

October 27, 2021

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

Project Name: Willow Lakes Resort Village
TRC No. 21-43900003
Subject: Cover Letter

Dear City of Fort Pierce,

Please accept this cover letter as a summary of the revisions made to the plans based on the comment letter dated September 16, 2021. In addition, this letter also explains the buildings being constructed first within Phase I for the City of Fort Pierce to calculate fees for review.

The major plan updates shown in this resubmittal includes the reconfiguration of the Hotel 1 parking lot in the NE corner of the site. Coordinating with the property owner to the north, it was discussed to remove the 90-degree parking stalls on Gordy Road in order to provide a safer and better traffic flow along Gordy Road. In doing this, the parking lot configuration was redesigned as shown in the latest plans.

Another major revision to the plans includes the amenities near the Hub building of the surf lagoon. Added into the plans includes a rock-climbing wall and cliff diving area among other hardscape updates. These updates will be shown in greater detail in the architectural drawings when they are completed and submitted to the City for review.

Other plan updates that are further explained in the comment response letter includes adding electric car charging stations, showing FDC utilities on proposed buildings, adding an additional crosswalk near Hotel 1 for pedestrian safe passage across Gordy Road, and sidewalk updates throughout the site.

In addition to the above-mentioned site plan updates, the resubmittal package also demonstrates, per the request of the City, how Phase I will be constructed. The civil and landscape plans include a transparent hatch that dictates the areas of Phase I being constructed first and the areas being constructed at a later date. The hatch covers the areas not being constructed first, which includes the retail buildings, Hotel 1, and Hotel 2 (plus amenities). The intent is to construct the Hub building, the surf lagoon, and surf pods first to be opened to the public. While these buildings are constructed, the remainder of Phase I will be master graded and have utilities stubbed out for the future buildings and improvements. That being said, the below table summarizes the buildings being constructed first with their square footage for the City of Fort Pierce to calculate the fees needed to be submitted:

Building Description	Area (SF)
Hub Building	51,835
Surf Pods	14,280
Maintenance Building	9,882

Please let me know if the City has any questions regarding the above plan improvements or construction phasing and the design team would be happy to discuss.



DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

 Property Owner(s)

 Applicant/Representative, Title, Company

 Street Address

 Street Address

 City State Zip

 City State Zip

 Phone Number

 Phone Number

 Email Address

 Email Address

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

 Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

Design Review Application Checklist **(City Code of Ordinances 125-314)**

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 123-66, 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 125-313 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 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- 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.



DEVELOPMENT REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Application Type

- Site Plan
 Conditional Use w/New Construction
 Conceptual Development Plan
 Minor Amendment
 Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Property Owner(s)

Applicant/Representative, Title, Company

Street Address

Street Address

City State Zip

City State Zip

Phone Number

Phone Number

Email Address

Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

October 25, 2021

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

Project Name: Willow Lakes Resort Village
TRC No. 21-43900003

Dear City of Fort Pierce,

We have received your comment letter dated September 16, 2021 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

PLANNING DEPARTMENT:

1. *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.

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. *Per City Code 125-315(j)(1), please ensure that there is a minimum average of two foot-candles for your lighting plan. For a use involving on premises consumption of alcoholic beverages, as provided in City Code Section 4-6, a minimum of three foot-candles are required.*

RESPONSE: Minimum requirement are met. Refer to sheet L300.

4. *With regards to payment of your application fees, please provide us with your calculation for review.*

RESPONSE: Acknowledged. Design team has coordinated with the City on the buildings being constructed first which the application fees will be based on. For clarity, all buildings and improvements not being constructed first fall under the hatch shown in the design plans. Table below indicates the buildings being constructed first with their square footage:

Building Description	Area (SF)
Hub Building	51,835
Surf Pods	14,280
Maintenance Building	9,882

5. *Additional Landscape Islands are needed. A minimum of one (1) landscape island for every ten (10) spaces.*

RESPONSE: Acknowledged. Please see sheet C-301.

6. *Please consider electronic vehicle charging stations.*

RESPONSE: Electronic vehicle charging stations will be utilized. Please see sheet C-301, C-307, and C-308 for these parking locations.

7. *Please contact Murriah Dekle,MPA – Division Director with St. Lucie County Transit Division for possible transit and bus stops. DekleM@stlucieco.org 772-462-3065*

RESPONSE: After coordinating with Murriah Dekle, there is no plan as of right now to run bus service within the site, however it was requested to consider transit service in the future when site planning the master development. For the future development, a standard bus is the largest that will circulate the site, with the potential to go smaller.

8. *Per City Code Section 125-315(c)(1): Off-street parking space size. Each off-street parking space shall be at least 9½ feet wide (except required spaces for persons with a disability shall be at least 12 feet wide and 19 feet deep and have a minimum vertical clearance of at least nine feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged. Please adhere to this code section for parking stall dimensions if the Planned Development does not have its own standards. Are you considering a 1 foot overhang for the parking spaces?*

RESPONSE: The Willow Lakes Planned Development is proposing a deviation from the City Code, providing a standard that would allow for 9'x18' parking stalls and 24' wide drive aisles. This proposed standard is set forth in the application materials and is intended to be incorporated as an addition to the previously approved Planned Development Guidelines. Please let us know if any additional information is needed.

9. *Per City Code Section 125-315(f)(1), please install 1 short-term bicycle parking space per 10 motor vehicle spaces.*

RESPONSE: Confirmed. Required bicycle parking will be included within the Hub building footprint.

10. *Per City Code Section 125-317(d)(2): Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the state accessibility code shall connect buildings to parking areas and adjacent rights-of-way. Please provide a pedestrian crosswalk connectivity from the right of ways (Midway Rd. and Gordy Road).*

RESPONSE: Crosswalks added near Hotel 1 to accommodate safe connection across Gordy Road. Please see sheet C-306.

11. *Consider golf cart parking.*

RESPONSE: No golf cart parking is anticipated.

12. *Is a parking structure a consideration for the development in the future?*

RESPONSE: A parking structure is not anticipated at this time.

POLICE DEPARTMENT COMMENTS:

1. *Temporary approval granted, pending a full photometric review. Please ensure the illumination standards meet or exceed the code standards set forth by the city. Please also bear in mind that the illumination minimum standards are enhanced, per Code section 125-315 (J) with regards to the service and on-site consumption of alcoholic beverages. That standard requires three (3) foot candles as opposed to the normal level of two (2) foot candles for commercial projects absent of alcoholic beverage services. To the strategic planners of the City of Fort Pierce, please take into consideration that a project of this magnitude, once completed and in use, may increase the needs of police services from the potentials for calls for service.*

RESPONSE: Illumination standards are met. Refer to sheet L300.

ENGINEERING:

1. *There are numerous recorded FPL Rights-of-Way and FPL Easement parcels located throughout the site. The applicant shall provide FPL approval permitting the construction of these improvements within the limits of these rights-of-way and easements.*

RESPONSE: Acknowledged. Design team is coordinating with FPL for work within the existing right-of-ways and easements, as well as location of on-site transformers.

2. *In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315(c)(1) please revise the parking stall widths from 9' to 9.5' and the stall lengths from 18' to 19' when the parking does not abut a landscape island.*

RESPONSE: The Willow Lakes Planned Development is proposing a deviation from the City Code, providing a standard that would allow for 9'x18' parking stalls and 24' wide drive aisles. This proposed standard is set forth in the application materials and is intended to be incorporated as an addition to the previously approved Planned Development Guidelines. Please let us know if any additional information is needed.

3. *Two-way drive aisles not serving perpendicular parking shall have a minimum width of 24' while drive aisles that are adjacent or servicing perpendicular parking stalls shall have a minimum width of 26' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(5); please revise the plans accordingly.*

RESPONSE: The Willow Lakes Planned Development is proposing a deviation from the City Code, providing a standard that would allow for 9'x18' parking stalls and 24' wide drive aisles. This proposed standard is set forth in the application materials and is intended to be incorporated as an addition to the previously approved Planned Development Guidelines. Please let us know if you need any additional information.

4. *The submitted survey was not signed and sealed, the applicant shall submit a certified boundary and topographic survey per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2.*

RESPONSE: Acknowledged. Signed and sealed surveys included with this resubmittal.

5. *The overall project is comprised of multiple parcels; the developer will be required to unify the lots into one parcel either by filing a Unity of Title or some other means of unification.*

RESPONSE: The entire project is one tax parcel: 3302-212-0001-0004

Advisory Comments:

1. *The developer shall permit all Midway Road improvements through St. Lucie County.*

RESPONSE: Acknowledged.

2. *Prior to any clearing activities, the applicant shall submit a gopher tortoise survey which identifies any existing nests within the limits of the Phase I development and the appropriate mitigation of any development impacts to these existing nests.*

RESPONSE: Acknowledged.

3. *Prior to issuance of a Site Work permit, all Local, State, and Federal permits shall be obtained.*

RESPONSE: Acknowledged.

FIRE:

1. *Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>*

RESPONSE: Submitted.

2. *Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.*

RESPONSE: Submitted.

3. *Please send the Fire District electronic plans for the site and buildings.*

RESPONSE: Submitted.

4. *A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.*

RESPONSE: Acknowledged.

5. *Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.*

RESPONSE: Acknowledged. Hydrants placed to meet separation requirements. See utility sheets C-500 through C-508. Also, water model calculations are being finalized and will be submitted to the City upon completion.

6. *An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".*

RESPONSE: Acknowledged. Design Team is coordinating with water utility agency and upon receipt of water availability letter, it will be forwarded to the City of Ft. Pierce.

7. *Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.*

RESPONSE: Acknowledged. No gates anticipated in vehicular area.

8. *The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.*

RESPONSE: Acknowledged. Cul-de-sacs updated to meet the truck turn dimensions.

9. *Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.*

RESPONSE: Acknowledged. Currently providing this clearance, see previous submission.

10. *Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.*

RESPONSE: Acknowledged. FDC locations accessible to fire department, see utility sheets C-500 through C-508.

11. *The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.*

RESPONSE: Acknowledged. Hydrants and FDCs meet the required separation requirements, see utility sheets C-500 through C-508.

12. *FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings).*

RESPONSE: Acknowledged. All buildings are anticipated to be sprinklered.

13. *Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).*

RESPONSE: Acknowledged.

14. *Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.*

RESPONSE: Acknowledged. Vehicular Movement Plan updated with the specified truck dimensions, see sheet C-309.

15. *Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.*

RESPONSE: Acknowledged. Two-way radio Enhancement Systems will be installed.

16. *A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.*

RESPONSE: Acknowledged.

17. *Minimum Size of Water Mains: The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead-end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead-end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.*

RESPONSE: Acknowledged. See Utility Plans C-500 through C-508 for water main and hydrant information.

PUBLIC WORKS:

1. *As mentioned before, attached is the preliminary plan for the project to the North of Willow Lakes, Walton Village at Midway. Their plan includes the use of Gordy Road Access to Midway. In the discussion, your team mentioned the two sites would not be connected along I-95. Please provide written confirmation from the property to the North that they no longer anticipate use of Gordy Road and agree to the abandonment. Their plan indicates a 60-foot access easement, ORB 2035, PG 1430. Please review and advise. Moving forward with the abandonment will result in notice to adjacent properties. If there will be a hic-up, it will be better to address it at Ft. Pierce TRC. The abandonment will be a longer process.*

RESPONSE: Willow Lakes and Walton have had multiple meetings to discuss coordinating with respect to the development of both projects. The Willow Lakes Phase 1 site plan has been revised so that the road along the east boundary of the project now connects to the Walton property, allowing for through traffic. The parties have also agreed that Willow Lakes will grant Walton an access and utility easement through the section of Gordy Road ROW that is being abandoned, confirming that Walton will be able to use the road. The parties have agreed upon the form of this easement and it has been provided to the County, with the intent that it will be recorded upon County approval of the abandonment of the Gordy Road ROW.

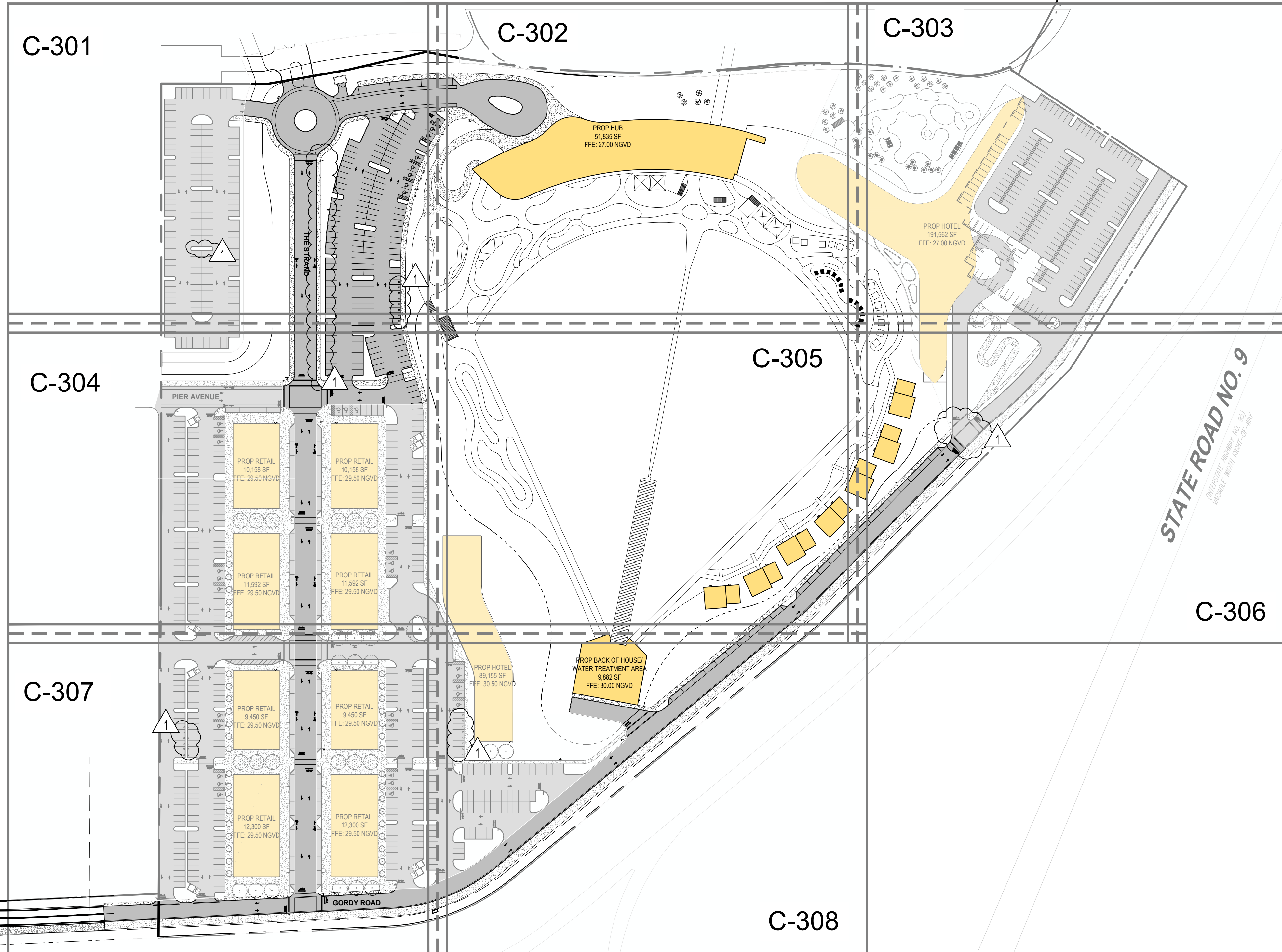
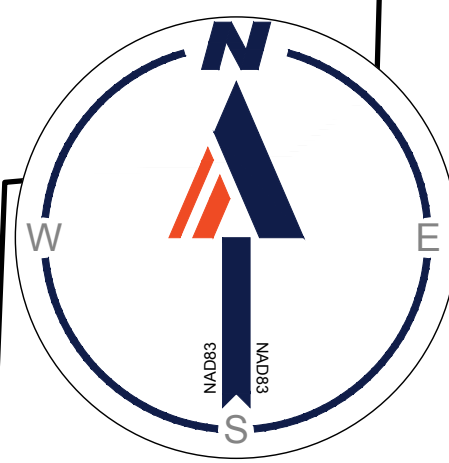
TRANSPORTATION:

1. *Multiuse Trail Connectivity: The proposed Site Plan and Site Layout Plans include a multiuse trail that is 12 feet in width on the east side of Gordy Road which terminates abruptly at its north end. The connectivity of the multiuse trail with any future multiuse trail network or with the rest of the proposed development is unclear. The connectivity of the multiuse trail with any future multiuse trail network and with the rest of the development, such as by crosswalks or other safe pedestrian and bicycle connections, should be identified on the Site Plan and Site Layout Plans.*

RESPONSE: The multiuse path shown on the site plan ends at the applicant's north and south property lines. The site plan cannot go beyond the applicant's property lines, as we have no control over adjacent properties or County ROW. However, we expect that the multiuse path within Willow Lakes will connect to a future path that may be developed within the Walton property to the north. Also, it is Willow Lake's intention that the multiuse path will connect to a future multiuse path to be built along the north side of Midway Road. We have discussed with County staff the inclusion of such a path when Midway Road is expanded. As requested, we have amended the site plan to show additional crosswalks connecting the multiuse path to the internal sidewalks within the development.

