CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Wednesday, July 13, 2022 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the June 13, 2022 meeting

6. **HEARING OF THE LOCAL PLANNING AGENCY**

   a. Future Land Use Map Amendment - Hillpointe Residential - 2102 and 2151 S. Jenkins Road

   b. City Initiated Future Land Use Map Amendment - St. Peters Church - 2900 S. Jenkins Road

7. **NEW BUSINESS**

   a. Rezoning - Hillpointe Residential - 2102 and 2151 S. Jenkins Road

   b. City Initiated Rezoning - St. Peters Church - 2900 S. Jenkins Road

c. Conditional Use - Lindsay School of the Arts -- 515 Avenue A

d. Site Plan (Development Review and Design Review) - Bev Smith Toyota South - 3350 S. US Highway 1

8. **COMMENTS FROM THE PUBLIC**

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

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 07/13/2022

Re: Planning Board Minutes 6/13/22

Information

SUBJECT:

Minutes from the June 13, 2022 meeting

SUMMARY:

N/A

RECOMMENDATION:

N/A

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Planning Staff

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N: N/A

OTHER INFORMATION:

N/A

Attachments

Planning Board Minutes 6/13/22

Form Review

Form Started By: Alicia Rosenthal Started On: 06/14/2022 12:51 PM

Final Approval Date: 06/15/2022

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, JUNE 13, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Harold Albury; Nichelle Clemons; Michael Broderick; Marcia Baker; Alexander Edwards; Bob Burdge; Frank Creyaufmiller, Chairman

Staff Present: Kevin Freeman, Planning Director
Vennis Gilmore, Senior Planner
Audria Moore-Wells, Special Projects Coordinator
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes of the May 9, 2022 meeting

Motion was made by Bob Burdge, and seconded by Michael Broderick to approve the minutes from the May 9,2022.

AYE: Michael Broderick, Marcia Baker, Alexander Edwards, Bob Burdge, Harold Albury, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

a. Zoning Atlas Map Amendment - Coral Sands Planned Development - 511 S. Ocean Drive

Mr. Gilmore gave an overview of the application and answered questions from the Board.. Mr. Gilmore stated the applicant is requesting rezoning from R-4A, Hutchinson Island Medium Density Residential Zone to PD, Planned Development. He said the applicant intends to develop a residential subdivision that will have 12 platted lots consisting of single-family attached and detached homes. Mr. Gilmore noted that Planned Development, (PD) is an appropriate zoning that is compatible with the Future Land Use classification of Hutchinson Island Medium Density Residential (HIR).

Dennis Murphy, Applicant Representative from Culpepper and Terpening, stated the applicant is requesting PD zoning for lot size and flexibility. He highlighted that the 3-story homes will have internal driveways and a glorified alleyway access. Mr. Murphy answered questions from the Board regarding the dry retention pond, roadway responsibility, internal lighting, height of units, gating and fencing.

Phil Thompson, Developer, stated Coral Sands will add intrinsic value to the property and will be an enhancement to South Hutchinson Island.

Motion was made by Michael Broderick, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Marcia Baker, Alexander Edwards, Bob Burdge, Harold Albury, Nichelle Clemons, Michael Broderick, Chairman Frank Creyaufmiller

Passed

b. Major Amendment to Site Plan - Jetson - 4145 S. US Highway 1

Mr. Altizer gave an overview of the application and answered a question from the Board on the auto-turn movement condition. He stated the original site plan was approved by City Commission on February 22, 2022, to construct a 32,330 square foot addition. The applicant is requesting approval for a Major Amendment to the Site Plan to construct a 34,065 square foot addition with associated site improvements. Mr. Altizer said the amended site plan will have three major changes which include increasing the square footage of the addition by 1,735 square feet, re-orientation of the loading docks with an additional loading dock, and removal of an existing driveway connection and proposed access road.

