINE	124	6" PINE	149	7" PINE	174	13" PALM
25	7" PINE	50	7" PINE	75	6" PINE	100	9" PINE	125	6" PINE	150	7" PINE		



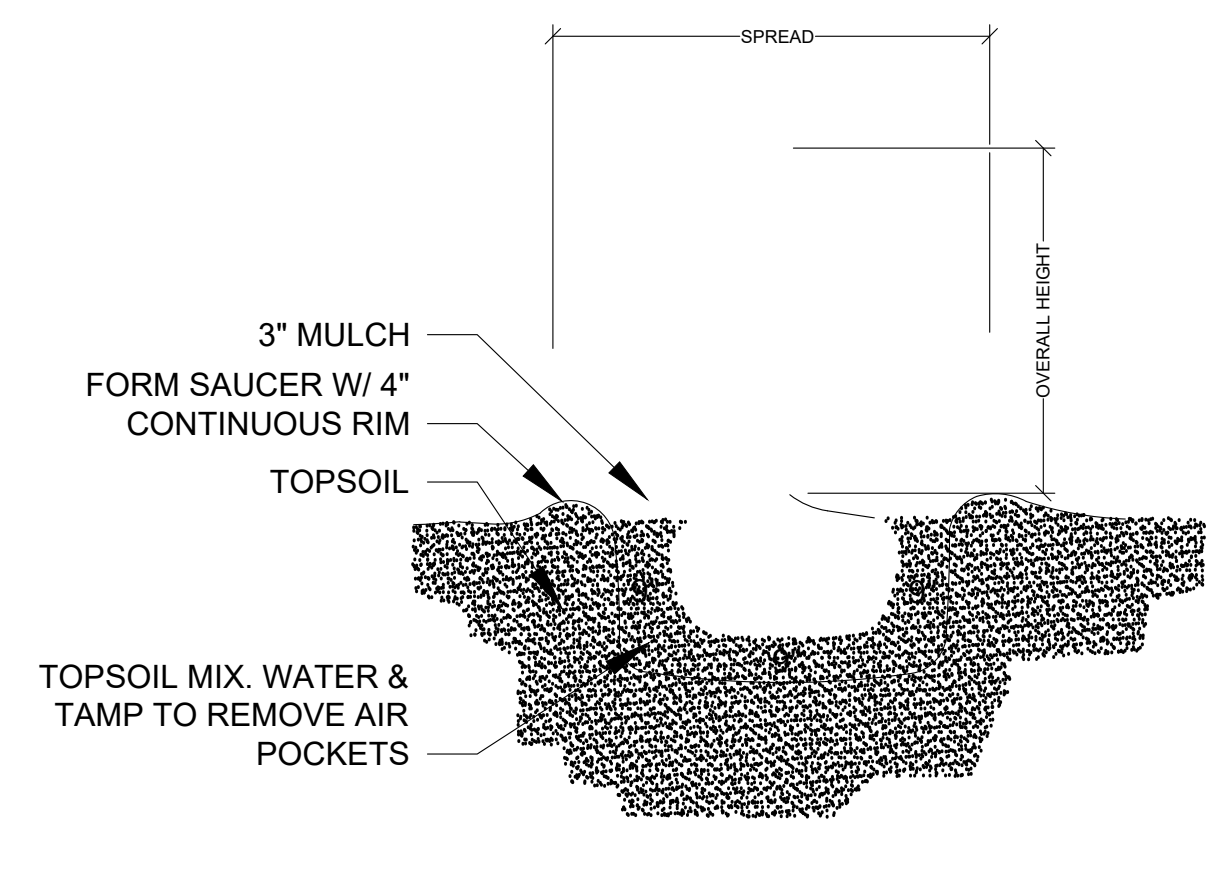
TREE PLANTING & STAKING
NOT TO SCALE



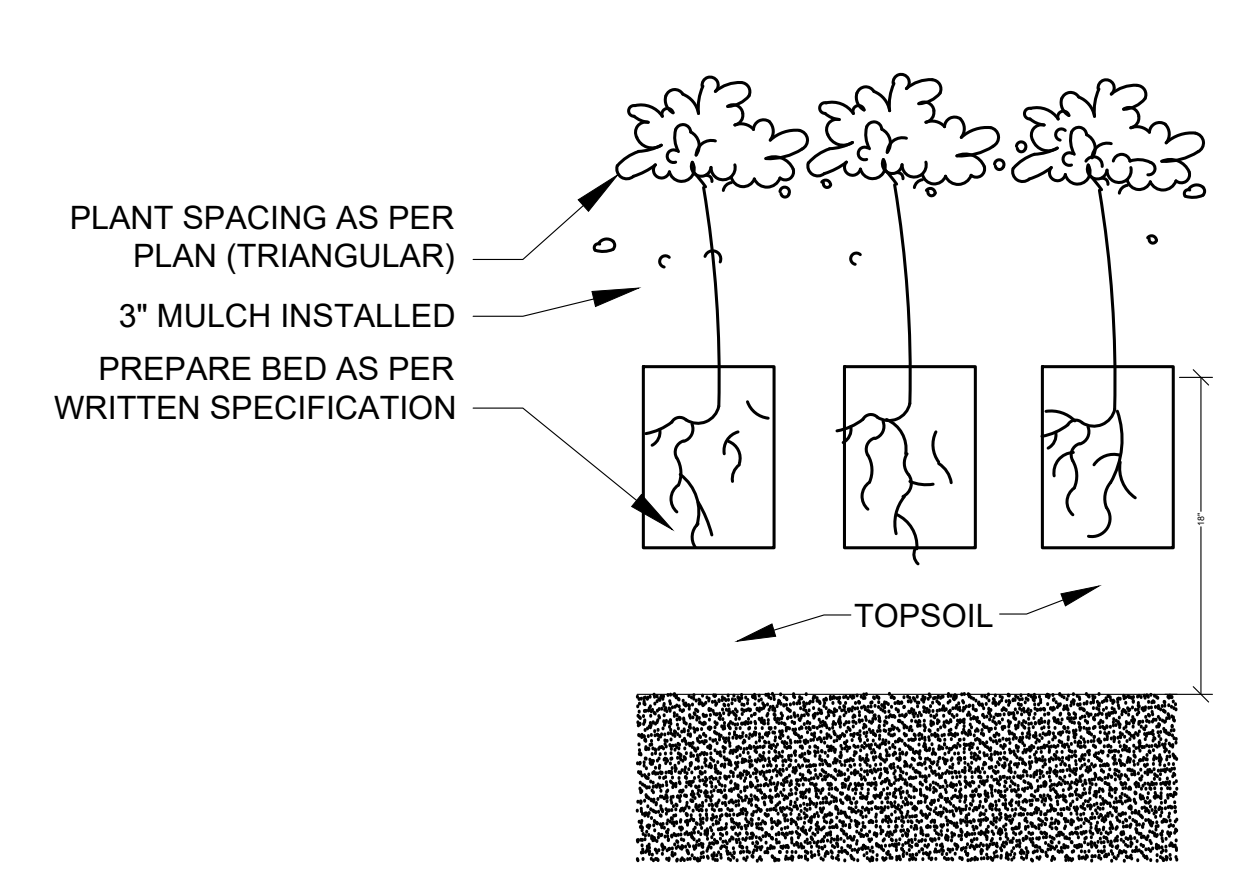
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