2. *The Strand Pedestrian Facilities: The proposed Site Plan and Site Layout Plans include a sidewalk only on the west side of The Strand, north of Pier Avenue. A sidewalk also should be included on the east side of The Strand, north of Pier Avenue, to increase pedestrian safety and connectivity.*

RESPONSE: Sidewalk provided. Refer to sheet L100.



LEGEND:

- EX PROPERTY BOUNDARY LINES
- - - EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- - - EX EASEMENT LINES
- - - PROP BUILDING SETBACK
- ==== PROP TYPE D CURB
- ==== PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- ⚠ PROPPOSED ADA PARKING SPACE

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
PROPOSED		
IMPERVIOUS AREA:	1,045,876 SF (24.01 AC)	
PERVIOUS AREA:	572,378 SF (13.14 AC)	
SETBACKS		
BUILDING SETBACKS	REQUIRED	
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	10'	
PARKING BREAKDOWN		
PHASE 1A		
HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED	160 SPACES	
PHASE 1A PARKING PROVIDED	190 SPACES	
PHASE 1B		
HOTELS	244 SPACES	1 SPACE PER KEY
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED	865 SPACES	
PHASE 1B PARKING PROVIDED	816 SPACES	
TOTAL PARKING REQUIRED	1025 SPACES	
TOTAL PARKING PROVIDED	1006 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	10/22/2021	CITY COMMENTS	LL	AS

811
Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

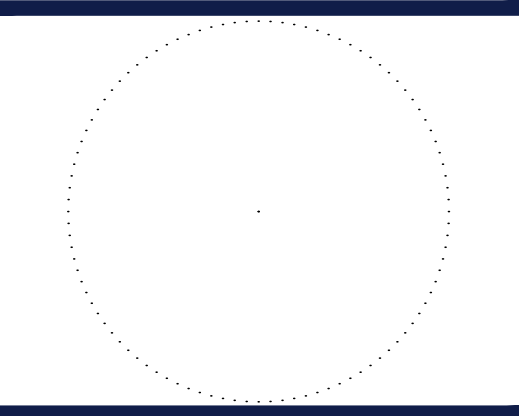
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200245
DRAWN BY: L.J.L.
CHECKED BY: AS
DATE: 08/20/2021
CAD ID: SPP-0

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
DEVCON
WILLOW LAKES PHASE 1
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT:

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

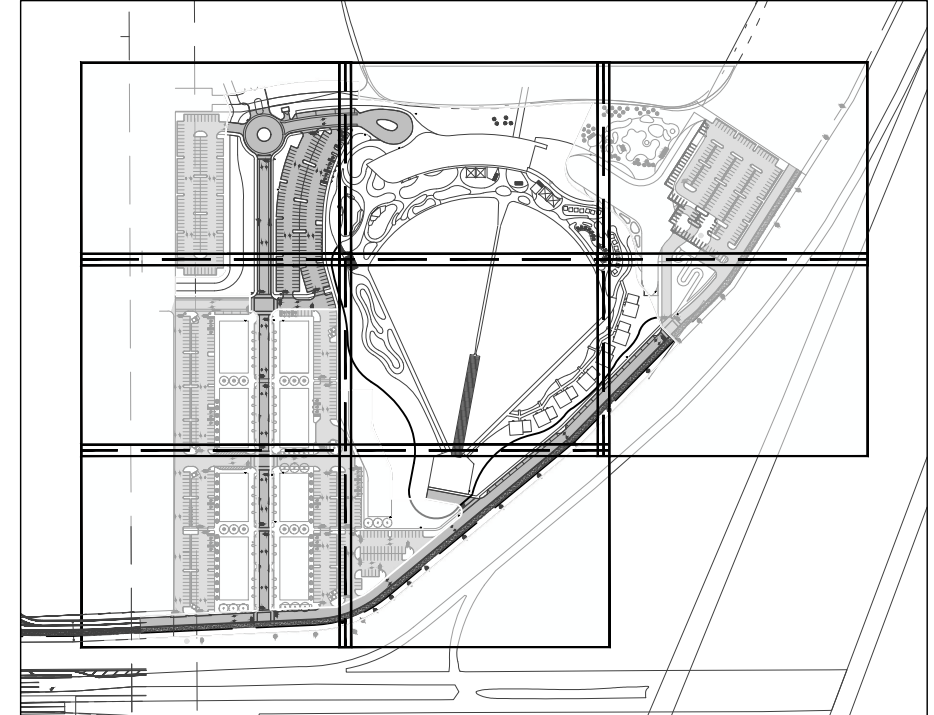
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

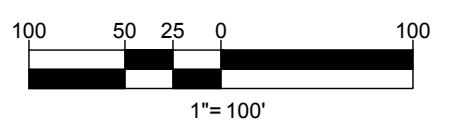
C-300

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

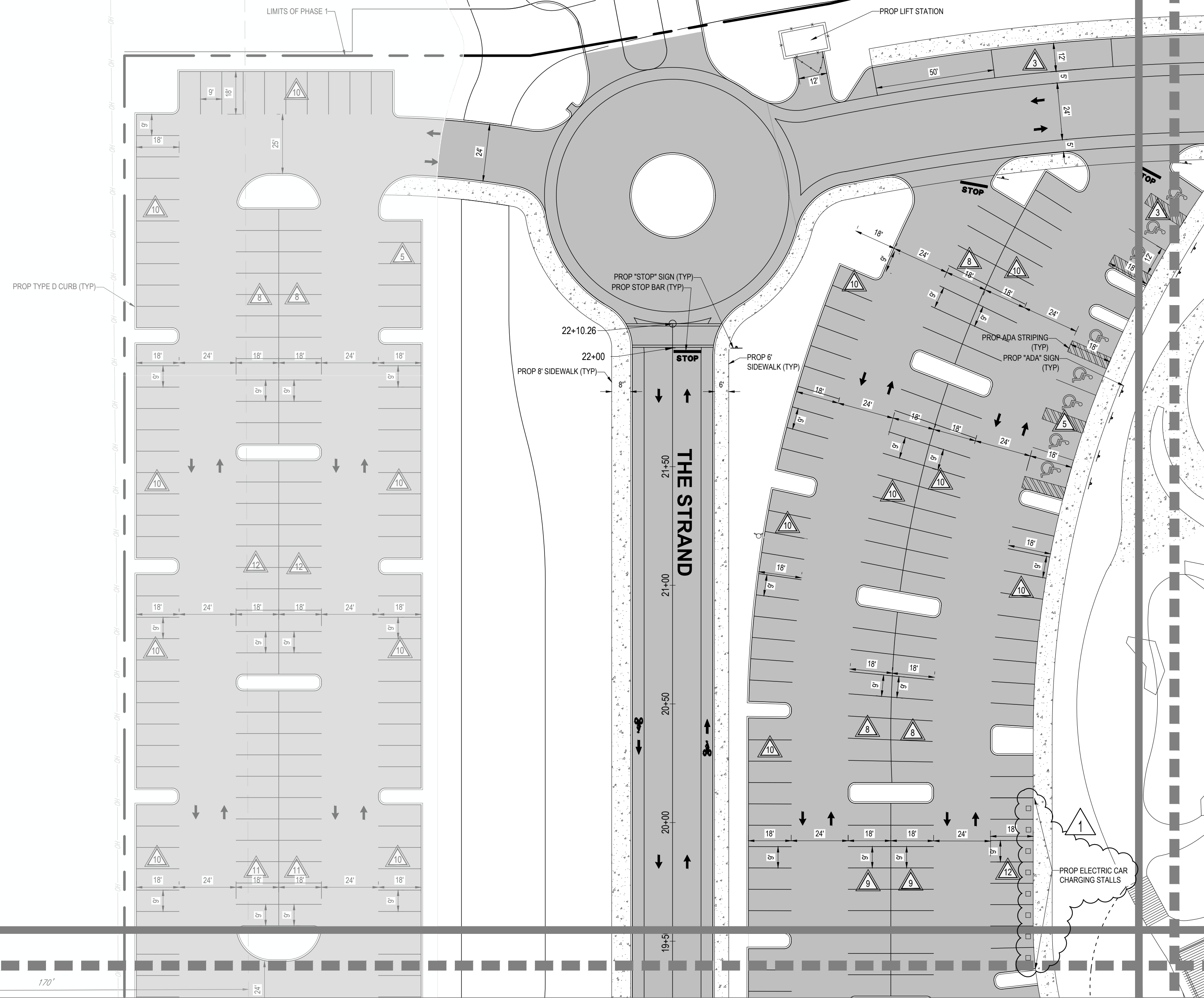


KEY MAP



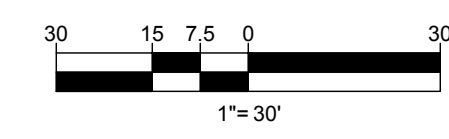


FUTURE DEVELOPMENT NOT INCLUDED IN PHASE 1



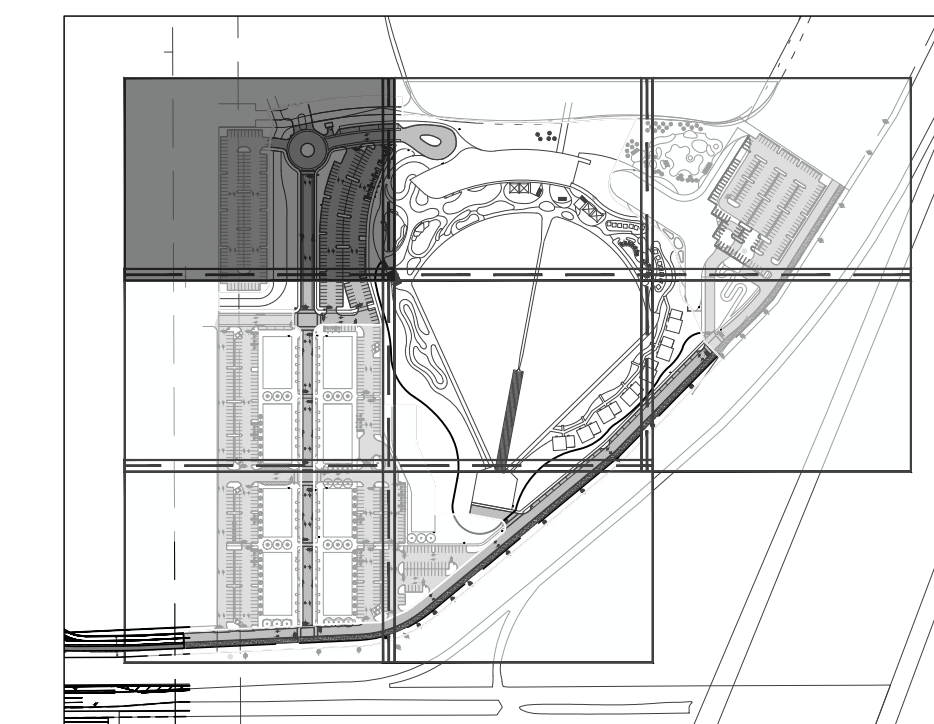
FPAL 1/11 170'
ORD 119, PG'S 408,
411, 414, 417,
420, 423, 426

MATCHLINE - SHEET C-304



LEGEND:

- EX PROPERTY BOUNDARY LINES
- - - EX ADJACENT BOUNDARY LINES
- - - PROP PROPERTY BOUNDARY LINES
- - - EX EASEMENT LINES
- - - PROP BUILDING SETBACK
- ==== TYPE D CURB
- ==== PROP TYPE F CURB
- PROP SIGN
- ▭ PROP CONCRETE PAVEMENT
- ▭ PROP PARKING SPACE COUNT
- ▭ PROPOSED ADA PARKING SPACE



KEY MAP

MATCHLINE - SHEET C-302

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R.)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.16%

SITE AREA BREAKDOWN	
PROPOSED	
IMPERVIOUS AREA:	1,045,878 SF (24.01 AC)
PERVIOUS AREA:	572,378 SF (13.14 AC)

SETBACKS	
REQUIRED	
BUILDING SETBACKS	REQUIRED
FRONT SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	10'

PARKING BREAKDOWN		
PHASE 1A HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 190 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED		180 SPACES
PHASE 1A PARKING PROVIDED		190 SPACES

PHASE 1B HOTELS	244 SPACES	1 SPACE PER KEY
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED		865 SPACES
PHASE 1B PARKING PROVIDED		816 SPACES
TOTAL PARKING REQUIRED		1025 SPACES
TOTAL PARKING PROVIDED		1006 SPACES
BICYCLE SPACES		1 SPACE PER 20 REQUIRED SPACES
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/22/2021	CITY COMMENTS	LL	AS

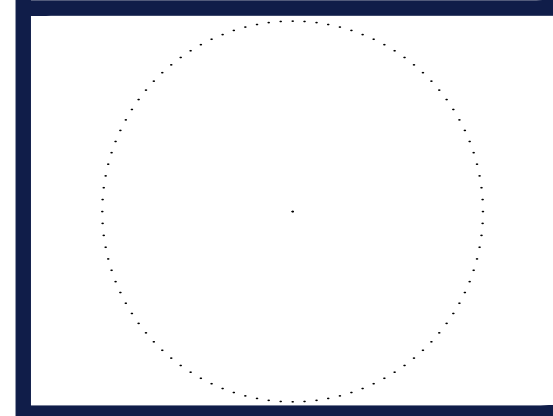
811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.:	FLB200245
DRAWN BY:	LL
CHECKED BY:	AS
DATE:	08/20/2021
CAD ID:	SPP-0

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
DEVCON
WILLOW LAKES PHASE 1
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: -