Ryan McLean, Applicant Representative from MBV Engineering, noted that the rear orientation of the loading base will make for a unified operation with more functionality to allow for long term bays where the Samsung and LG trucks can park for 1- 2 days.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval of the requested applications with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a).
3. Provide an auto-turn movement showing how trucks will back into the new loading bays

4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit

AYE: Alexander Edwards, Bob Burdge, Harold Albury, Nichelle Clemons, Michael Broderick, Marcia Baker, Chairman Frank Creyaufmiller

Passed

c. **Preliminary Plat - The Oaks at Moore's Creek - 1206 Avenue B (Lot 1) and Lots 1-10 and 16-24, South of Moore's Creek and North of Avenue B**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He explained the Preliminary Plat subdivides 16 parcels into 17 platted lots that include a reconfigured right-of-way, 15 single-family residential lots and 2 water-management tracts. Mr. Gilmore noted the project is the second phase of a City of Fort Pierce initiative to provide modern housing stock and workforce housing within the City's Community Redevelopment Area.

Corey O'Gorman, Non--Profit Partner from East to West Development Corporation, stated once the plat is approved and the infrastructure is in place, the single family homes will be built. Mr. O'Gorman said hey are hoping to have enough pre-qualified buyers, so they can build all the homes in a years period. Mr. O'Gorman explained to Ms. Baker that the project is not big enough to offer an apprenticeship program.

Audria Moore-Wells, Special Projects Coordinator, stated the project will increase the city's housing stock, and the city is vigorously working on the city's infill to try and get developers to build workforce housing. Ms. Moore-Wells added that the homes will be nestled within the 1st phase of the Oaks at Moore's Creek located on 12th and 13th Street.

Motion was made by Michael Broderick, and seconded by Harold Albury to forward a recommendation of approval to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

AYE: Bob Burdge, Harold Albury, Nichelle Clemons, Michael Broderick, Marcia Baker, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. BOARD COMMENTS

Ms. Baker asked the Planning department to formulate a plan for workforce housing construction to be financed by the people demanding the workforce. Mr. Freeman, Planning Director, stated there is an obstacle in the state statute, but he is looking into it and there may be some options to move forward.

Chairman Creyaufmiller reminded the Board that the July Planning Board meeting will be held on Wednesday, July 13, 2022. Chairman Creyaufmiller thanked the Board for their regular attendance at the meetings.

9. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 07/13/2022

Re: Hillpointe Residential-FLUMA- 2102 & 2151 S Jenkins Rd

Information

SUBJECT:

Future Land Use Map Amendment - Hillpointe Residential - 2102 and 2151 S. Jenkins Road

SUMMARY:

- The applicant is requesting the review and approval of a Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

RECOMMENDATION:

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 07/07/2022 02:47 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Vennis Gilmore, Senior Planner

FROM: Ryan Altizer, Planner

RE: **Hillpointe Residential- Rezoning/FLUMA- 22-06000002**
2101 & 2151 S Jenkins Road

BOARD DATE: July 13, 2022

STAFF REPORT

Owner: Brent Moody; FreedomRoads Property Company, LLC
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Representative: Alejandro Toro; Engineering Design & Construction, Inc
100 N US Highway 1
Fort Pierce, FL 34950

Applicant's Request: Approval of a Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

Location(s): 2101 & 2151 S Jenkins RD

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

Surrounding FLU:

North	East	South	West
RL (FP)	RH (FP)	RL (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-1 (FP)	R-5 (FP)	AR-1 (FP)	C-3 (FP)