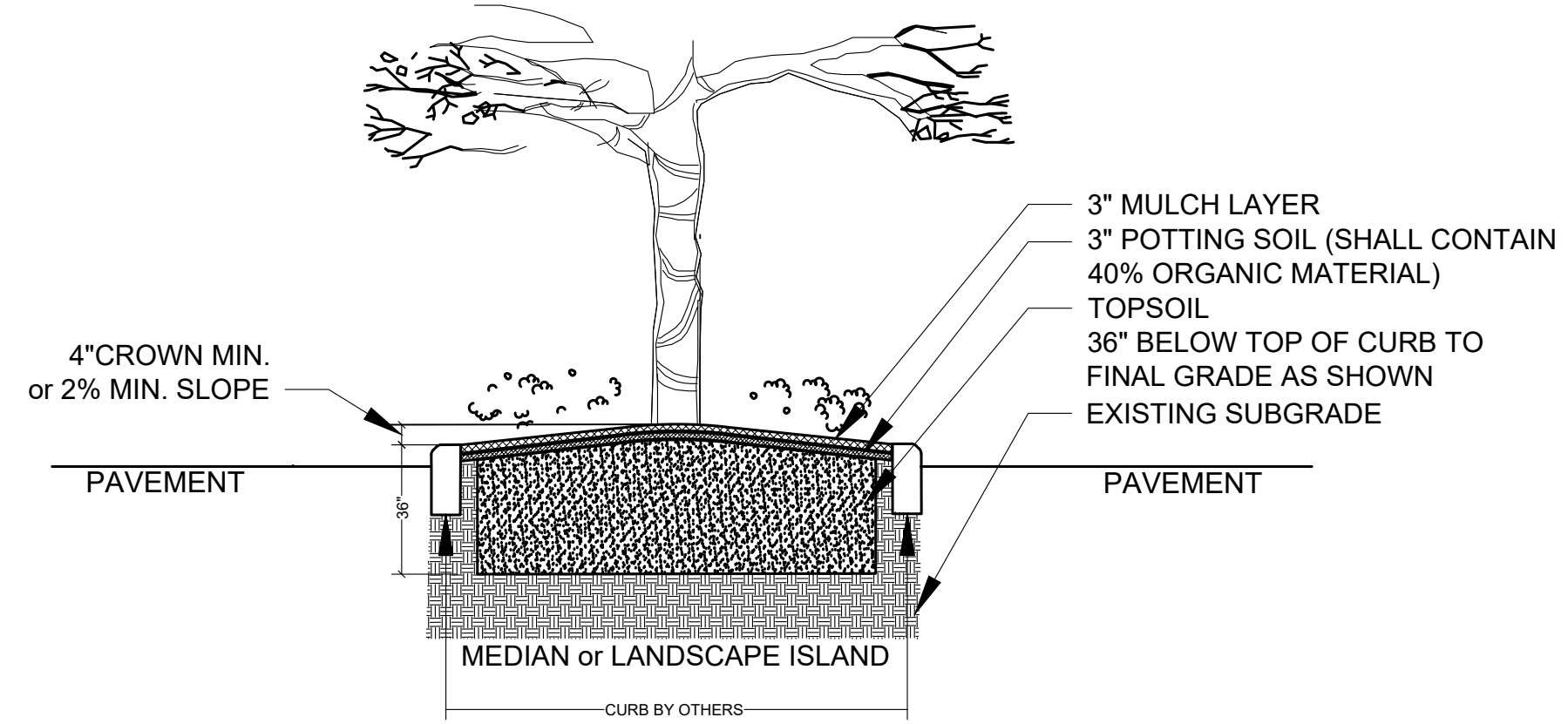
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



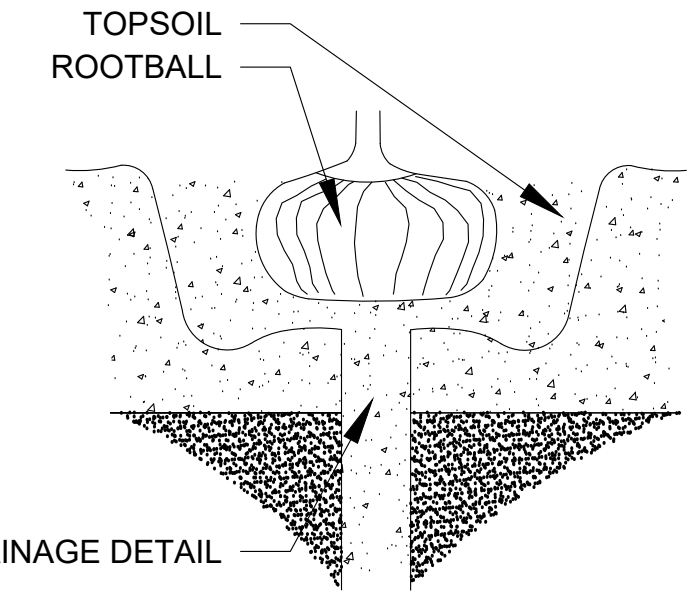
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



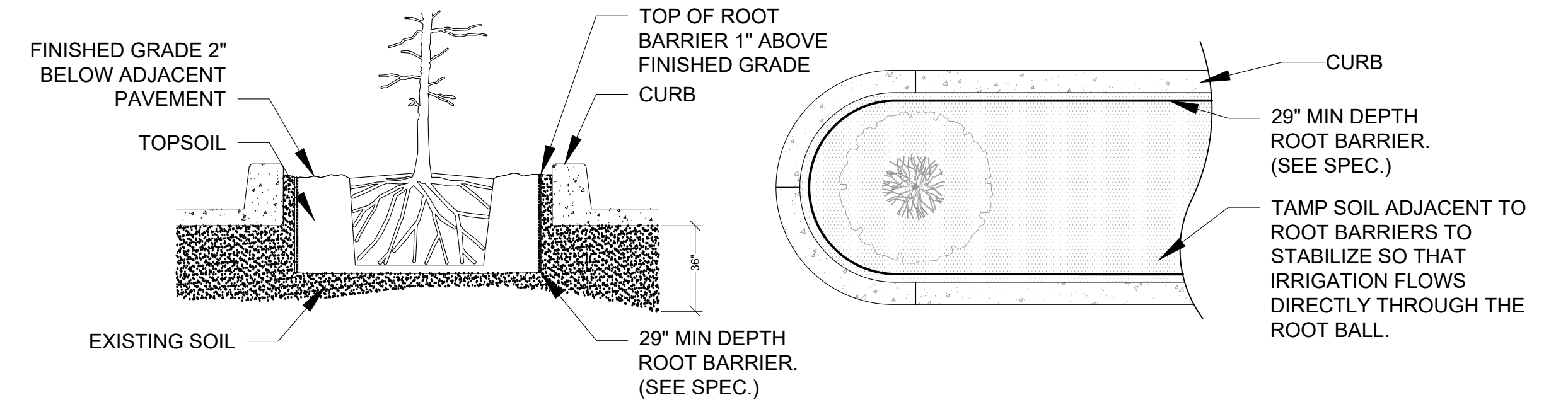
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- * TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