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

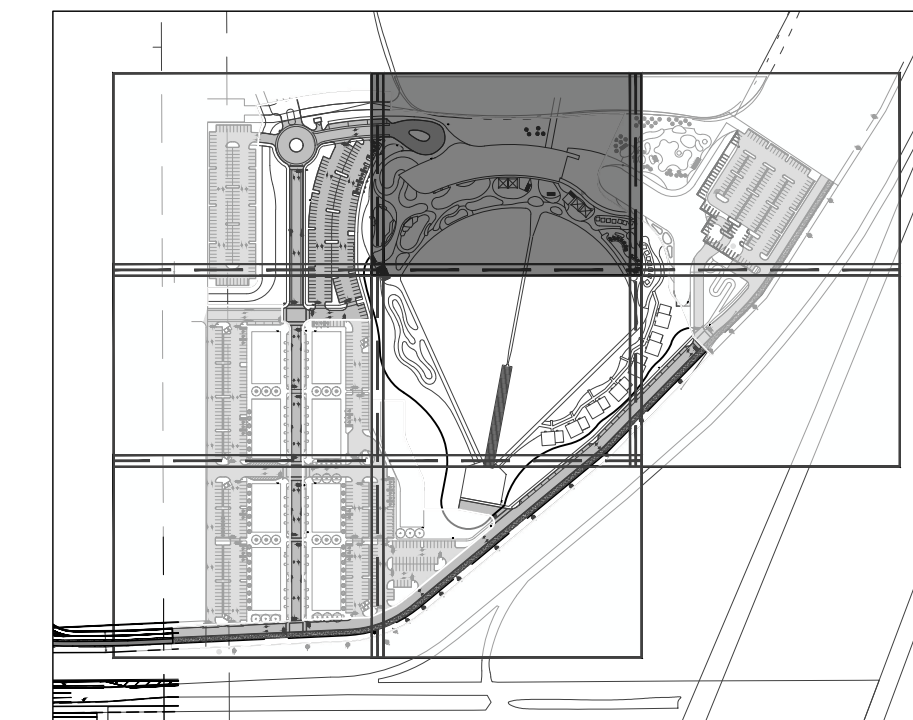


SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/22/2021	CITY COMMENTS	LL	AS



ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200245
 DRAWN BY: L.L.
 CHECKED BY: AS
 DATE: 08/20/2021
 CAD ID: SPP-0

PROP. SITE PLAN DOCUMENTS



WILLOW LAKES PHASE 1
 W. MIDWAY ROAD
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FL
 BLOCK & LOT: - -

BOHLER

1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

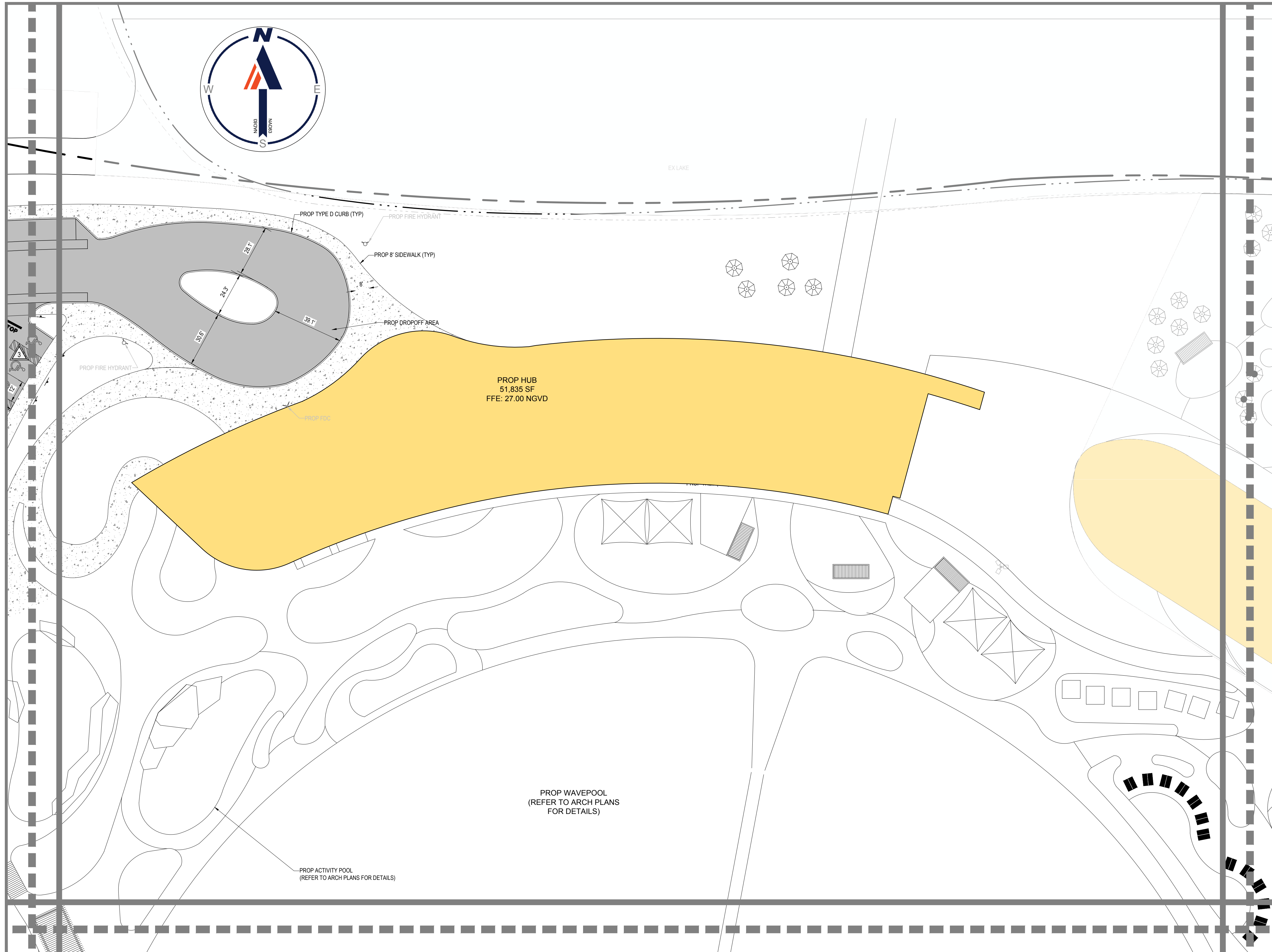
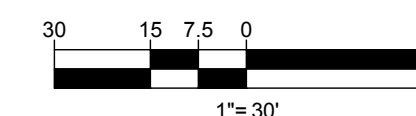
C-302

ORG. DATE - 08/20/2021

MATCHLINE - SHEET C-301

MATCHLINE - SHEET C-303

MATCHLINE - SHEET C-305



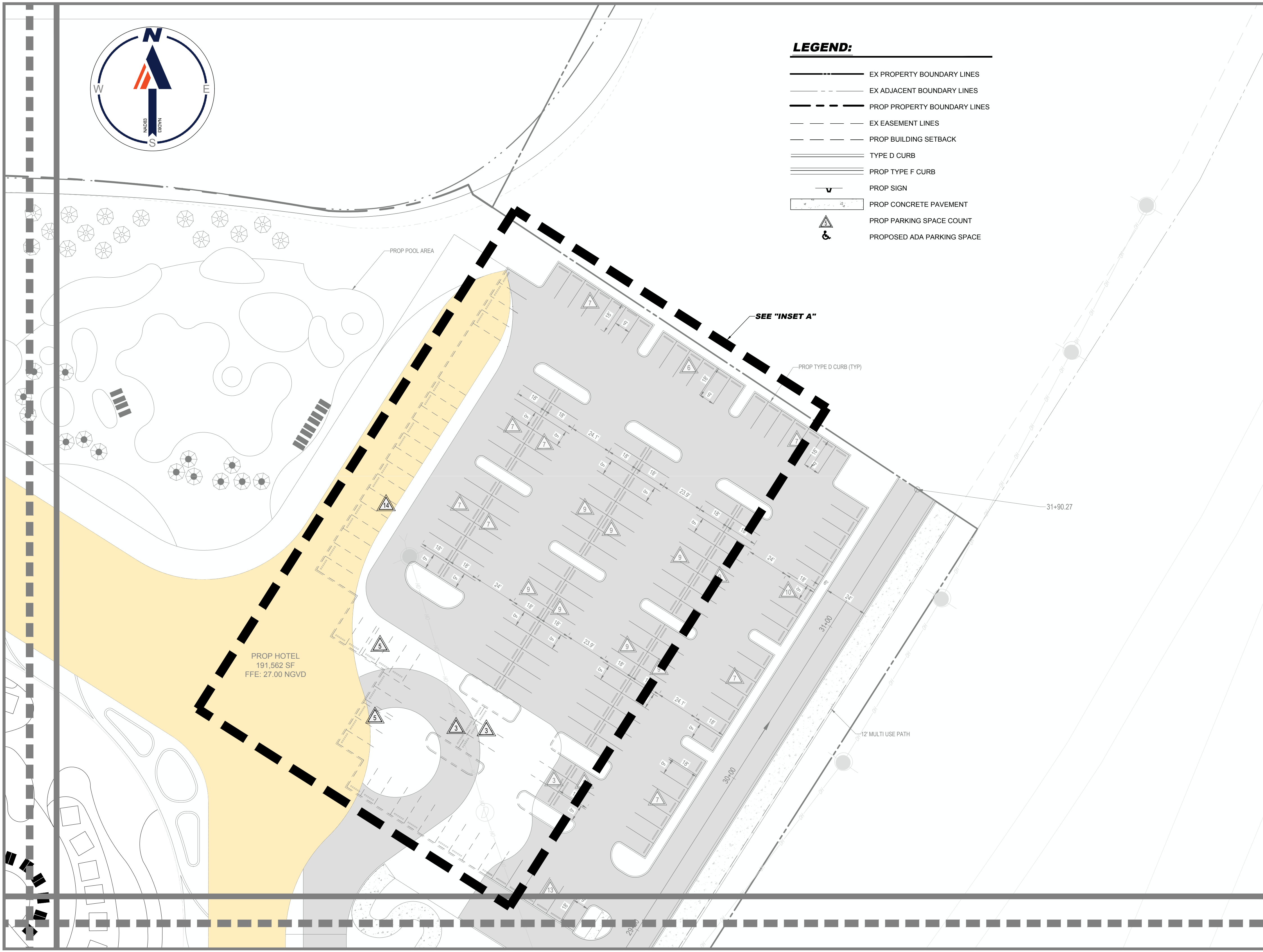
ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 82408

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



- LEGEND:**
- EX PROPERTY BOUNDARY LINES
 - EX ADJACENT BOUNDARY LINES
 - PROP PROPERTY BOUNDARY LINES
 - EX EASEMENT LINES
 - PROP BUILDING SETBACK
 - TYPE D CURB
 - PROP TYPE F CURB
 - PROP SIGN
 - PROP CONCRETE PAVEMENT
 - PROP PARKING SPACE COUNT
 - PROPOSED ADA PARKING SPACE



SITE DATA TABLE		
JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R.)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
PROPOSED		
IMPERVIOUS AREA:	1,045,876 SF (24.01 AC)	
PERVIOUS AREA:	572,378 SF (13.14 AC)	
SETBACKS		
BUILDING SETBACKS	REQUIRED	
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	10'	
PARKING BREAKDOWN		
PHASE 1A		
HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED	160 SPACES	
PHASE 1A PARKING PROVIDED	190 SPACES	
PHASE 1B		
HOTELS		
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED	865 SPACES	
PHASE 1B PARKING PROVIDED	816 SPACES	
TOTAL PARKING REQUIRED	1025 SPACES	
TOTAL PARKING PROVIDED	1006 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES	PROVIDED: 42

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	10/22/2021	CITY COMMENTS	LL AS



ALWAYS CALL 811
It's fast. It's free. It's the law.

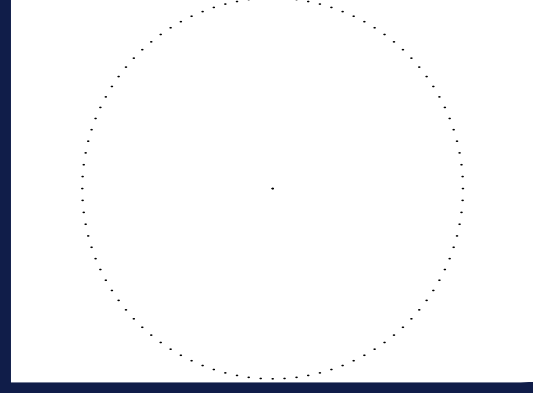
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200245
DRAWN BY: L.J.L.
CHECKED BY: AS
DATE: 08/20/2021
CAD ID: SPP-0

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
DEVCON
WILLOW LAKES PHASE 1
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: -