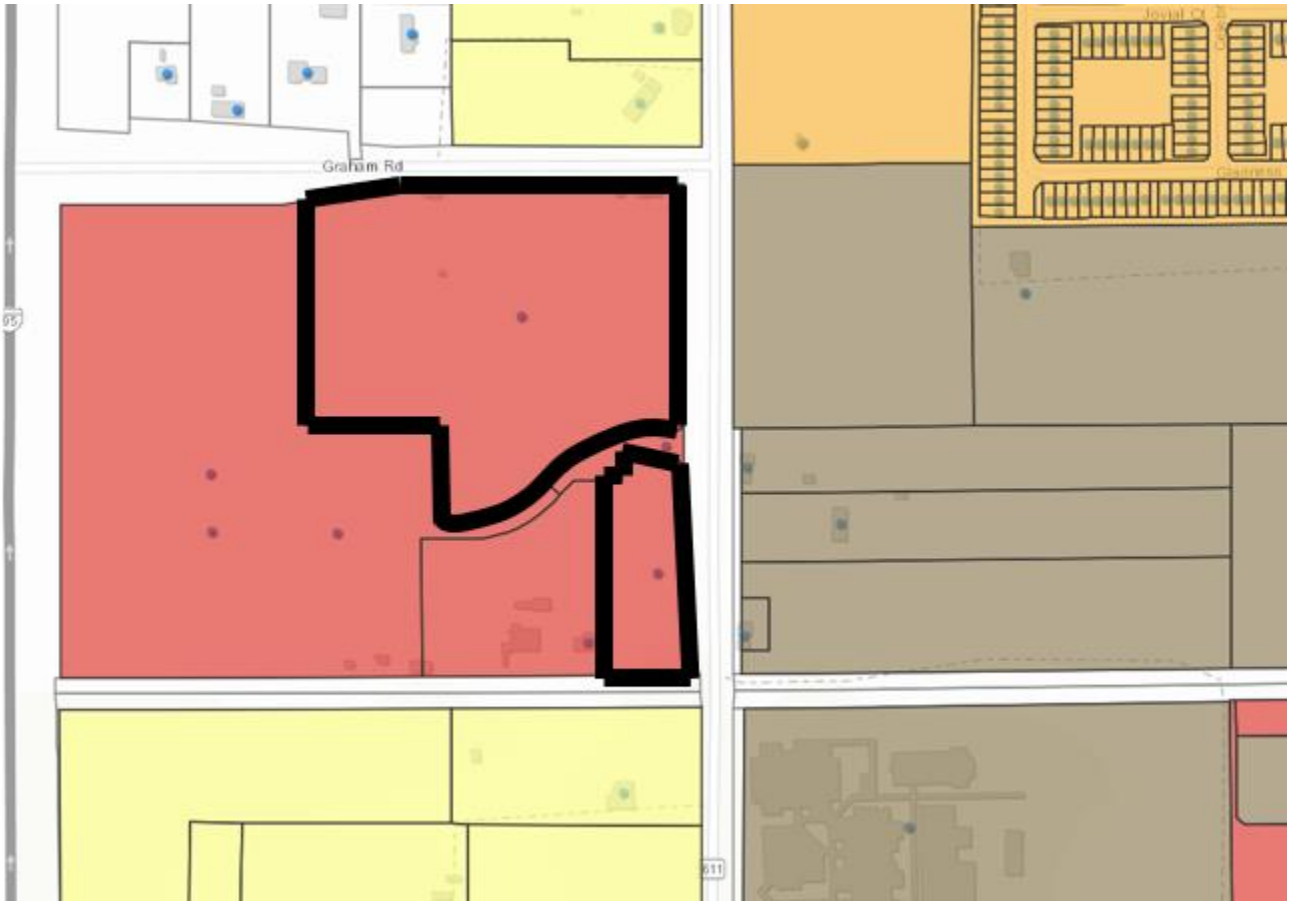
Utilities: FPUA

Staff Analysis:

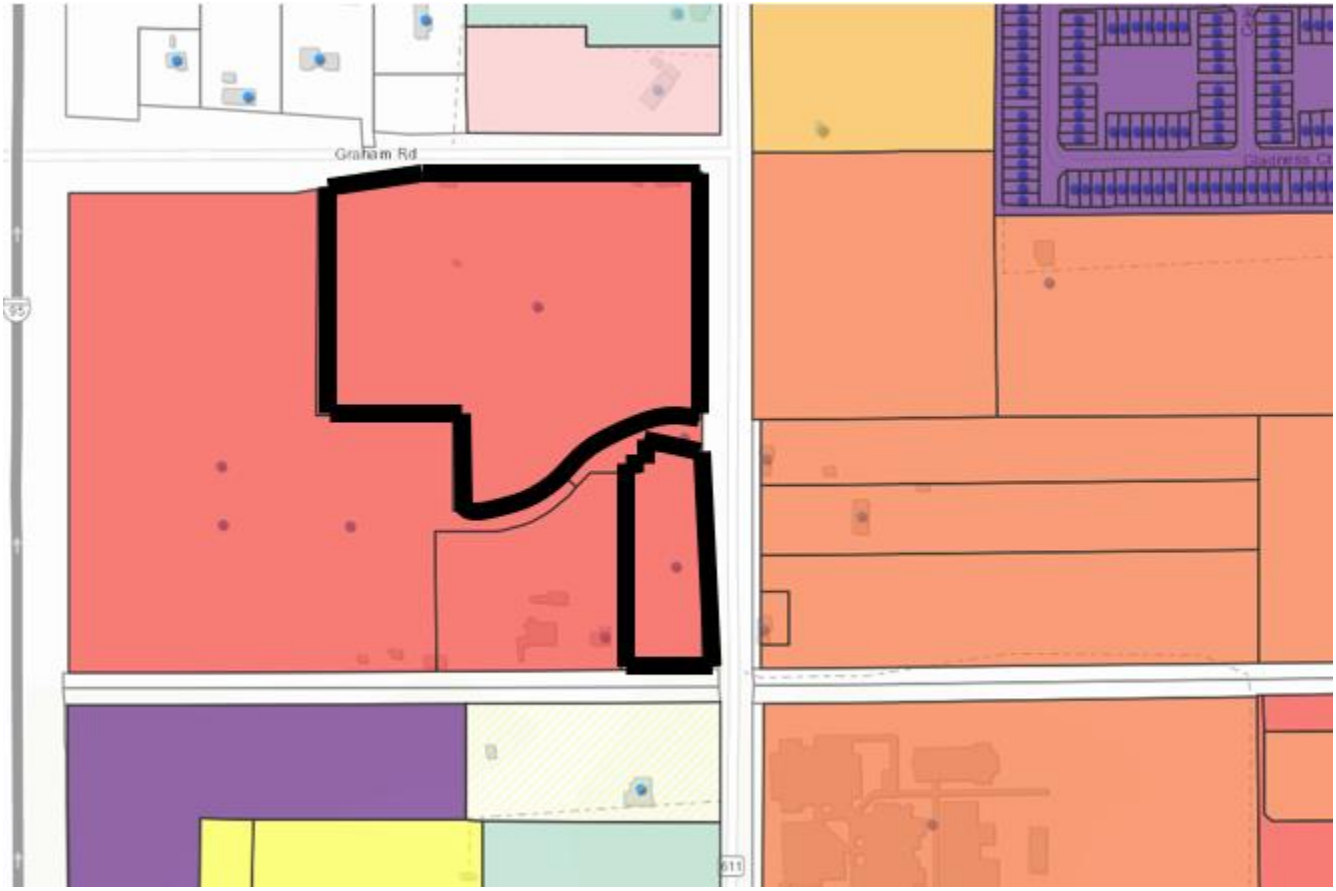
Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

As displayed on the maps below, the 17.25-acre subject property is surrounded by properties with the Future Land Use of General Commercial (GC), High Density Residential (RH) and Low Density Residential. The subject parcel is also surrounded by properties zoned as General Commercial (C-3), Office Commercial (C-1), High Density Residential (R-5) and Agricultural Residential (AR-1).