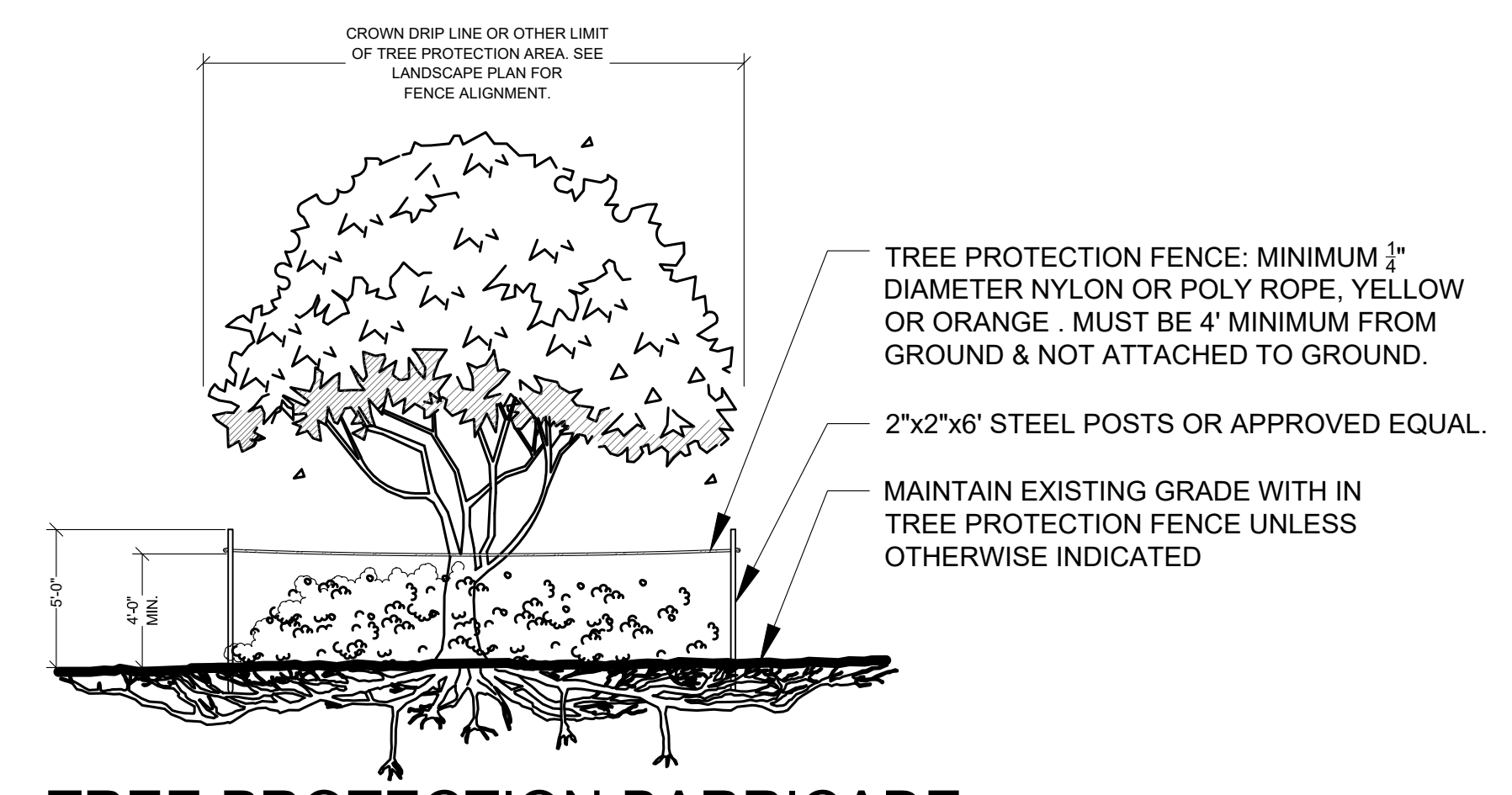


DRAINAGE TESTING DETAIL
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

- NOTES:
 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE
NOT TO SCALE

- NOTES:
 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



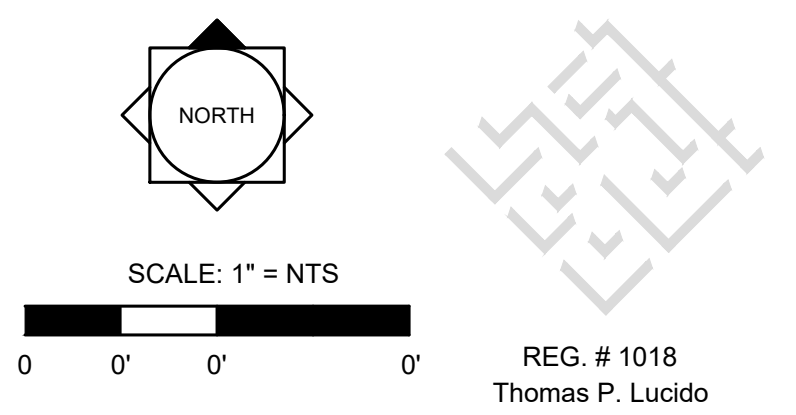
Project Team:

Client & Property Owner:	JBC Investments, Inc. 315 N. Federal Hwy Hollywood, FL 33020
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Velcon Engineering and Surveying, Inc. 590 Poconoc Blvd., Ste 8 Port Saint Lucie, FL 34986
Surveyors:	Ernest W. Duncan, PSM 526 SE 5 th Court Pompano Beach, FL 33060 Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce
Landscape Details

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan



Designer	SAW	Sheet
Manager	BN	
Project Number	20-615	
Municipal Number	---	
Computer File		



July 14, 2021

Mr. Vennis Gilmore
Planner
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Trucks/Cars Rental & Sales – Pre-Application Response Letter
Our Reference Number: 20-615

Dear Mr. Gilmore,

We are in receipt of your Pre-Application Meeting Comment Letter; please find below all comments received, along with our responses in *bold italics*.

CITY OF FORT PIERCE PLANNING DEPARTMENT

1. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior and exterior landscaping.

Currently, the existing site has minimal landscaping. For continuity of the site, consider install the similar landscaping additions to the existing site.

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

2. A completion certification by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

Response: Acknowledged.

3. A ten-foot wide landscape strip is needed throughout the property.

Per City Code Section 123-37, General Landscaping requirements (4) Landscape strips. - Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a. The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;

b. The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas

[Type here]

required in section 125-308.

(5) Other property. - All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.

(6) Vehicular use, building, retention/detention areas adjacent to other property. - Landscape standards for these areas are as follows: a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

Consider foundation plantings surrounding the office building.

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

4. Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:

A. Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except those areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. **Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations.** Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

5. Per City Code Section 123-37, General Landscaping requirements (8) Lands adjacent to street right-of-way. - Lands immediately adjacent to street right-of-way shall meet the following requirements:

a. Trees will be planted along the public right-of-way in a manner directed by the department so as to ensure shading for sidewalks and to contribute to the streetscape design of the roadway;

b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

6. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). ***Commercial Uses must have a minimum average of two (2) footcandles of lighting***

Response: Acknowledged; a general Lighting Plan will be provided herewith and a full photometric plan shall be submitted prior to approval of the subject application.

7. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

[Type here]

Response: Acknowledged; preliminary striping is illustrated on the attached plans; a final signage and striping plan shall be submitted at time of building permit submittal.

8. 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. ***Install sidewalk striping areas across the proposed east-west driveway for pedestrian safety.***

Response: Acknowledged; see attached plans.

9. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.

Response: Acknowledged; a Tree Mitigation Plan has been provided herewith this submittal.

10. Is there a current refuse collection area?

Response: Roll-out collection cans are being utilized and will continue to be so utilized, thus, a refuse collection area is not proposed.

11. Provide a color overlay on your submitted landscape plan. (Color each tree green on your landscape plans) .

Response: Acknowledged; a color-rendered landscape plan will be provided with the resubmittal to ensure the rendering accurately reflects and captures any revisions that may be necessary based on the TRC's review. As a note, color rendered landscape plans are time consuming and costly, thus we would respectfully request this item be submitted with the resubmittal.