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



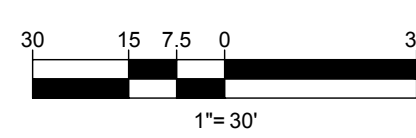
SITE LAYOUT PLAN

SHEET NUMBER:
C-303

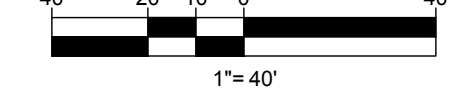
ORG. DATE - 08/20/2021

MATCHLINE - SHEET C-302

MATCHLINE - SHEET C-306

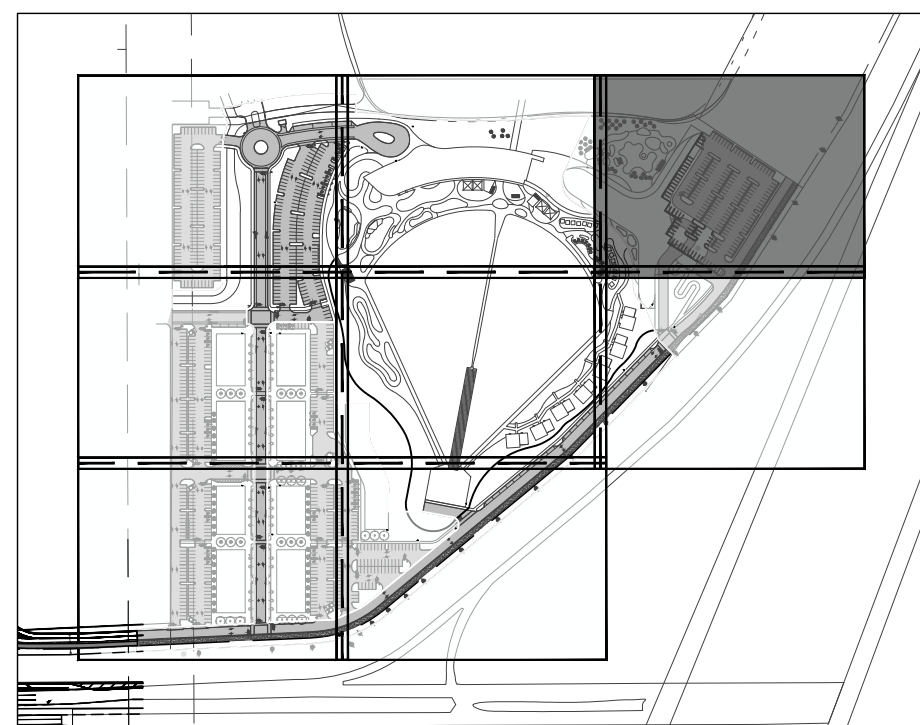


INSET A



ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

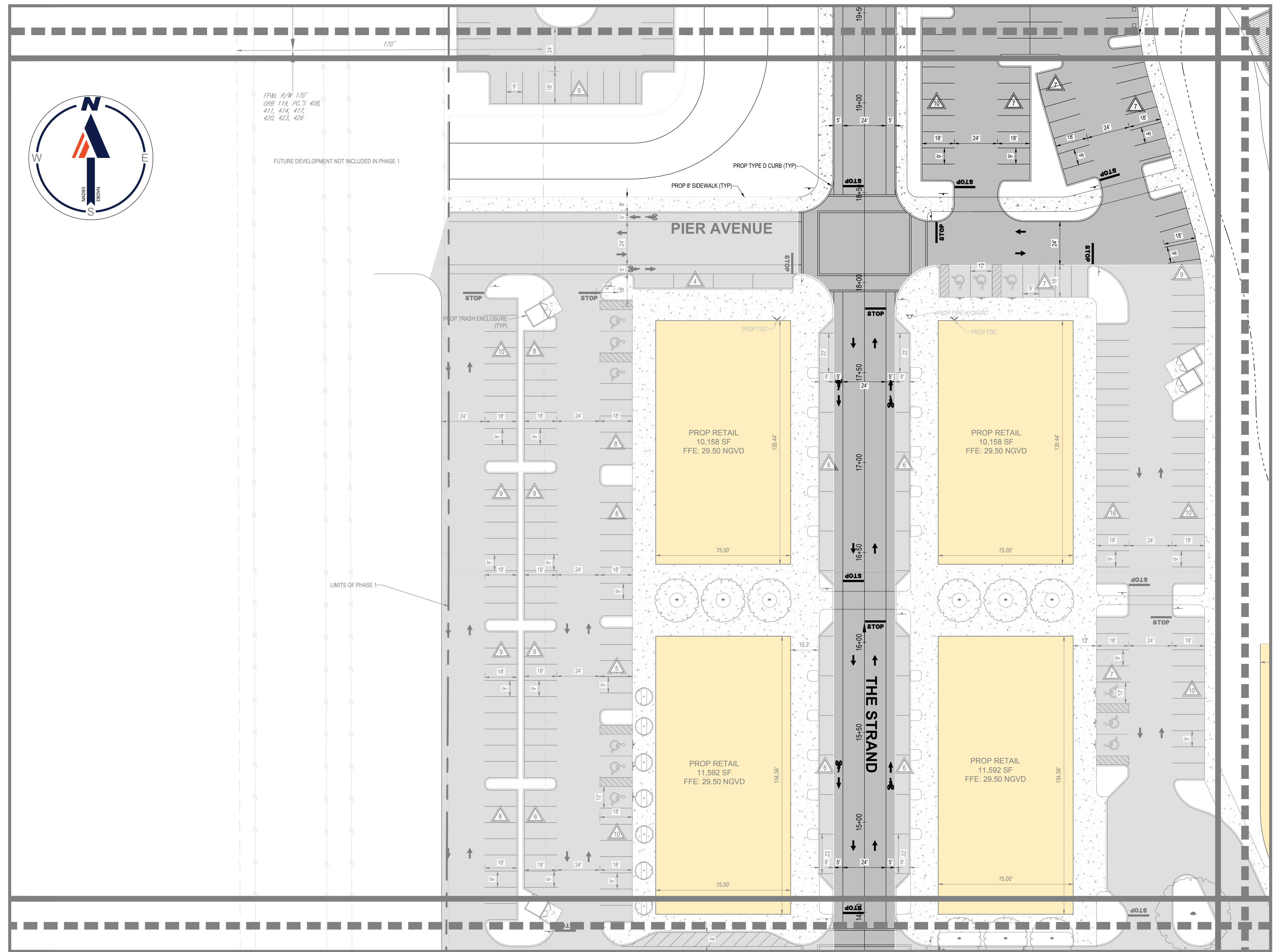


KEY MAP

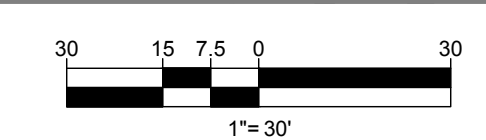


FRM. P/N 170'
 ORB 119, PG'S 408,
 411, 414, 417,
 420, 423, 426

FUTURE DEVELOPMENT NOT INCLUDED IN PHASE 1

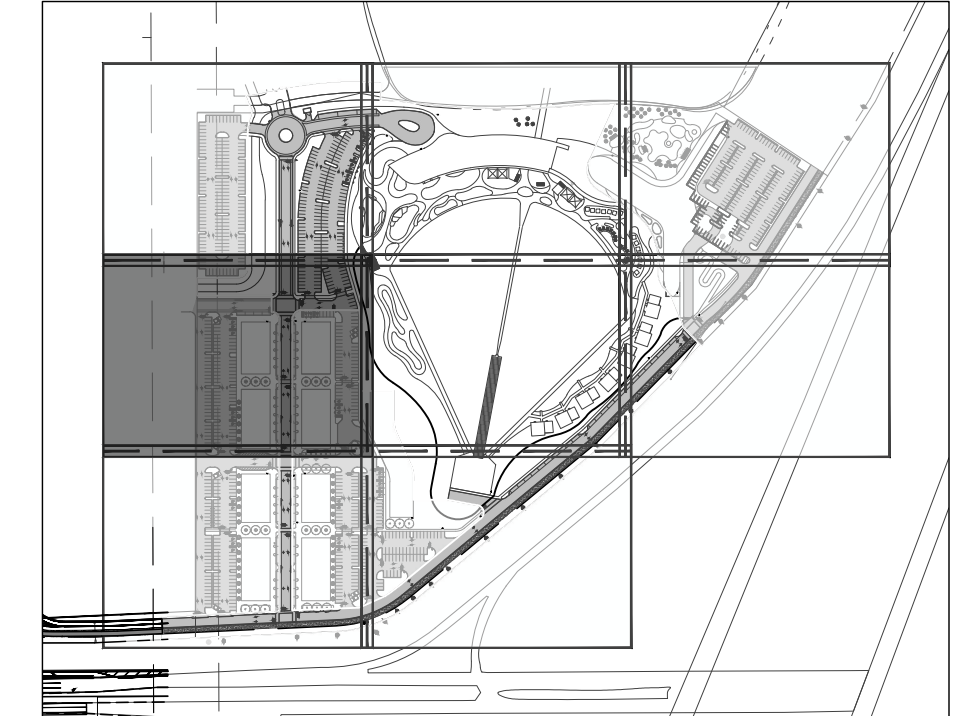


MATCHLINE - SHEET C-305



LEGEND:

- EX PROPERTY BOUNDARY LINES
- - - EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- - - EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP TYPE F CURB
- PROP TYPE D CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R.)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
PROPOSED		
IMPERVIOUS AREA:	1,045,876 SF (24.01 AC)	
PERVIOUS AREA:	572,378 SF (13.14 AC)	
SETBACKS		
REQUIRED		
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	10'	
PARKING BREAKDOWN		
PHASE 1A HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED	160 SPACES	
PHASE 1A PARKING PROVIDED	190 SPACES	
PHASE 1B HOTELS	244 SPACES	1 SPACE PER KEY
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED	865 SPACES	
PHASE 1B PARKING PROVIDED	816 SPACES	
TOTAL PARKING REQUIRED	1025 SPACES	
TOTAL PARKING PROVIDED	1006 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	10/22/2021	CITY COMMENTS	LL	AS

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

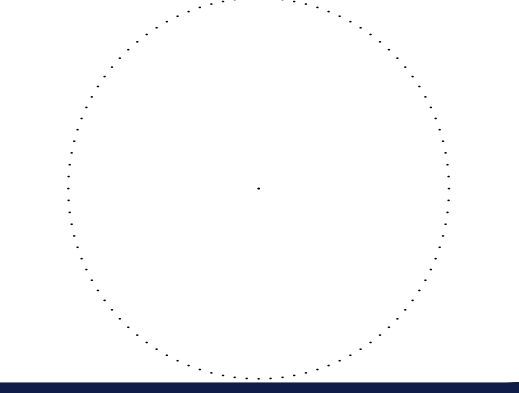
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200245
 DRAWN BY: LIL
 CHECKED BY: AS
 DATE: 08/20/2021
 CAD ID: SPP-0

PROJECT:
PROP. SITE PLAN DOCUMENTS
 FOR

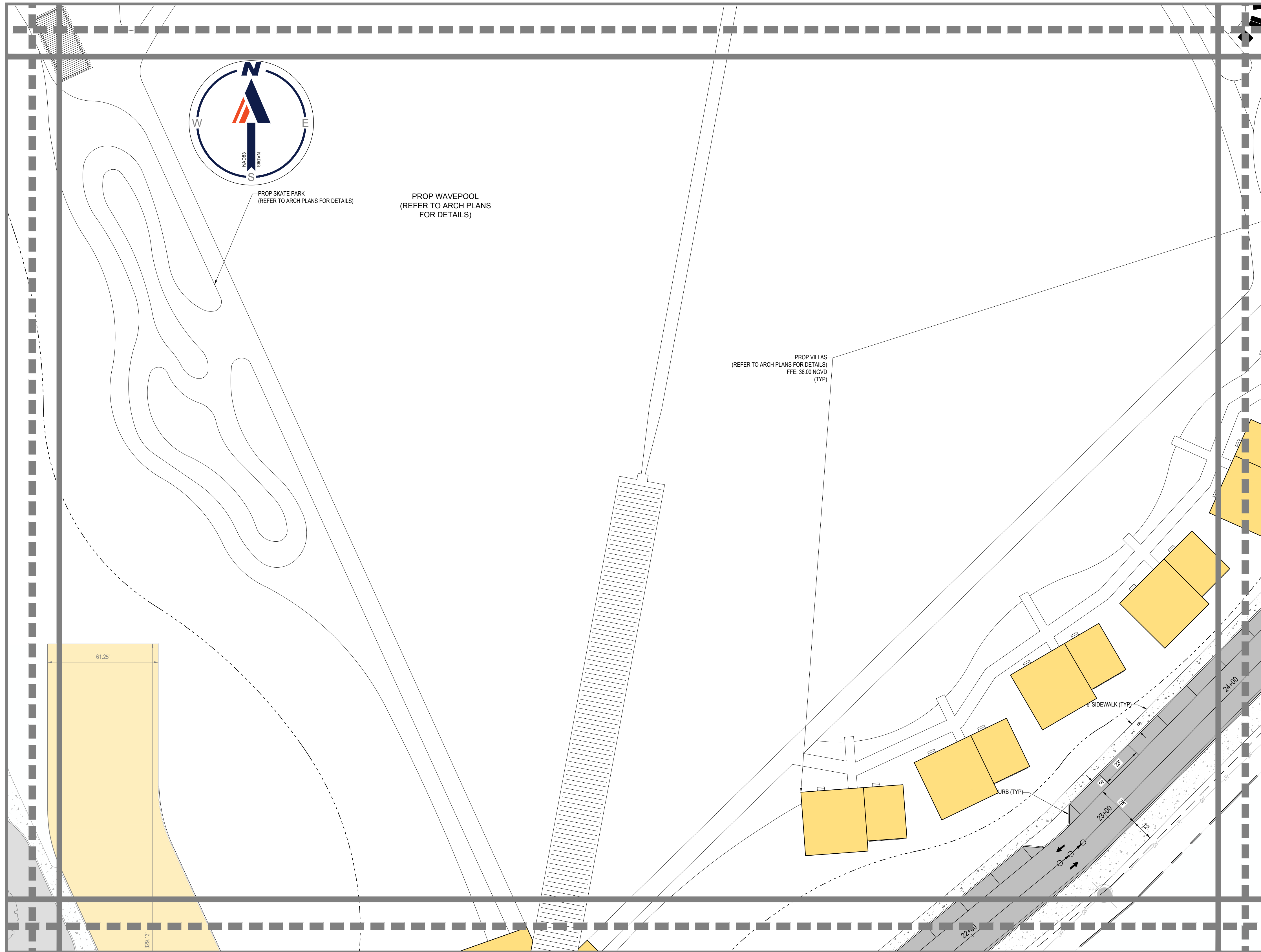
 WILLOW LAKES PHASE 1
 W. MIDWAY ROAD
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FL
 BLOCK & LOT: -

BOHLER
 1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-304
 ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



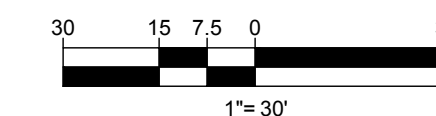
PROP SKATE PARK
(REFER TO ARCH PLANS FOR DETAILS)

PROP WAVEPOOL
(REFER TO ARCH PLANS FOR DETAILS)

PROP VILLAS
(REFER TO ARCH PLANS FOR DETAILS)
FFE: 36.00 NGVD (TYP)

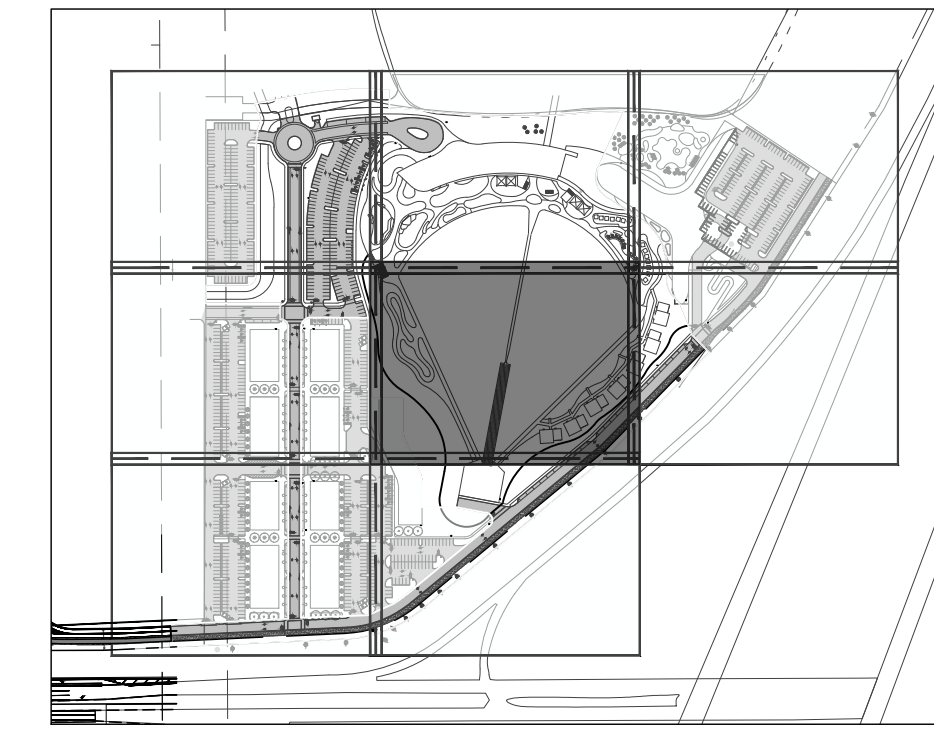
MATCHLINE - SHEET C-304

MATCHLINE - SHEET C-306



LEGEND:

- EX PROPERTY BOUNDARY LINES
- - - EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- - - EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.28
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
PROPOSED		
IMPERVIOUS AREA:	1,045,876 SF (24.01 AC)	
PERVIOUS AREA:	572,378 SF (13.14 AC)	
SETBACKS		
BUILDING SETBACKS	REQUIRED	
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	10'	
PARKING BREAKDOWN		
PHASE 1A HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED	160 SPACES	
PHASE 1A PARKING PROVIDED	190 SPACES	
PHASE 1B HOTELS	244 SPACES	1 SPACE PER KEY
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED	865 SPACES	
PHASE 1B PARKING PROVIDED	816 SPACES	
TOTAL PARKING REQUIRED	1025 SPACES	
TOTAL PARKING PROVIDED	1006 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/22/2021	CITY COMMENTS	LL	AS

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

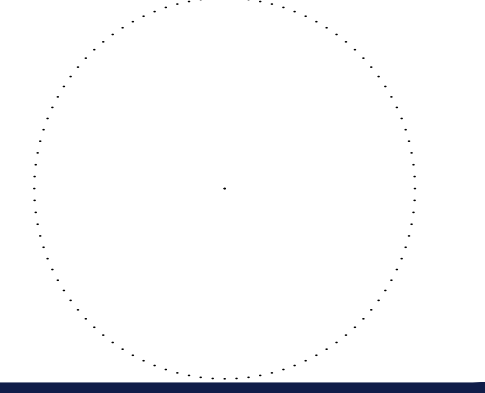
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200245
DRAWN BY: LIL
CHECKED BY: AS
DATE: 08/20/2021
CAD ID: SPP-0

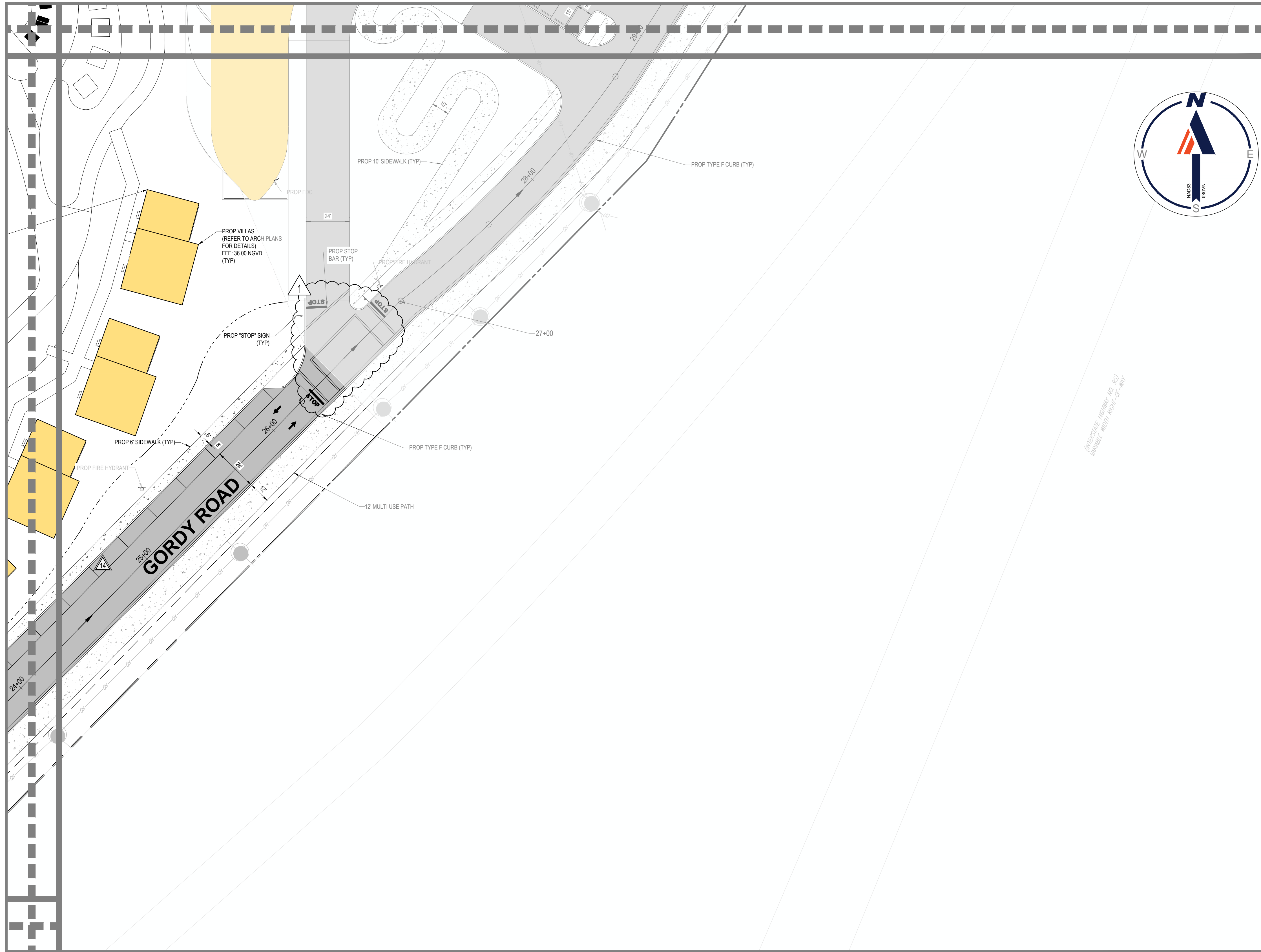
PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
DEVCON
WILLOW LAKES PHASE 1
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: -

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



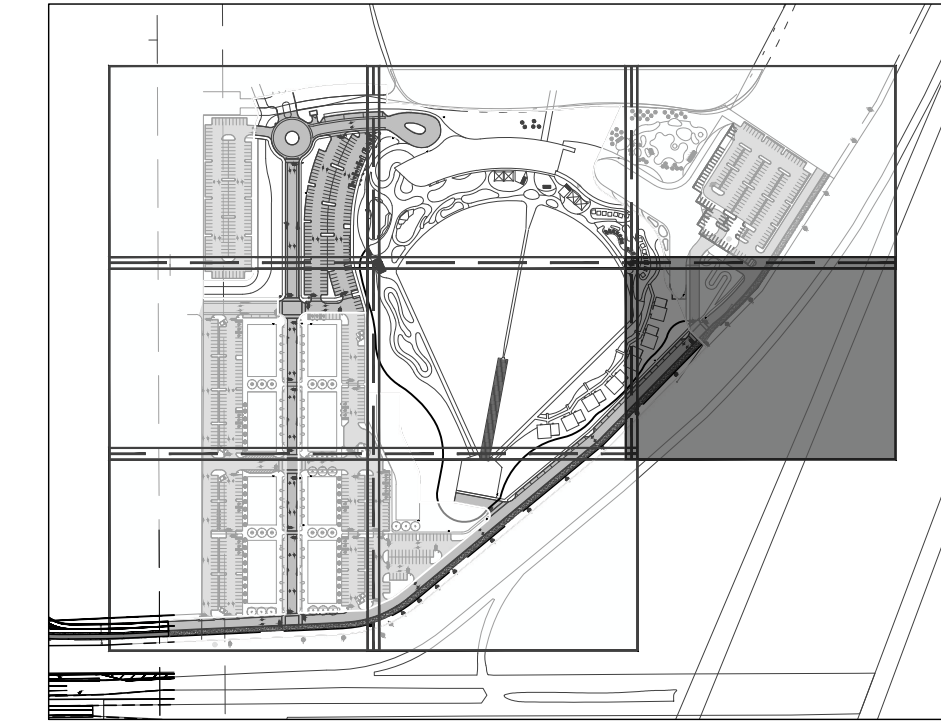
SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-305
ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



LEGEND:

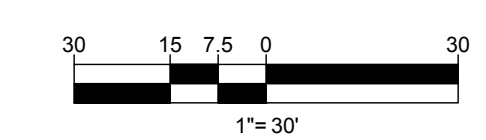
- EX PROPERTY BOUNDARY LINES
- - - EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- - - EX EASEMENT LINES
- - - PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R.)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
PROPOSED		
IMPERVIOUS AREA:	1,045,876 SF (24.01 AC)	
PERVIOUS AREA:	572,378 SF (13.14 AC)	
SETBACKS		
REQUIRED		
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	10'	
PARKING BREAKDOWN		
PHASE 1A		
HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED	160 SPACES	
PHASE 1A PARKING PROVIDED	190 SPACES	
PHASE 1B		
HOTELS		
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED	865 SPACES	
PHASE 1B PARKING PROVIDED	816 SPACES	
TOTAL PARKING REQUIRED	1025 SPACES	
TOTAL PARKING PROVIDED	1006 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/22/2021	CITY COMMENTS	LL	AS

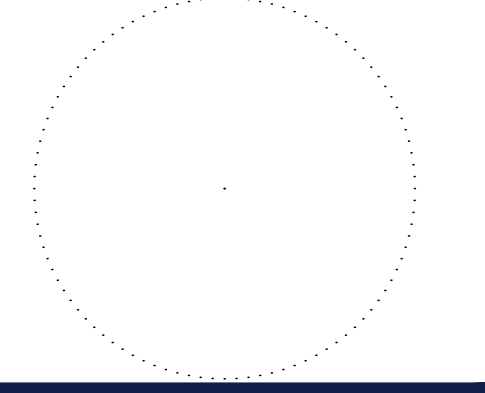
811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: FLB200245
 DRAWN BY: L.J.L.
 CHECKED BY: AS
 DATE: 08/20/2021
 CAD ID: SPP-0

PROJECT:
PROP. SITE PLAN DOCUMENTS
 FOR
DEVCON
 WILLOW LAKES PHASE 1
 W. MIDWAY ROAD
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FL
 BLOCK & LOT: - -

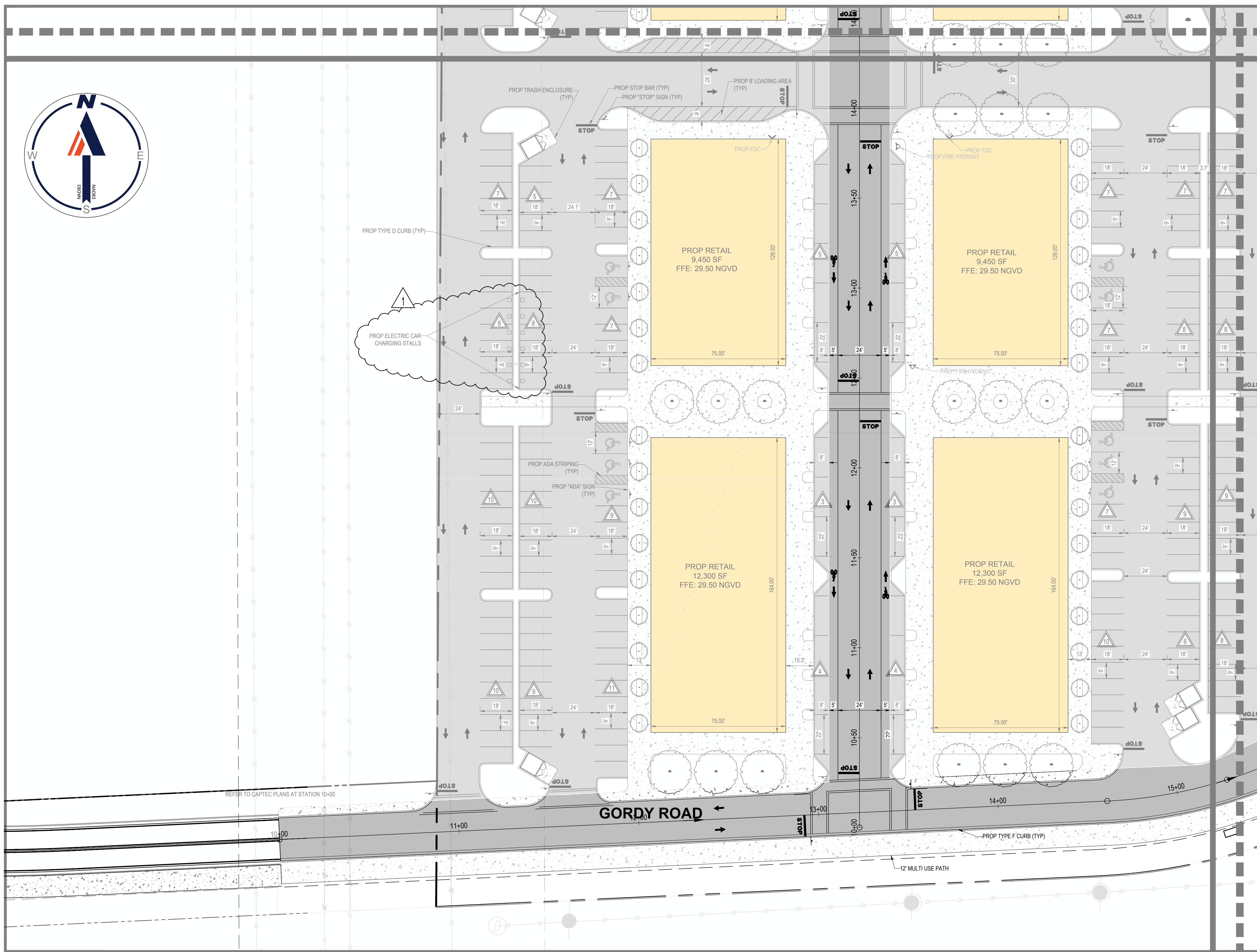
BOHLER
 1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-306
 ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

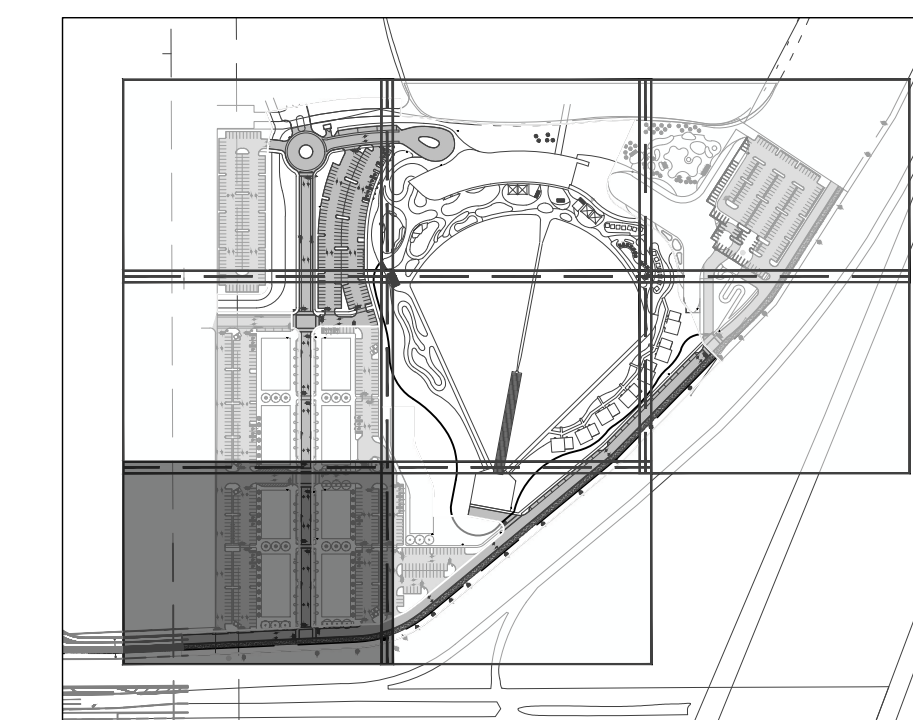
MATCHLINE - SHEET C-304



MATCHLINE - SHEET C-308

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
PROPOSED		
IMPERVIOUS AREA:	1,045,876 SF (24.01 AC)	
PERVIOUS AREA:	572,378 SF (13.14 AC)	
SETBACKS		
BUILDING SETBACKS	REQUIRED	
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	10'	
PARKING BREAKDOWN		
PHASE 1A		
HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED	160 SPACES	
PHASE 1A PARKING PROVIDED	190 SPACES	
PHASE 1B		
HOTELS	244 SPACES	1 SPACE PER KEY
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED	865 SPACES	
PHASE 1B PARKING PROVIDED	816 SPACES	
TOTAL PARKING REQUIRED	1025 SPACES	
TOTAL PARKING PROVIDED	1006 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	10/22/2021	CITY COMMENTS	LL	AS