12. Per City Code Section 125-322. - Fences, walls and hedges; installation, replacement and maintenance.:

(3)

General and Central Commercial, Industrial and Open Space Zoning Districts (C-3, C-4, I-1, I-2, OS-1, OS-2). Fences and walls in the C-3, C-4, OS-1, and OS-2 Zoning Districts may be maintained along property lines or within the required yard, to a maximum height of eight feet above finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided. Fences and walls in the I-1 and I-2 zoning districts may be maintained along property lines or within the required yard, to the maximum heights specified in subsection (e)(5) of this section finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided.

(d)(5)

Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for redevelopment (Oleander Avenue), chainlink fences are permitted only if located no closer than 25 feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one tree for each 50 linear feet.

If fencing is desired, please consider wood or vinyl fencing to buffer and secure the property.

[Type here]

Response: Acknowledged

13. Please consider upgrading the design of the existing structures with awnings for aesthetics along a major corridor.

Response: Acknowledged; aesthetic enhancements are being considered.

14. All land intended to be included in the planned development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of ownership may include a copy of the recorded deed, a title policy or an opinion of title. If necessary, material which presents firm evidence of unified control, such as unity of title, on a form approved by the city, shall be submitted with the application.

Response: The Applicant's legal counsel is considering the appropriate course of action in this matter and staff will be updated as to their legal opinion.

15. Prior to submitting your Development Review, please schedule an in-take meeting to ensure that your application packet is complete. During Submittal, your Pre-Application Comments must be attached with all submitted items below checked off. We Do Not Collate Application Submittals for Applicants. Please ensure that your application packet is complete, in order, and whole when submitting. Include digital copies on a CD or Flashdrive. Ensure that there are NO signature security-locked digital files.

Submit the following along with your application(s):

- Notarized Development Review Application
- St. Lucie County Property Record Card
- Narrative describing in detail: Character, Intended Use, Hours of Operation, Employees, etc. **(in WORD format only)**
- General Location Map
- Survey
- Site Plan
- Floor Plan **NOT APPLICABLE**
- Landscaping Plan
- Lighting Plan
- Storm Drainage Plan
- Environmental Impact Report
- Traffic Impact Report **NOT APPLICABLE**

Response: Acknowledged; All these documents will be submitted with the Development Review except for a Floor Plan since there will be no new building on either parcel. The Storm Drainage Plan and Traffic Report will be provided by the Civil Engineer

16. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under "Public Notice Fee".

Response: Acknowledged.

[Type here]

17. An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to planning_dl@cityoffortpierce.com.

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Response: Acknowledged

Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

FORT PIERCE ENGINEERING DEPARTMENT

No Comments (Please Contact)

FORT PIERCE BUILDING DEPARTMENT

No Comments (Please Contact)

ST. LUCIE COUNTY PLANNING DEPARTMENT

No Comments

ST. LUCIE COUNTY PUBLIC WORKS / ENGINEERING

No Comments (Please Contact)

CITY CLERK

No Comments

CODE ENFORCEMENT

[Type here]

No Comments

FORT PIERCE UTILITY AUTHORITY

W/WW Eng: Approved.
Electric & Gas Eng: Approved.

Electric service is available to the site (from S. US). 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

Response: Acknowledged.

ST. LUCIE COUNTY FIRE DISTRICT

No Comments (Please Contact)

FLORIDA DEPARTMENT OF TRANSPORTATION

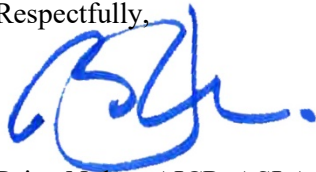
No Comments (Please Contact)

ST. LUCIE COUNTY SCHOOL BOARD

No Comments

We appreciate your review of the submitted plans and documents, and look forward to working with you to obtain staff's approval of the requested actions. Please do not hesitate to contact me directly should you have any questions or concerns regarding the responses provided.

Respectfully,



Brian Nolan, AICP, ASLA
Director II

**SAINT LUCIE COUNTY FIRE DISTRICT
DEVELOPMENT & SITE PLAN REVIEW APPLICATION
5160 N.W. Milner Drive
Port Saint Lucie, FL 34983
Telephone: 772-621-3322
Fax: 772-621-3604
Web Address: www.slcfcd.com**

Type of Request

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Site Plan with Construction "Detail" Plans	<input checked="" type="checkbox"/> Amendment	<input type="checkbox"/> Re-submittal
<input type="checkbox"/> Preliminary Subdivision Plat with Construction "Detail" Plans		<input type="checkbox"/> Final Subdivision Plat with Construction "Detail" Plans	
<input type="checkbox"/> Development of Regional Impact		<input type="checkbox"/> Planned Unit Development	
<input type="checkbox"/> Other			

Project Information

Project Name Enterprise Car and Truck Rental and Sales			
Location 5400 S. US1			
City Fort Pierce	Zip 34982	Number of Dwelling Units	N/A
Type of Development/Intended Use Car and truck rental and sales		Gross Square Feet of Structure/s	28,904 (existing)
Gross Acreage/Square Feet of Site 3.77 ac/164,254 sf	Water Purveyor FPUA		

Owner/Developer Information

Name JBC Investments			
Address 315 N. Federal Hwy.		City Hollywood	
State FL	Zip 33020	Telephone	Fax
E-Mail bg@brycorholdings.com			

Applicant/Agent for Owner

Name Brian Nolan, AICP, ASLA		Firm Lucido & Associates	
Address 701 SE Ocean Blvd.		City Stuart	
State FL	Zip 34994	Telephone 772.220.2100	Fax
E-Mail bnolan@lucidodesign.com			

Project Architect/Engineer

Name	Darren Guettler, P.E.	Firm	Velcon Engineering and Surveying, LLC		
Address	590 NW Peacock Blvd.		City	Port Saint Lucie	
State	FL	Zip	34986	Telephone	
Fax					
E-Mail	darreng@velcon.com				

Saint Lucie County Fire District Development & Site Plan Review Fees

Make fees payable to: Saint Lucie County Fire District

Minor

\$108.75 (<5,000 sq. ft. or <5 units)
\$217.50 (5,000-10,000 sq. ft. or 5-15 units)
\$362.50 (10,000-25,000 sq. ft. or 16-25 units)

Major

\$507.50 (>25,000 sq. ft. or >25 units)

Planned Unit Development (PUD)

\$1087.50

Development of Regional Impact (DRI)


\$1450.00

Applicable Codes

The Florida Fire Prevention Code, 5th Edition.

Client Agreement

I hereby authorize the above listed agent to represent me.
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		Printed Name	BRYAN GRESMAN	Date	7/22/21
		Title	MANAGER		

This instrument prepared by:
LEONARD E. ZEDECK, ESQ.
8870 W. OAKLAND PARK BOULEVARD
SUNRISE, FL 33351

FOLIO NO. 3403-502-0292-000-0

SPECIAL WARRANTY DEED

Record & Return To:
HARVEY K. MATTEL, ESQ.
Eighth Floor
633 South Federal Highway
P.O. Box 14723
Ft. Lauderdale, Florida 33302-4723
(954) 763-5695

THIS SPECIAL WARRANTY DEED is made the 23 day of October, 2017, by
TRANSNASCAPITAL BANK, a Florida banking corporation, party of the first part, whose post office
address is: 8850 W. Oakland Park Boulevard, Sunrise, FL 33351, hereinafter called the Grantor,
SAWS FORT PIERCE, LLC, a Florida limited liability company, party of the second part,
whose post office address is: 315 N. Federal Highway, Hollywood, FL 33020, hereinafter called the
Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Broward County, Florida, being more particularly described as follows, together with all improvement located on such land (such land and improvements collectively referred to as the "Property"):

The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations, easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

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

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

AND except as noted above, Grantor hereby specially warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

Record & Return To:

HARVEY K. MATTEL, ESQ.
Eighth Floor
633 South Federal Highway
P.O. Box 14723
Ft. Lauderdale, Florida 33302-4723
(954) 763-5095

This instrument prepared by:
North Atlanta Law Group, PC
2475 Northwinds Parkway, Suite 130
Alpharetta, Georgia 30009

Property Appraisers Parcel I.D.#

WARRANTY DEED

THIS WARRANTY DEED, Made the 16th day of October, 2017, by Collision Craft of Fort Pierce, LLC, a Florida limited liability company, whose address is 4781 SW Thistle Terrace, Palm City, Florida 34990, hereinafter called the grantor, to JBC Investments, Inc., whose address is 315 North Federal Highway, Hollywood, Florida 33020 hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

A parcel of land being a portion of the North half of Lot 227, White City Subdivision, according to the Plat thereof, recorded in Plat Book 1, page 23, of the Public Records of St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

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.

Subject to taxes and assessments for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantors.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Collision Craft of Fort Pierce, LLC
By: Collision Craft Net Lease I LLC,
Its sole Member

Jennifer Singer
Witness Signature

Jennifer Singer
Witness Printed Name

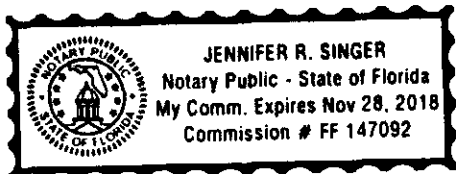
Gail Garey
Witness Signature

Gail Garey
Witness Printed Name

By: Samuel Baird
Samuel Baird, Manager
4781 SW Thistle Terrace
Palm City, Florida 34990

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 16 day of October, 2017, by Samuel Baird as Manager of Collision Craft of Fort Pierce, LLC, who are personally known by me or who produced as identification, and who did/did not take an oath.



Jennifer R. Singer
(Print or Type Name of Notary)
Notary Public, State of Florida
My Commission Expires:

Exhibit "A"

A parcel of land being a portion of the North half of Lot 227, White City Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Commence at the Northeast corner of Section 10, Township 36 South, range 40 East, St. Lucie County, Florida; thence proceed South $89^{\circ}58'28''$ West along the North line of said Section 10, a distance of 2038.09 feet; thence proceed South $00^{\circ}14'30''$ East a distance of 38.00 feet to the Northeast corner of subject parcel and the Point of Beginning; thence continue South $00^{\circ}14'30''$ East, along the West right of way line of North St. Lucie River Drainage District New Canal (a 60 foot wide right of way) a distance of 292.48 feet to the South line of the North half of said Lot 227; thence South $89^{\circ}54'39''$ West a distance of 560.52 feet to a point on the East right of way of U.S. Highway No. 1; thence proceed along said right of way North $00^{\circ}20'02''$ West a distance of 293.23 feet to the South right of way line of the North St. Lucie River Water Control District Canal No. 18; thence proceed North $89^{\circ}58'28''$ East along said Southerly right of way line a distance of 560.97 feet to the Point of Beginning.

Property Identification

Site Address: 5400 S US HIGHWAY 1
Parcel ID: 3403-502-0291-000-3
Account #: 39281
Map ID: 34/10N
Use Type: 2700
Zoning: General Co
City/County: Fort Pierce

Ownership

JBC Investments Inc
315 N Federal HWY
Hollywood, FL 33020-4616

Legal Description

WHITE CITY S/D 10 36 40 N 1/2 OFLOT 227-LESS US 1 AND CANAL
RS/W- (3.77 AC) (MAP 34/10N) (OR 4054-313)

Current Values

Just/Market Value: \$2,389,100
Assessed Value: \$2,389,100
Exemptions: \$0
Taxable Value: \$2,389,100



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): 29,101
Gross Sketched Area (SF): 32,427
Land Size (acres): 3.77
Land Size (SF): 164,221.2

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

Sale History

Date:	Oct 16, 2017
Book/Page:	4054 / 0313
Sale Code:	0002
Deed:	WD
Grantor:	Collision Craft of Fort Pierce LLC
Price:	\$3,443,700
Date:	Oct 13, 2016
Book/Page:	3922 / 1867
Sale Code:	0002
Deed:	SP
Grantor:	C and O Properties Ltd
Price:	\$2,400,000
Date:	Apr 17, 2007
Book/Page:	2802 / 0736
Sale Code:	XX00
Deed:	SP

Building Information (2 of 3)

Finished Area: 17,734 SF

Gross Sketched Area: 20,094 SF

Exterior Data

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

Roof Cover: Metal
Year Built: 1986
Effective Year: 1996
No. Units: 1

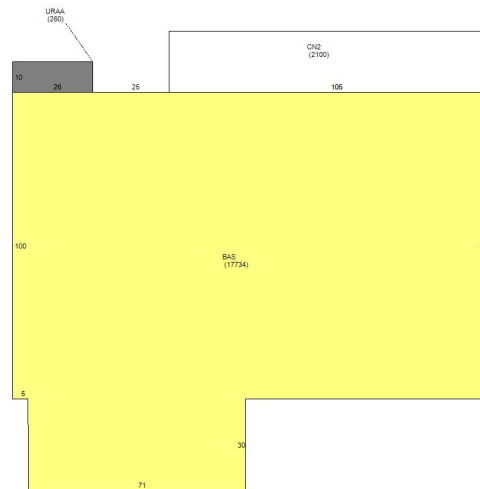
Roof Structure: Steel Truss
Frame:
Primary Wall: Corr Metal
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 30%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

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



Building Information (3 of 3)

Finished Area: 4,948 SF

Gross Sketched Area: 5,544 SF

Exterior Data

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

Roof Cover: Rolled Memb
Year Built: 1999
Effective Year: 2005
No. Units: 1

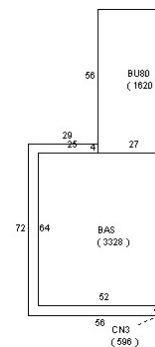
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 60%

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

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



Special Features and Yard Items

Type:	BARB WIRE
Quantity:	1
Units:	915
Year Built:	1986
Type:	ASP2 LOW
Quantity:	1
Units:	94000
Year Built:	1986
Type:	TRIPLE LIGHT
Quantity:	1
Units:	1
Year Built:	1986
Type:	CHAINLINK 4'
Quantity:	1
Units:	500
Year Built:	1986
Type:	CHAINLINK 6'
Quantity:	1
Units:	915
Year Built:	1986
Type:	DOUBLE LIGHT
Quantity:	1
Units:	6
Year Built:	1986
Type:	SINGLE LIGHT
Quantity:	1
Units:	1
Year Built:	1986

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building:	\$1,535,100		
Land:	\$854,000		
Just/Market:	\$2,389,100		
Ag Credit:	\$0		
Save Our Homes or 10% Cap:	\$0		
Assessed:	\$2,389,100		
Exemption(s):	\$0		
Taxable:	\$2,389,100		

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	3.77	North St. Lucie Water Management District	\$67.86
Start Year	AssessCode	Units	Description	Amount
2015	0041	60.5	Fort Pierce Stormwater Charge	\$4,174.50