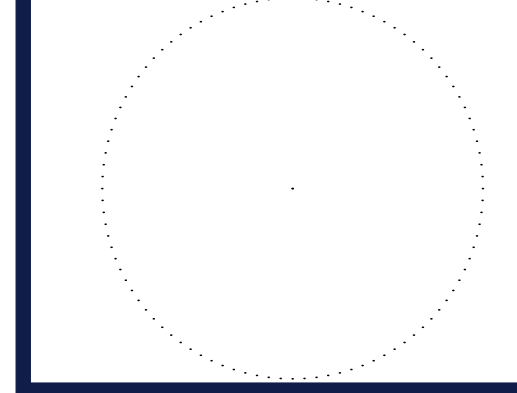
811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: FLB200245
 DRAWN BY: LUL
 CHECKED BY: AS
 DATE: 08/20/2021
 CAD ID: SPP-0

PROJECT:
PROP. SITE PLAN DOCUMENTS
 FOR
DEVCON
 WILLOW LAKES PHASE 1
 W. MIDWAY ROAD
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FL
 BLOCK & LOT: -

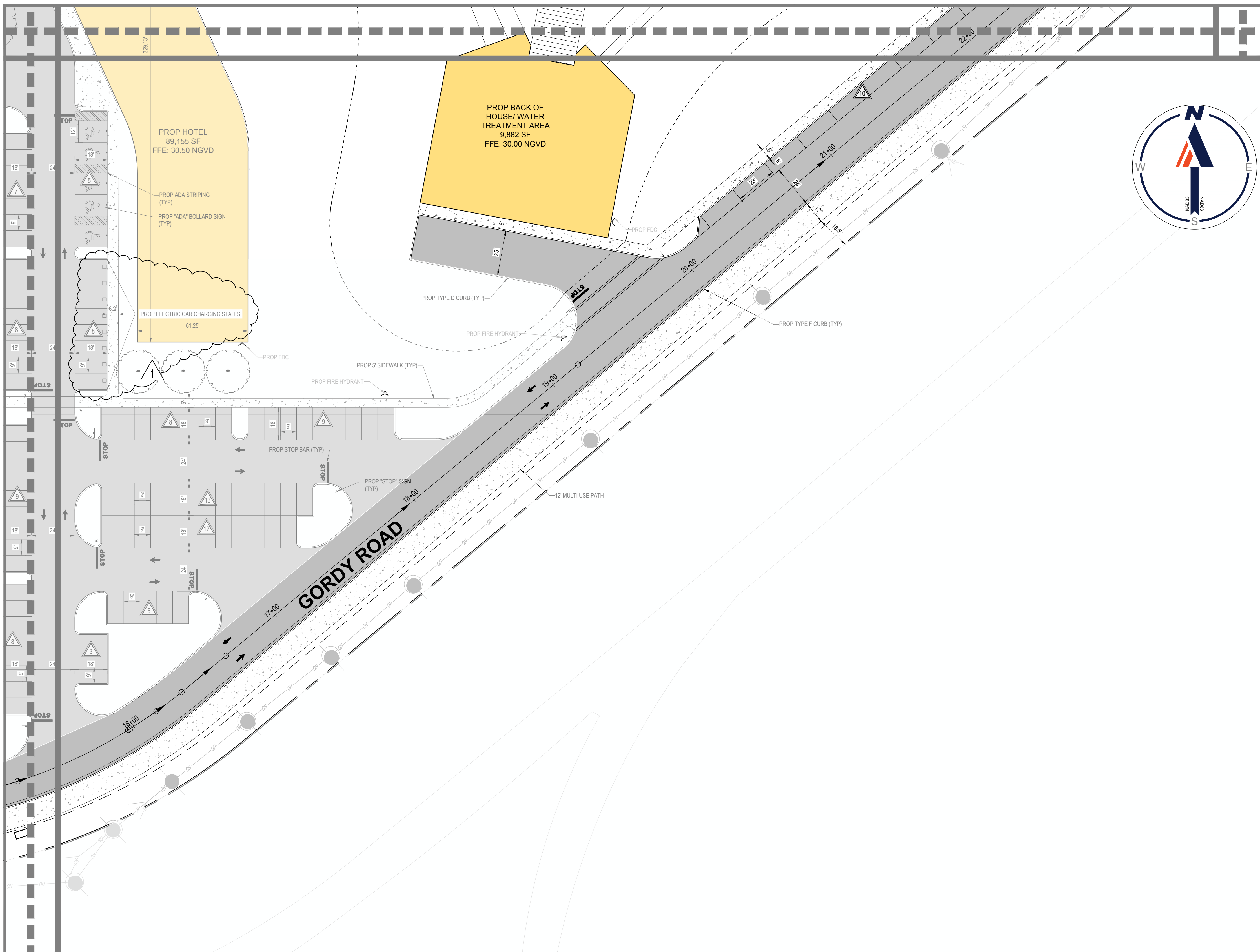
BOHLER
 1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:
SITE LAYOUT PLAN
 SHEET NUMBER:
C-307
 ORG. DATE - 08/20/2021

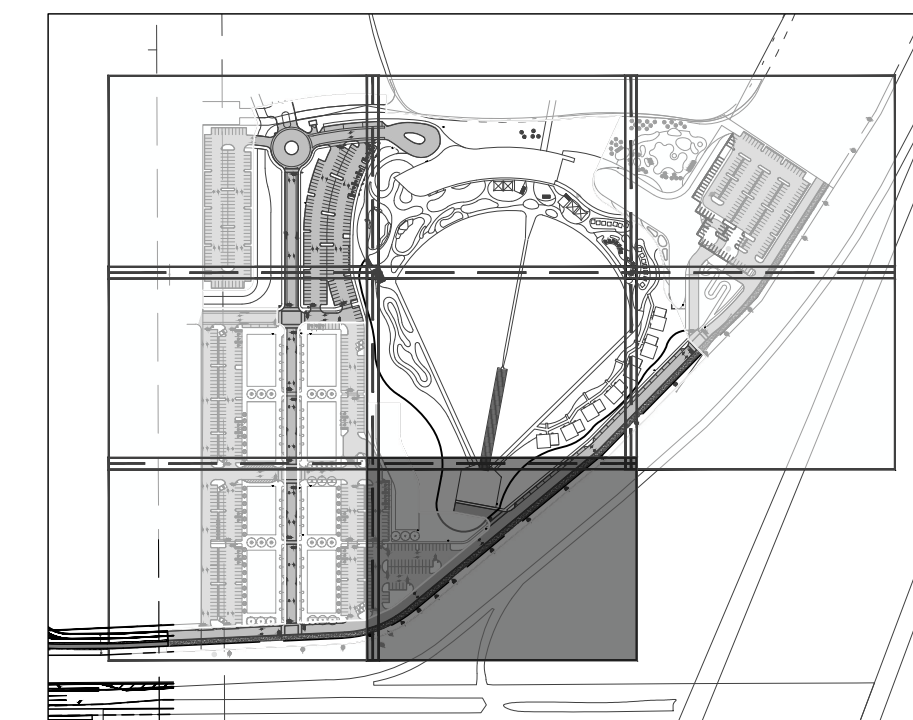
ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408
 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MATCHLINE - SHEET C-305



LEGEND:

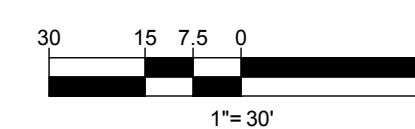
- EX PROPERTY BOUNDARY LINES
- - - EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- - - EX EASEMENT LINES
- - - PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- △ PROP PARKING SPACE COUNT
- ⊕ PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	75,997 SF GROSS FLOOR AREA	
SURF PODS	14,280 SF GROSS FLOOR AREA	
MIXED USE (HUB)	51,835 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF GROSS FLOOR AREA	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	2 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R.)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
PROPOSED		
IMPERVIOUS AREA:	1,045,876 SF (24.01 AC)	
PERVIOUS AREA:	572,378 SF (13.14 AC)	
SETBACKS		
REQUIRED		
BUILDING SETBACKS	REQUIRED	
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	10'	
PARKING BREAKDOWN		
PHASE 1A		
HUB BUILDING		
- RESTAURANT SPACE	93 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
- RETAIL SPACE	39 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
SURF PODS	28 SPACES	1 SPACE PER KEY
PHASE 1A PARKING REQUIRED	160 SPACES	
PHASE 1A PARKING PROVIDED	190 SPACES	
PHASE 1B		
HOTELS		
RETAIL BUILDINGS	621 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
PHASE 1B PARKING REQUIRED	865 SPACES	
PHASE 1B PARKING PROVIDED	816 SPACES	
TOTAL PARKING REQUIRED	1025 SPACES	
TOTAL PARKING PROVIDED	1006 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	10/22/2021	CITY COMMENTS	LL	AS



ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200245
 DRAWN BY: LIL
 CHECKED BY: AS
 DATE: 08/20/2021
 CAD ID: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR



WILLOW LAKES PHASE 1
 W. MIDWAY ROAD
 CITY OF FORT PIERCE
 ST. LUCIE COUNTY, FL
 BLOCK & LOT: - -

BOHLER

1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-308

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 11/2/2021 USING SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WILLOW LAKES

DESIGN REVIEW SUBMITTAL 08/20/2021

- A0-01 LOCATION MAP
- A0-02 PROJECT DATA
- A0-03 EXISTING CONDITIONS
- A0-04 CONTEXT IMAGES
- A0-05 NARRATIVE
- A0-06 WAVEGARDEN EXPERIENCE
- A0-07 RENDERED SITE PLAN
- A0-08 PHASE PLAN
- A1-01 THE HUB - GRADE LEVEL
- A1-02 THE HUB - LEVEL 02 (WAVE POOL)
- A1-03 THE HUB - LEVEL 03
- A1-04 THE HUB - ROOF LEVEL
- A2-01 THE HUB - NORTH & SOUTH ELEVATIONS
- A3-00 THE HUB - MATERIAL BOARD
- A1-20 LANAIS - WAVE POOL PLAN
- A1-21 LANAIS - LEVEL 02 PLAN
- A1-22 LANAIS - ROOF PLAN
- A2-05 LANAIS - DETAIL & WEST ELEVATIONS
- A3-01 LANAIS - MATERIAL BOARD
- A4-00 RENDERING 01
- A4-01 RENDERING 02
- A4-02 RENDERING 03
- A4-03 RENDERING 04
- A4-04 RENDERING 05
- A4-05 RENDERING 06



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL
9060 W MIDWAY RD
FORT PIERCE, FL 34945

COVER

DATE:
08/20/2021

A0-00



ARQUITECTONICA

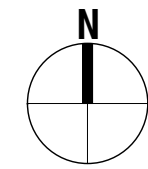
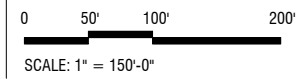
2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

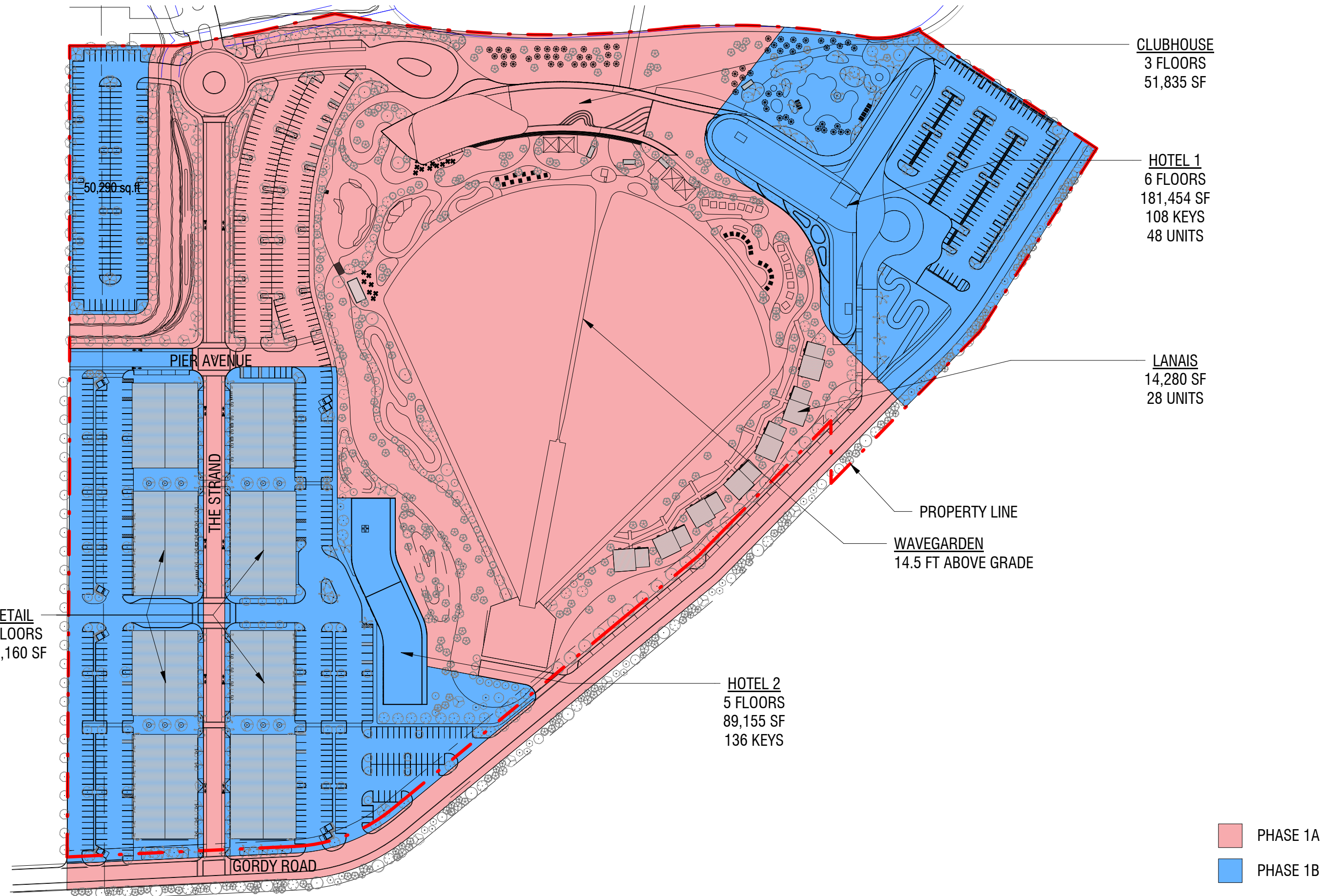
9060 W MIDWAY RD
 FORT PIERCE, FL 34945

RENDERED SITE PLAN



DATE:
 08/20/2021

A0-07



CLUBHOUSE
3 FLOORS
51,835 SF

HOTEL 1
6 FLOORS
181,454 SF
108 KEYS
48 UNITS

LANAIS
14,280 SF
28 UNITS

PROPERTY LINE
WAVEGARDEN
14.5 FT ABOVE GRADE

HOTEL 2
5 FLOORS
89,155 SF
136 KEYS

RETAIL
2 FLOORS
124,160 SF

50,290 sq. ft.