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount

Historical Values

Permits

Number:	C99-010252
Issue Date:	Jan 29, 1999
Description:	Commercial New Construction
Amount:	\$275,000
Fee:	\$275,000
Number:	C24040985
Issue Date:	Jun 21, 2004
Description:	Alterations/Remodeling
Amount:	\$32,500
Fee:	\$602
Number:	C1201-0034
Issue Date:	Jan 5, 2012
Description:	Demolition
Amount:	\$0
Fee:	\$0
Number:	C1201-0215
Issue Date:	Jan 27, 2012
Description:	Alterations/Remodeling
Amount:	\$0
Fee:	\$0
Number:	BP17-0363
Issue Date:	Feb 10, 2017
Description:	Air Conditioning Only
Amount:	\$3,500
Fee:	\$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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Property Identification

Site Address: S US HIGHWAY 1
Parcel ID: 3403-502-0292-000-0
Account #: 39282
Map ID: 34/10N
Use Type: 1000
Zoning: Comm Genra
City/County: Fort Pierce

Ownership

Jaws Fort Pierce LLC
315 N Federal HWY
Hollywood, FL 33020-4616

Legal Description

WHITE CITY S/D 10 36 40 N 180.78 FT OF S 1/2 OF LOT 227-LESS US 1 AND LESS CANAL RS/W- (2.32 AC) (MAP 34/10N) (OR 4057-2575)

Current Values

Just/Market Value: \$311,100
Assessed Value: \$311,100
Exemptions: \$0
Taxable Value: \$311,100



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): 2.32
Land Size (SF): 101,059

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

Sale History

Date: Oct 23, 2017
Book/Page: 4057 / 2575
Sale Code: 0112
Deed: SP
Grantor: Transcapital Bank
Price: \$343,000

Date: Aug 16, 2011
Book/Page: 3316 / 2248
Sale Code: 0312
Deed: CT
Grantor: DJS Enterprises Llc
Price: \$100

Date: Jun 3, 2005
Book/Page: 2268 / 0619
Sale Code: XX00
Deed: SP

Grantor:	C and O Properties Ltd
Price:	\$500,000
Date:	Jan 5, 1998
Book/Page:	1130 / 0390
Sale Code:	XX01
Deed:	WD
Grantor:	COGGIN AUTOMOTIVE CORP
Price:	\$0
Date:	Jan 5, 1998
Book/Page:	1130 / 0387
Sale Code:	XX01
Deed:	WD
Grantor:	LANDCOM CO LTD
Price:	\$0
Date:	Apr 15, 1997
Book/Page:	1081 / 1377
Sale Code:	XX02
Deed:	WD
Grantor:	COGGIN AND OSTEEN *CANDO PROP LTD*
Price:	\$1,472,800
Date:	Oct 1, 1986
Book/Page:	0521 / 0288
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$200,000
Date:	Oct 1, 1986
Book/Page:	0521 / 0287
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	\$200,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image
or
Sketch
unavailable
for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$311,100
Just/Market:	\$311,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$311,100
Exemption(s):	\$0
Taxable:	\$311,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2013	0054	2.32	North St. Lucie Water Management District	\$41.76
Start Year	AssessCode	Units	Description	Amount
2018	0041	6.3	Fort Pierce Stormwater Charge	\$434.70

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

Permits

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.



July 22, 2021

Ms. Jennifer Hofmeister, AICP
Director
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car, Truck Rental and Car Sales – Project Narrative
Our Reference Number: 20-615

Dear Ms. Hofmeister,

On behalf of JBC Investments, Inc, Lucido & Associates is pleased to present to you the proposed expansion of the Enterprise Rent-a-Car facility located at 5400 S. US1. The existing facility is currently in operation and serves as a vehicle sale and car/truck rental facility, with the proposed expansion aimed at increasing the amount of inventory available for such services. Additionally, Enterprise has agreed to extend their commitment to operate this facility for a minimum of an additional 10-years should the proposed expansion be implemented.

As it currently exists, the facility is comprised of 2 buildings, which contain offices and service areas to support the sales and rental operations, a sales and rental display lot, with site access accommodated for via 2 existing driveway connections to US1. The facility is currently open 8 AM to 6 PM on weekdays and 9 AM to 2 PM on weekends.

As proposed, the existing vehicle rental and sales lot will be expanded into the currently vacant parcel immediately south of the existing Enterprise facility, which will allow for an increase in vehicle inventory available for sales and rental. The eastern one-third (approximately) of this vacant parcel is cleared, and it is in this area that most of the proposed sales and rental lot will be constructed; impacts to existing native vegetation are expected to be minimal, depending on site grading considerations and constraints.

While there currently are no plans to expand the existing sales and service buildings currently in use, such buildings are proposed to be converted from their use of septic systems to central sewer, which is available to serve the project site – such buildings are currently served with central water. As it relates to the site's drainage infrastructure, the project Civil Engineer has reached out to FPFWCD to advise them of the potential development, and no issues are anticipated in that regard. Coordination efforts have also taken place with SFWMD, and such improvements, as proposed, should fall within the provisions of the "10-2 Self-Certification" process.

To provide adequate access to the area of expansion, an additional driveway connection is proposed to US1. A Highway Access Connection Permit Application was submitted to the FDOT on February 18, 2021; pursuant to FDOT's review of such application, FDOT has issued a "Notice of Intent to Issue Permit" for the requested driveway connection, and a copy of such Notice has been provided herewith this submittal.

We greatly look forward to working with you to bring this proposed expansion to fruition, and please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read 'BN', with a stylized flourish at the end.

Brian Nolan, AICP, ASLA
Director II



July 22, 2021

Ms. Jennifer Hofmeister, AICP
Director
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car, Truck Rental and Car Sales – Project Narrative
Our Reference Number: 20-615

Dear Ms. Hofmeister,

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While there currently are no plans to expand the existing sales and service buildings currently in use, such buildings are proposed to be converted from their use of septic systems to central sewer, which is available to serve the project site – such buildings are currently served with central water. As it relates to the site's drainage infrastructure, the project Civil Engineer has reached out to FPFWCD to advise them of the potential development, and no issues are anticipated in that regard. Coordination efforts have also taken place with SFWMD, and such improvements, as proposed, should fall within the provisions of the "10-2 Self-Certification" process.

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We greatly look forward to working with you to bring this proposed expansion to fruition, and please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "BN", with a stylized flourish at the end.

Brian Nolan, AICP, ASLA
Director II



July 22, 2020

Mr. Vennis Gilmore
Senior Planner
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car – Environmental Statement
Our Reference Number: 20-615

Dear Mr. Gilmore,

This environmental statement has been prepared to describe current site conditions for a subject parcel of land located at 5400 S. US1 within the municipal limits of the City of Fort Peirce, St. Lucie County, FL. The subject parcel is comprised of one parcel of land, totaling approximately 2.32 contiguous acres in area and lies on the east side of US1, immediately south of the existing Enterprise Car and Truck Rental and Sales facility. The proposed use of the subject parcel includes an expansion of the existing paved vehicle rental and sales display area into the subject parcel, and construction of a stormwater storage area.

Environmental Statement:

Subject property, containing 2.32 ac. of land, is currently maintained in a mowed state, with the predominant land cover consisting of non-native grasses. The approximate western 1/3rd of the subject parcel is partially cleared and maintained in a mowed state, with the remaining 2/3rds of the subject primarily vegetated with native pine trees, with native oaks and native palms mixed among them. Understory vegetation is primarily a mix of invasive exotic vegetation, which will be removed as part of the site work activity. Additionally, the subject does not appear to support any state or Federally-protected animal species; however, a Gopher Tortoise Survey shall be conducted prior to the issuance of a site development permit – such Survey is valid for a period of 90-days and will be submitted to the City Building Department during the site development permitting process.