PHASE 1A
PHASE 1B

ARQUITECTONICA

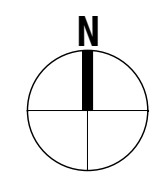
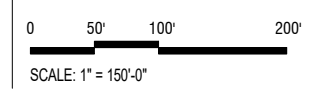
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
FORT PIERCE, FL 34945

PHASE PLAN

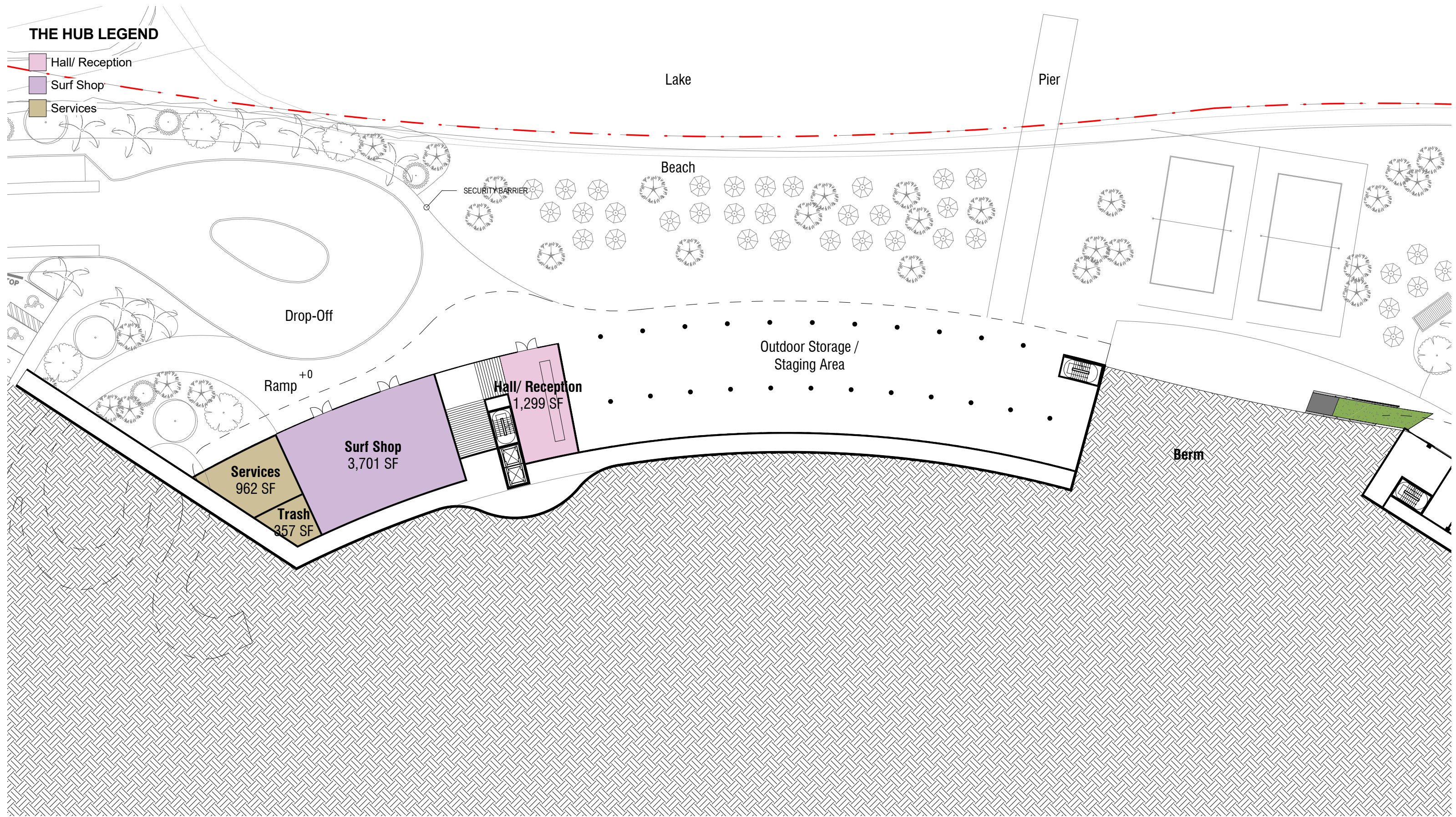


DATE:
08/20/2021

A0-08

THE HUB LEGEND

- Hall/ Reception
- Surf Shop
- Services



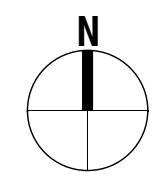
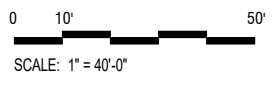
ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL
 9060 W MIDWAY RD
 FORT PIERCE, FL 34945

THE HUB - GRADE LEVEL



DATE:
 08/20/2021

A1-01

THE HUB LEGEND

- Food & Beverage L 02
- Flex Space
- Surf Shop
- Staff
- Surf School
- Changing Rooms
- Restrooms
- Services



ARQUITECTONICA

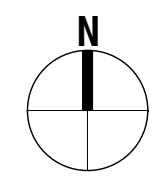
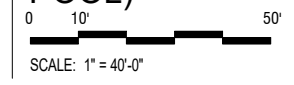
2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
 FORT PIERCE, FL 34945

THE HUB - LEVEL 02 (WAVE POOL)



DATE:
 08/20/2021

A1-02

THE HUB LEGEND

- Food & Beverage L 03
- Terrace L 03



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

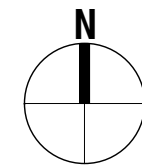
ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
 FORT PIERCE, FL 34945

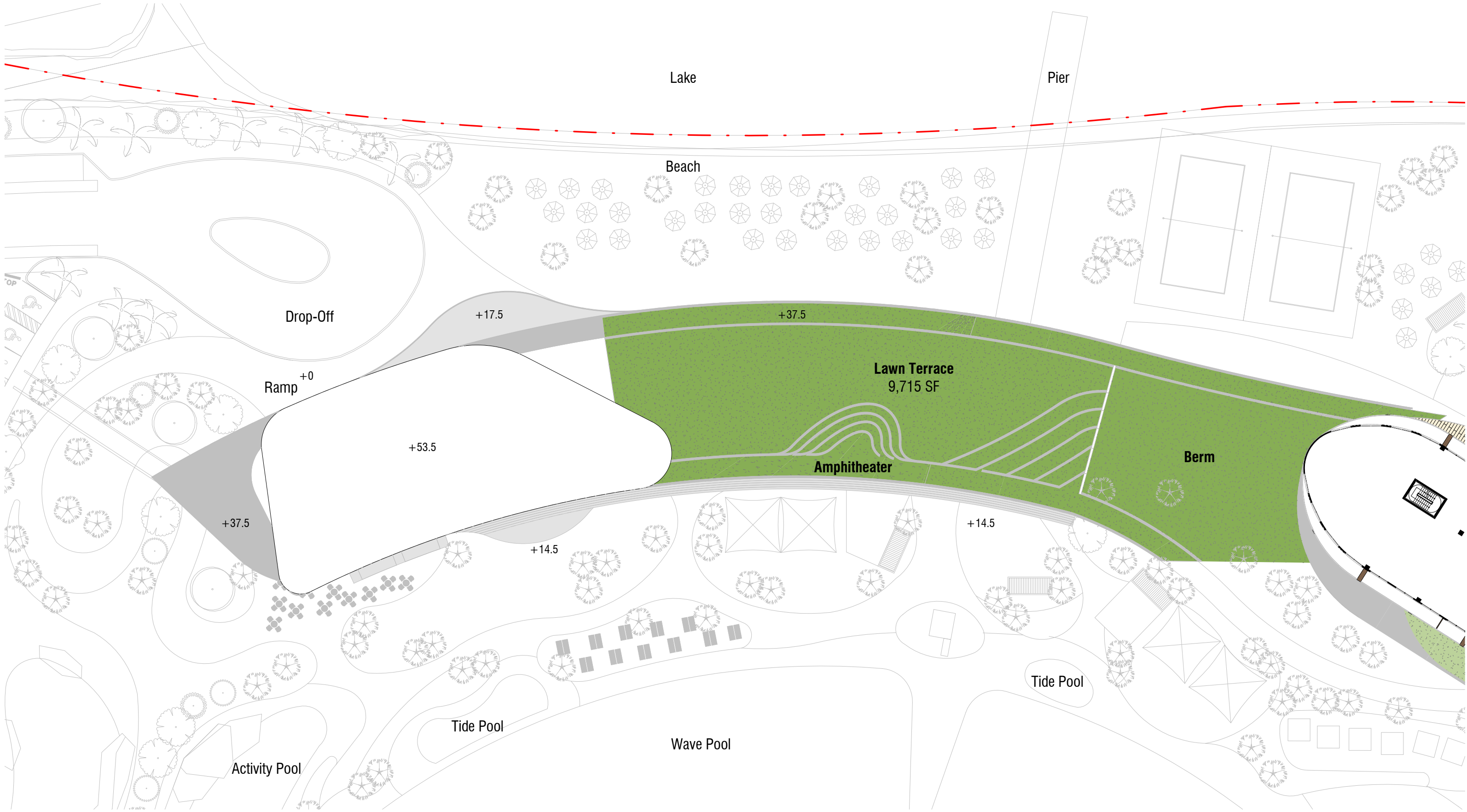
THE HUB - LEVEL 03

0 10' 50'
 SCALE: 1" = 40'-0"



DATE:
 08/20/2021

A1-03



ARQUITECTONICA

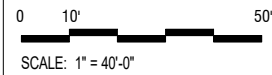
2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
 FORT PIERCE, FL 34945

THE HUB - ROOF LEVEL



DATE:
 08/20/2021

A1-04



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL
 9060 W MIDWAY RD
 FORT PIERCE, FL 34945

THE HUB - NORTH & SOUTH
 ELEVATIONS
 0 10' 50'
 SCALE: 1" = 40'-0"

DATE:
 08/20/2021

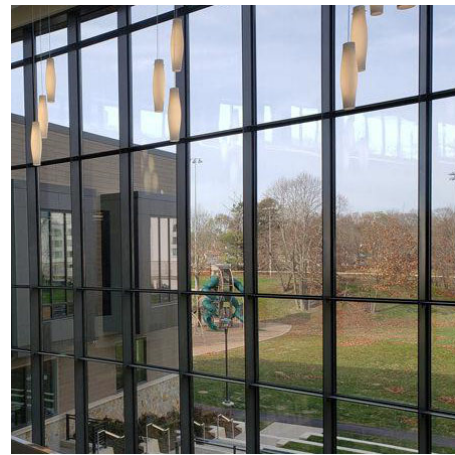
A2-01



01- CONCRETE



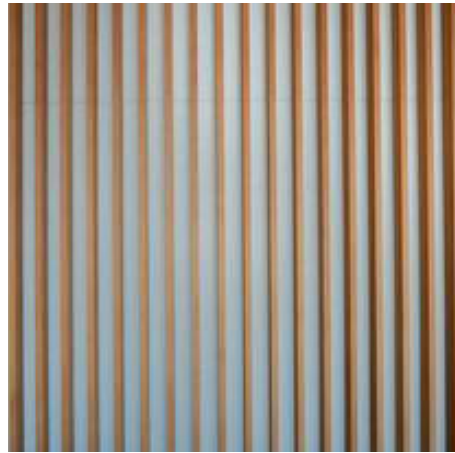
02- WOOD PANEL



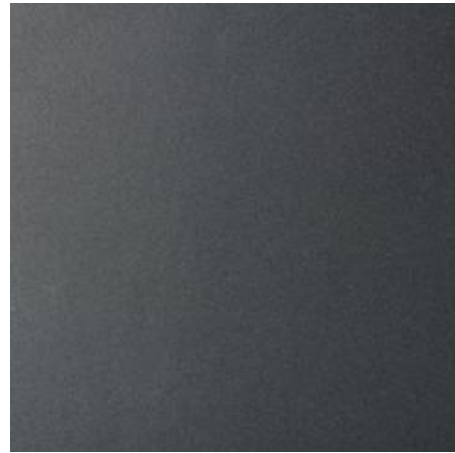
03- DARK GRAY METAL WINDOW WALL SYSTEM



04- CLEAR GLASS



05- WOOD LOUVER



06- DARK GRAY METAL POST



07- STONE PAVEMENT



- 01
- 02
- 03
- 04
- 05
- 06
- 07

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
FORT PIERCE, FL 34945

THE HUB - MATERIAL BOARD

DATE:
08/20/2021

A3-00



Wave Pool

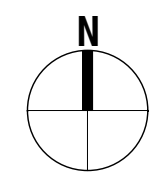
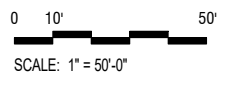
ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL
 9060 W MIDWAY RD
 FORT PIERCE, FL 34945

LANAIS - WAVE POOL PLAN



DATE:
 08/20/2021

A1-20



ARQUITECTONICA

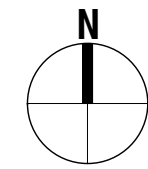
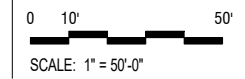
2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
 FORT PIERCE, FL 34945

LANAIS - LEVEL 02 PLAN



DATE:
 08/20/2021

A1-21



Wave Pool

ARQUITECTONICA

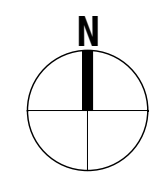
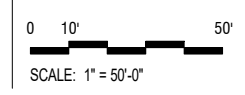
2900 Oak Avenue, Miami, FL 33133
 T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
 FORT PIERCE, FL 34945

LANAIS - ROOF PLAN



DATE:
 08/20/2021

A1-22



Lanai Detail Elevation

SCALE: 1/8" = 1'-0"



Lanais West Elevation

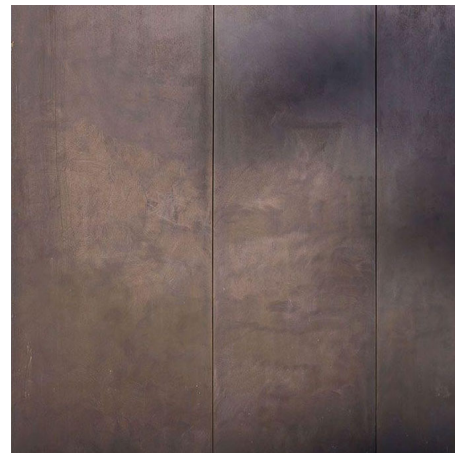
SCALE: 1" = 40'-0"



01- CONCRETE



02- BRONZE WINDOW WALL SYSTEM



03- BRONZE METAL PANELS



04- GRAY GLASS



05- WOOD LOUVER



06- WOOD PANEL



03
05
02
01
06
04

ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW RESUBMITTAL

9060 W MIDWAY RD
FORT PIERCE, FL 34945

LANAIS - MATERIAL BOARD

DATE:
08/20/2021

A3-01

Fort Pierce, Florida Surf Pool – Special Use Permitting

1. Applicable Florida State Regulation: 514.0115 Exemptions from supervision or regulation; variances.

(7) Until such time as the department adopts rules for the supervision and regulation of surf pools, a surf pool that is larger than 4 acres is exempt from supervision under this chapter if the surf pool is permitted by a local government pursuant to a special use permit process in which the local government asserts regulatory authority over the construction of the surf pool and, in consultation with the department, establishes through the local government's special use permitting process the conditions for the surf pool's operation, water quality, and necessary lifesaving equipment.

This subsection does not affect the department's or a county health department's right of entry pursuant to s. 514.04 or its authority to seek an injunction pursuant to s. 514.06 to restrain the operation of a surf pool permitted and operated under this subsection if the surf pool presents significant risks to public health.

For the purposes of this subsection, the term "surf pool" means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

2. Glossary

"AQUATIC VENUE" means an artificially constructed structure or modified natural structure where the general public is exposed to water intended for recreational or therapeutic purpose and where the primary intended use is not watering livestock, irrigation, water storage, fishing, or habitat for aquatic life. Such structures do not necessarily contain standing water, so water exposure may occur via contact, ingestion, or aerosolization. Examples include swimming pools, wave pools, lazy rivers, surf pools, spas (including spa pools and hot tubs), therapy pools, waterslide landing pools, spray pads, and other interactive water venues.

"SURF POOL": means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

"BATHYMETRY": means the specific shaping and sloping of the SURF POOL floor in order to create the desired waves.

"SURFER": a person or occupant in a SURF POOL who is partially or fully immersed in SURF POOL water and using a surfboard or other analogous surfing or wave riding device.

3. Guidelines for Surf Pool Special Use Permitting

3.1 Design and Construction

SURF POOLS are identified as different from swimming pools, wave pools and any other AQUATIC VENUES. Therefore, while meeting the intent of any existing Design and Construction codes for public AQUATIC VENUES, SURF POOLS cannot practically be designed to meet existing design and

construction codes and keep the intended use. The following standards shall be applicable to SURF POOLS:

3.1.1 Design for Risk Management:

- a. Design of the SURF POOL shall include consultation with and input by the owner, the SURF POOL wave equipment supply company or a surf or aquatic risk management consultant and address safety operational considerations.

3.1.2 Construction Material:

- a. SURF POOL shall be constructed of structurally sound material(s), which provide an easily cleaned, watertight structure capable of withstanding the anticipated stresses/loads for full and empty conditions.

3.1.3. Finish:

- a. All water-contact surfaces shall have a durable finish suitable for regular scrubbing and cleaning.
- b. The areas of access and egress shall be constructed with slip-resistant materials.

3.1.4. Bathymetry:

- a. The design of the BATHYMETRY and associated slope changes shall be specified by the wave equipment supply company.

3.1.5. Access / Egress

- a. SURF POOL shall have a minimum of two means of access and egress at the shallowest end.
- b. Access/egress areas to the SURF POOL for disabled persons shall conform to ADA Standards for AQUATIC VENUES.

3.1.6 Wheelchair Accessibility/Emergency Egress

- a. SURF POOL shall comply with the Florida Building Code Accessibility 7th edition, Chapter 10, to include in part:
Accessible routes, Loading/Unloading Areas, Slopes, Ride Entry, Transfer Devices, Wheelchair Storage Spaces, etc.
- b. Emergency egress shall be provided from the deep end (5 feet or deeper) of the surf pool at intervals of no less than 100 feet along the lateral (outside) walls of the surf pool, but not along the central wall or the central machine building, and the ladders shall be permanently fixed. This requirement may be satisfied by providing retractable emergency ladders similar to the ladder depicted below (product information/spec sheet and locations to be provided with the building plans for the SURF POOL).



3.2 Equipment Standards

3.2.1 Accredited Standards

- a. Where applicable, all wave making and water treatment equipment used in the SURF POOL shall be:
 - 1) Of an engineered design and construction, and
 - 2) Certified to a specific standard for the specified equipment use by an ANSI-accredited certification organization.

3.3 Operation and Safety

3.3.1 Basic Requirements

- a. The SURF POOL design, including shape, materials of construction, appurtenances, etc., shall provide for the safety of SURFERS, the thorough and complete circulation of the water, the ability to clean and maintain the SURF POOL, and be considered when planning for effective supervision and surveillance of SURFERS.
- b. The SURF POOL shall be operated in accordance with a water safety program that includes specialized water safety personnel, training, procedures, and equipment. The owner shall deliver to the City a Water Safety Plan for the SURF POOL setting out the proposed lifeguard staffing schedule, standard operating procedures and emergency procedures. All components of the water safety plan shall be in compliance with the most current life safety guidelines appropriate for surfing-related activities from the American Red Cross or other applicable certifying entity.

3.3.2. SURF POOL Lifeguards

- a. Lifeguards shall have completed a lifeguard training course intended for waterfront, open water, or surf environments offered by the Red Cross or another recognized training agency.

3.3.3. Lifeguard to SURFER Ratio

- a. A 1:20 Lifeguard / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water) is required for water that is clear enough to see the bottom of the SURF POOL while the water is static.
- b. A 1:10 LIFEGUARD / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water) is required in the event that water is not sufficiently clear to see the bottom of the SURF POOL while the water is static.

3.3.4. Lifeguard Response Time

- a. Lifeguards shall be able to demonstrate competency to reach the furthest edge of SURFER surveillance within 20 seconds.

3.3.5. Theoretical Peak Occupancy

- a. The specifications for the SURF POOL shall indicate design peak SURFER occupancy for safe operations of surf wave action. Occupancy will be no more than 1 SURFER partially or fully immersed in the SURF POOL water per 1,000 ft² of SURF POOL water surface area.

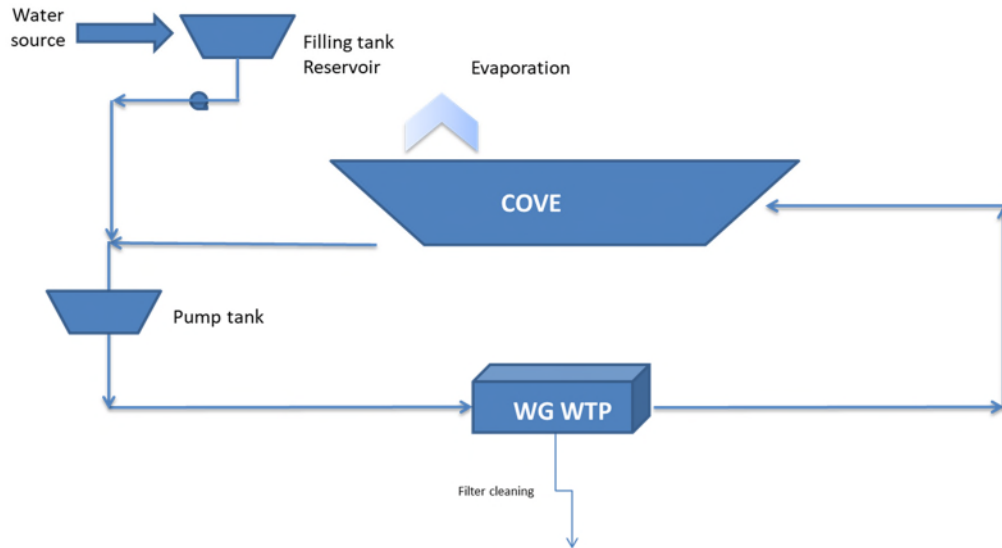
3.3.7. Water Clarity

- a. The water in the SURF POOL shall be sufficiently clear such that resuscitation can be initiated within 2 minutes of identifying a distressed SURFER. Clarity shall be verified using contrasting color markers placed in the deepest sections of the SURF POOL accessible to SURFERS and staff.
- b. Ten Feet Deep or Less: For a SURF POOL with the deepest SURFER accessible water being 10 feet deep (3.0 m) or less, a contrasting color marker with an area of 0.40 ft² (372 cm²) or less shall be placed such that it is visible for verification of water clarity in the deepest section of the SURF POOL.
- c. Over Ten Feet Deep: For a SURF POOL with the deepest SURFER accessible water depth over 10 feet deep (3.0 m) the marker size may be increased to 0.50 ft² (464 cm²).
- d. This marker shall be visible in still water from a vantage point above water surface up to 30 ft (9 m) away in a direct line of sight from the marker.
- e. Regular turbidity (NTU) measurements are to be taken and logged for correlation to verification by line of sight marker visibility.
- f. In the event that the water is not sufficiently clear to see the bottom while the water is static, the following conditions shall apply:
 - 1) Leash or Tether Requirements: All SURFERS must effectively be attached to a surfboard, bodyboard or other analogous surfing or flotation device.
 - 2) High Visibility and Reflective Rash Guard Requirements: All SURFERS must wear a high visibility and reflective rash guard.
 - 3) A Lifeguard shall be able to demonstrate competency to reach the furthest extent of the assigned zone of SURFER surveillance within 15 seconds.

3.4 Water Quality

3.4.1. Water Quality Equipment Specifications

- a. The water quality system shall include the following components:
 - 1) A piping network for water collection, recirculation and distribution.
 - 2) Flow meters accurate to within +/- 5% of the actual design flow.
 - 3) Water treatment equipment to include screens, pumps, filters, ozone treatment, UV treatment, chemical dosing and commercial probes for monitoring and control.
 - 4) An underwater vacuuming system to remove solids.
- b. The water recirculation and water treatment system shall follow the following schematic:



- c. All equipment used shall be appropriate for use in recreational water treatment either by meeting an accredited standard such as NSF-50/61 listing, UL or international equivalent, manufacturer certification, or other technical justification based on material in contact with water, operational characteristics and benefits to the SURF POOL water quality management system.
- d. All chemicals used must be NSF 60 certified.

3.4.2. Water Quality Parameters

- a. The SURF POOL shall not have a specified water recirculation and turnover time requirement. The turnover time shall be determined by the water treatment equipment supplier but it must have the ability to meet the following water quality parameters:
 - 1) Water clarity / Turbidity: Maintain turbidity below 5 NTU with continual monitoring.
 - 2) Oxidation: maintain minimum ORP of 600 mV in main body of water and maximum of 900 mV in return water
 - 3) Residual chlorine to be monitored continuously with a minimum allowable FAC of 0.5 ppm (mg/L)
 - 4) pH maintained between 7.0 to 7.6 and monitored continuously
 - 5) Total Alkalinity (TA) maintained between 60 to 180 ppm
 - 6) Other standard water chemistry values as would normally be kept for swimming pools.

3.4.3 Water Quality Testing

- a. The SURF POOL operator shall test the following parameters:
 - 1) Continual Monitoring:
 - i. Water Clarity (NTU)
 - ii. Residual chlorine (FAC)
 - iii. pH
 - 2) At least once per day during business hours:
 - i. Oxidation (ORP)
 - ii. Alkalinity (TA)
 - iii. Other standard water chemistry values as would normally be kept for swimming pools
 - 3) At least monthly in winter and bi-weekly for the remainder of the year:
 - i. E. coli bacteria testing from three (3) locations in the SURF POOL by a state certified lab. Frequency may be reduced by approval of the City of Fort Pierce

and/or the Florida Department of Health after treatment system proves that turbidity, disinfection and pH tests are within acceptable range.

- b. The SURF POOL operator may perform these tests using a properly calibrated automatic chemical monitoring and control system in accordance with the manufacturer's equipment specifications for calibration and directions for proper use.
- c. The SURF POOL operator shall maintain a written daily record of all test results, equipment readings, calibrations, and corrective action taken at the SURF POOL.
- d. If the SURF POOL operator adds cyanuric acid to the water, the SURF POOL operator shall measure the cyanuric acid concentration in the water a minimum of once every 2 months and shall maintain a written record of these test results and all corrective action taken at the SURF POOL site.
- e. The SURF POOL operator shall maintain data and records collected pursuant to this section for at least two years for inspection by the City of Fort Pierce and/or the Florida Department of Health upon request and shall submit all data and records to the City of Fort Pierce and/or the Florida Department of Health upon request. The SURF POOL operator shall also compile data reports on the water quality of the SURF POOL quarterly (four times per year), and shall submit the same to the City Building Official.

3.5 Inspections

3.5.1 Preoperational Inspections

- a. The SURF POOL may not be placed in operation until an inspection approved by the City of Fort Pierce shows compliance with the Special Use Permit requirements set forth herein or the City of Fort Pierce otherwise approves opening for operation.

3.5.2. Operational Inspections

- a. Upon presenting proper identification, an authorized employee or agent of the City of Fort Pierce or the Florida Department of Health shall have the right to, and be permitted to, enter any SURF POOL area, including the recirculation equipment and piping area, at any reasonable time during the SURF POOL's business hours, for the purpose of inspecting the SURF POOL to do any of the following:
 - 1) Inspect, investigate, or evaluate for compliance with these Special Use Permit regulations;
 - 2) Verify compliance with previously written violation orders;
 - 3) Collect samples or specimens;
 - 4) Examine, review, and copy relevant water quality records;
 - 5) Obtain photographic or other evidence needed to enforce these regulations; or
 - 6) Question any supervisory employee of the operator responsible for the operation of the SURF PARK or water quality.
- b. A SURF POOL's inspection frequency may be amended based on a risk of recreational water injury and illness.
- c. The operator of the SURF POOL shall obtain, at its sole cost, quarterly inspections conducted by an independent third party. The independent third party inspector shall inspect the SURF POOL and the water quality test records maintained by the operator in accordance with section 3.4.3.e above, to determine if the SURF POOL is in compliance with these regulations. The independent third party inspector shall then submit a quarterly written report of its findings to the City Building Official.

3.6 Enforcement

3.6.1 Florida Department of Health and County Health Department Enforcement Rights

- a. In accordance with the requirements of F.S. 514.0115(7), these special use permit regulations shall not affect the Florida Department of Health's or the county health department's right of entry pursuant to F.S. 514.04 or its authority to seek an injunction pursuant to F.S. 514.06 to restrain

the operation of a SURF POOL permitted and operated under these regulations if the SURF POOL presents significant risks to public health.

3.6.2. City Enforcement Rights

a. Enforcement.

In addition to the enforcement rights of the Florida Department of Health and the county health department, as set forth above, the City may exercise its code enforcement rights, and any other legal rights of the City, to enforce compliance with the regulations set forth herein.

b. Termination of Operation/Notice.

If the operator of the SURF POOL does not comply with all required operational procedures and safety conditions set forth in these regulations, then the City shall have the right to terminate the operation of the SURF POOL, provided however that (i) the City shall first provide the operator of the SURF POOL with written notice of such violation of these regulations, and (ii) the operator of the SURF POOL shall then have ten (10) days from receipt of the written notice to correct such violation. If such violation cannot reasonably be corrected within such ten (10) days, then the operator of the SURF POOL must commence correcting such violation within such ten (10) day period and diligently complete such correction within a reasonable time, not to exceed thirty (30) days after receipt of the written notice. The foregoing notwithstanding, the City shall have the right to seek an injunction to immediately terminate the operation of the SURF POOL in the event that any such violation causes a significant risk of death or serious physical harm to the public.

c. Emergency Measure/Imminent Danger.

When in the opinion of the Building Official, there is imminent danger of failure or that life or health is endangered by the occupation of any part of the facility or premises or when there is actual or potential danger to the occupant or those in proximity to the facility or any structure, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. This enforcement authority, as granted by F.S. 468.604(1); F.S. 553.79 and adopted International Property Maintenance Code, shall not be delegated to any other individual or entity and shall be enforced independently of the need of court injunction. In such event, the Building Official shall cause to be posted at each entrance to such structure or facility a notice reading as follows: "This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official." It shall be unlawful for any person to enter the structure or facility without the approval of the Building Official until such repairs have been made or the hazardous condition has been addressed.

d. Hearing.

Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Circuit Court, be afforded a hearing for relief, in accordance with applicable law.