I hope you find this information useful in your evaluation of the pending applications. Please feel free to contact me directly should you have any questions or concerns regarding this matter.

Respectfully,

Brian Nolan, AICP, ASLA
Director II

NW CORNER OF LOT 227
& ALSO THE NORTH QUARTER
CORNER OF SECTION 10
TOWNSHIP 36 SOUTH, RANGE 40 EAST

NORTH LINE OF LOT 227 - NORTH LINE OF SECTION 10-36-40

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPAÑO BEACH, FL. 33060

BOUNDARY SURVEY

PHONE: (754) 264-2166
FAX: (954) 827-0535

JOB NO. 09-05-17

PROPERTY ADDRESS: 5450 S. U.S. HIGHWAY NO. 1
FORT PIERCE, FL. 34982

Scale: 1" = 30'

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY.

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NE CORNER OF SECTION 10-36-40 AS SHOWN ON THE R/W MAP OF STATE ROAD NO. 5, SECTION 94010-2500 DATED 9/27/2001.
- BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
- MINIMUM LINEAR ACCURACY OBTAINED:
1 FOOT IN 7,500 FEET AS REQUIRED FOR
A SUBURBAN SURVEY
- NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
- SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS

FLOOD ZONE INFORMATION:
FLOOD ZONE: X
MAP #12111C 0277 J
UNINCORPORATED ST. LUCIE COUNTY
MAP DATE: 02/16/2012

CERTIFIED TO:

Jaws Fort Pierce, LLC
HARVEY MATTEL, ESQUIRE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NO. 492093, WITH AN EFFECTIVE DATE OF AUGUST 27, 2017 AT 11:00 WAS SUPPLIED AND REVIEWED. THE SURVEY RELATED EXCEPTIONS ARE AS LISTED BELOW.

SURVEY RELATED TITLE EXCEPTIONS:

EASEMENT AGREEMENT BETWEEN OWNERS OF SUBJECT PROPERTY AND PROPERTY IMMEDIATELY ADJACENT AND TO THE SOUTH OF SUBJECT PROPERTY FOR THE SHARED USE OF A PROPOSED RETENTION AREA WHICH MAY BE THE PORTION OF THE PROPERTY THAT APPEARS TO BE CLEARED OF TREES BUT THAT CANNOT BE DETERMINED FROM SUPPLIED OR FOUND INFORMATION. EASEMENT AGREEMENT RECORDED IN O.R.B. 2624, PG. 1823 & O.R.B. 2837, PG. 2406, S.L.C.R.

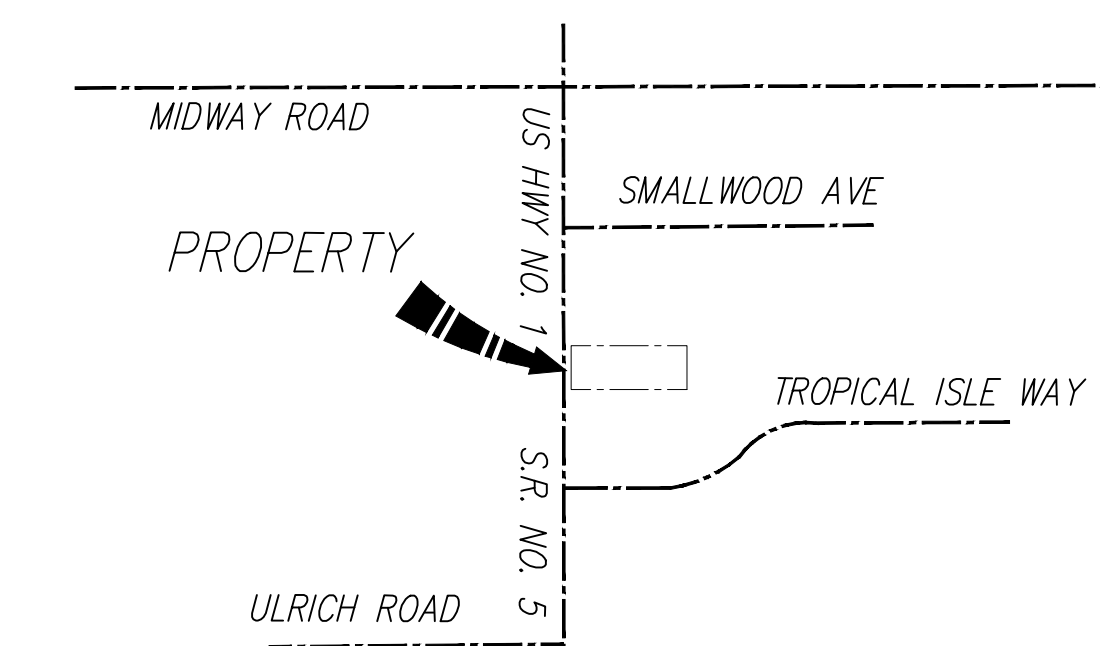
EASEMENT GIVING FLORIDA POWER AND LIGHT THE RIGHT TO CONSTRUCT AND MAINTAIN POWER POLES AND UTILITY LINES IMMEDIATELY INSIDE AND ADJACENT TO THE COUNTY ROAD THIS EASEMENT ALSO GIVES RIGHTS TO MAINTAIN AND TRIM ANY TREES SURROUNDING SAID POLES EASEMENT RECORDED IN D.B. 73, PG. 229, S.L.C.R.



DATE OF SURVEY 9/12/17

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

LOCATION MAP - NOT TO SCALE



WEST LINE OF LOT 227
WEST LINE OF THE NE CORNER OF SEC. 10-36-40
330.95' (C) S00°18'04" E

NORTH HALF OF LOT 227
(NOT INCLUDED)
5400 S. U.S. HWY NO. 1
PROPERTY ID #340350202910003

COMMERCIAL BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P.
NO ID.

1/2" F.I.P.
NO ID.

N89°54'04"E 558.54'

CHAINLINK FENCE (HEIGHT VARIES)

13.8'

PROPERTY APPRAISER
PROPERTY ID #340350202920000

N00°18'04"W 180.91'

1/2" F.I.P.
NO ID.

S89°52'58"W 558.34'

1/2" F.I.P.
NO ID.

SOUTH 150' OF LOT 227
(NOT INCLUDED)












5400 S. U.S. HWY NO. 1
PROPERTY ID #3403502029130007

1/2" F.I.P.
NO ID.

SOUTH LINE OF LOT 227

N89°52'58"E 560.17'

SYMBOL

- | | | | |
|---|--------------------|---|--------------------------|
|  | ELECTRIC BOX |  | OVERHEAD LINE (OH) |
|  | FIRE HYDRANT |  | CHAIN LINK FENCE (C.L.F) |
|  | CATCH BASIN |  | WOOD FENCE (W.F) |
|  | WATER METER |  | WATER VALVE |
|  | EXISTING ELEVATION |  | UTILITY POLE |
| | |  | LIGHT POLE (LP) |

RIGHT-OF-WAY INFORMATION PER STATE ROAD DEPARTMENT
R/W MAP OF STATE ROAD NO. 5, SECTION NO. 2302882
SECTION NO. 94010-2500, FOOT DISTRICT 4

U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5)

78.00'
N89°52'58"E

SURVEYOR'S NOTES:

1. NOT ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON/OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 491912, COMMITMENT DATE: AUGUST 23, 2017 AT 11:00 PM.
SCHEDULE B-SECTION 2 - EXCEPTIONS ARE AS FOLLOWS
EXCEPTION NO. 7: DEED BOOK 73, PAGE 229 - AFFECTS UNPLOTTABLE; ORB 498, PAGE 356 - AFFECTS AS SHOWN ON SKETCH; ORB 1211, PAGE 293 - AFFECTS AS SHOWN ON SKETCH
EXCEPTION NO. 8: ORB 594, PAGE 1840; ORB 1371, PG 1812 - AFFECTS UNPLOTTABLE
EXCEPTION NO. 10: PLAT BOOK 1, PAGE 23 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.00°20'02"E. ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.
5. SITE AREA 164,254.97 SQUARE FEET OR 3.77 ACRES MORE OR LESS.
6. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA PANEL MAP NO. 12111C-0277-J, DATED FEBRUARY 16, 2012.
7. OWNERSHIP OF FENCES AS SHOWN (IF ANY) ARE NOT DETERMINED BY THIS SURVEY.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS OR OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

THE PARCEL OF LAND BEING A PORTION OF THE NORTH ONE HALF OF LOT 227, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE PROCEED S.89°58'28"W ALONG NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2038.09 FEET; THENCE PROCEED S.00°14'30"E A DISTANCE OF 38.00 FEET, TO THE NORTHEAST CORNER OF SUBJECT PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE S.00°14'30"E, ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT NEW CANAL (A 60' WIDE RIGHT-OF-WAY) A DISTANCE OF 292.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 227; THENCE S.89°54'39"W A DISTANCE OF 560.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE PROCEED ALONG SAID RIGHT-OF-WAY N.00°20'02"W A DISTANCE OF 293.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 18; THENCE PROCEED N.89°58'28"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 560.97 FEET TO THE POINT OF BEGINNING.

CERTIFICATIONS:

1. JBC INVESTMENTS, INC.
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. HARVEY MATTEL, ESQUIRE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

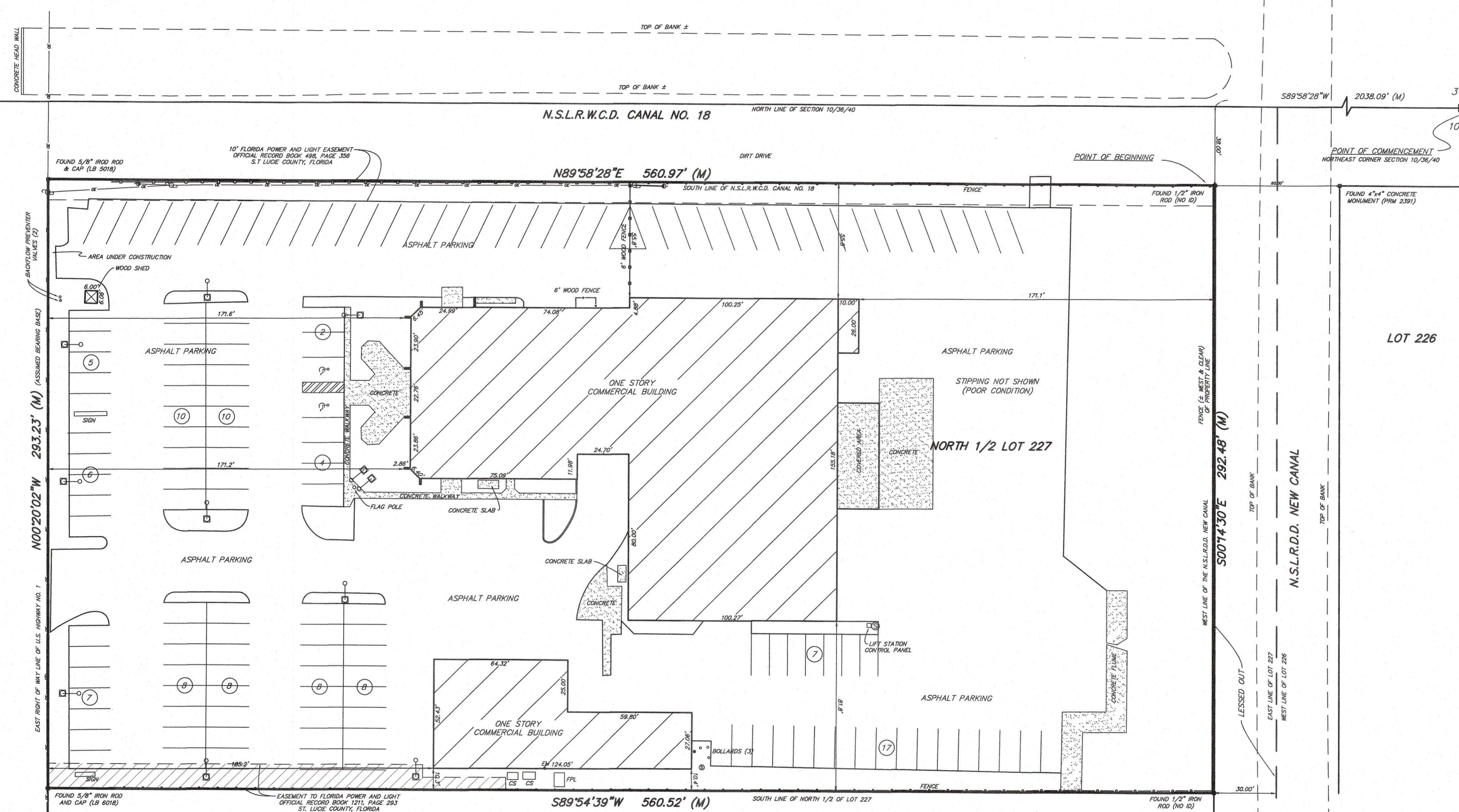
CRAIG D. WATSON
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5647, STATE OF FLORIDA

WATSON | KILLANE
SURVEYING AND MAPPING, INC.

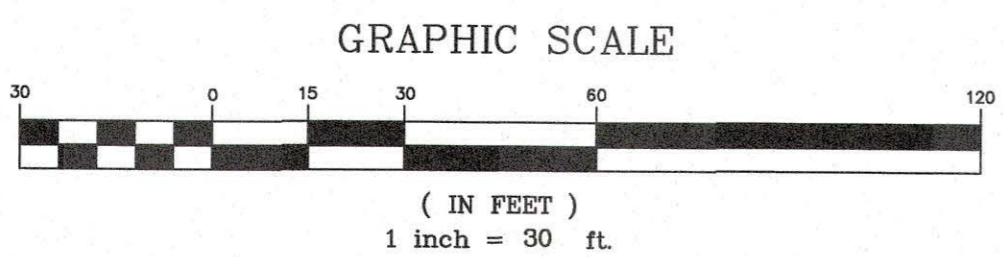
2240 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868
EMAIL: WATSONKILLANE@GMAIL.COM

JBC INVESTMENTS, INC.
5400 SOUTH U.S. HIGHWAY NO. 1
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 1		
DRAWN BY: DPK		
SCALE: 1" = 30'		
FIELD WORK COMPLETED: 01-10-07		
FIELD BOOK: A139/30-33		
JOB NO. 17-437		
REVISIONS		
DATE:	DESCRIPTION:	BY:



BOUNDARY SURVEY
NORTH 1/2 LOT 227, WHITE CITY SUBDIVISION
PLAT BOOK 1, PAGE 23
ST. LUCIE COUNTY, FLORIDA.



- LEGEND**
- CLEAN OUT
 - POWER POLE
 - ANCHOR
 - MANHOLE
 - LIGHT POST
 - INV. INVERT
 - EL. ELEVATION
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - ⊕ SPOT ELEVATIONS
 - M MEASURED