FLUMA Map



Zoning Map

Zoning Designation Comparison

The subject property currently has a Future Land Use of General Commercial (GC) and a Zoning designation that is General Commercial (C-3). The General Commercial (GC) Future Land Use is intended to provide for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. The General Commercial (C-3) district is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

The Requested Future Land Use of High Density Residential (RH) is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

The requested zoning of High Density Residential (R-5) is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed 15 units per acre for conventional developments and 18 units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.

It is staff's professional opinion that the more appropriate zoning for the subject site is r-5 and thus to have a Future Land Use of RH.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Amendment and Future Land Use Map Amendment

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From : Selena Griffett, P.E.

Thru : John Andrews, P.E. – City Engineer

Re : Hillpointe Residential
Zoning Atlas Map Amendment and Future Land Use Map Amendment
2101 and 2151 South Jenkins Road

Date : June 9, 2022

This is to advise you that we have completed the review of the following documents as received by this office on June 1, 2022:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☐ Site Plan
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits
- ☒ Other FLUA

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☐ Do Not Recommend
- ☒ No Comments
- ☐ Variance Approval
- ☐ Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See Attached for Comments

Engineering has no comments.

Q:\ENGINEERING\Site Development Projects\H\Hillpointe Residential\FLUA\FLUA 06092022.docx

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, June 16, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **New Business:**

   a. Zoning Atlas Amendment and Future Land Use Map Amendment - Hillpointe Residential - 2101 and 2151 South Jenkins Road

   b. Conditional Use - Lindsay School of the Arts - 515 Avenue A

   c. Minor Site Plan - Caliber Car Wash - 2404-111-0006-000-9 (US HIghway 1 and Sunny Lane)

   d. Minor Site Plan - On the Edge/Dockside - 1136 Seaway Drive

   e. Subdivision - Kings Highway Commerce Park - SE Corner of Kings Highway and White Road 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-211-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6, 2324-211-0002-000-3

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Zoning Atlas Amendment and Future Land Use Map Amendment - Hillpointe Residential - 2101 and 2151 South Jenkins Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☑ 13. Sprinkler system is required.

☑ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Conditional Use - Lindsay School of the Arts - 515 Avenue A

Please be advised that the project may trigger the requirements indicated below:

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☑ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Minor Site Plan - Caliber Car Wash - 2404-111-0006-000-9 (US Highway 1 and Sunny Lane)

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

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☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Minor Site Plan - On the Edge/Dockside - 1136 Seaway Drive

Please be advised that the project may trigger the requirements indicated below:

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☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Subdivision - Kings Highway Commerce Park - SE Corner of Kings Highway and White Road
2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-211-0001-000-5, 2324-241-0002-000-6, 2324-241-003-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6, 2324-211-0002-000-3

Please be advised that the project may trigger the requirements indicated below:

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☑ 12. Will need to meet the Fire Code.

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☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

June 24, 2022 **VIA EMAIL**

Planning Department
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Potential Transportation Impact Review (PTIR)
Hillpointe Residential
2101 and 2151 South Jenkins Road
Fort Pierce, Florida

To Whom It May Concern:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development. The proposed development consists of 252 multi-family dwelling units on a 17.25-acre property that is currently vacant.

Based on the review, the following comments are provided:

- **Traffic Analysis:** The Traffic Analysis for the proposed development is inaccurate and flawed because of the following:

  - The Roadway Conditions are based on project information from an outdated Transportation Improvement Program (TIP) that was adopted in June 2019. Three different TIPs have been adopted since then.

  - The Project Distribution/Assignment is based on data and volume smoothing from the 2040 Long Range Transportation Plan which is outdated and was replaced by the 2045 Long Range Transportation Plan in February 2021.

  - The Link Analysis does not include all of the links in the Study Area.

  - The intersection analysis identifies that there will be an addition of a left-turn lane at both the eastbound and westbound approaches to the intersection of Jenkins and Graham Roads when the east leg is added by Waypoint. However, Waypoint is proposed to be located on the east side of Jenkins Road, and neither the Site Plan nor the Traffic Analysis identify the addition of left-turn lanes by Waypoint let alone to the eastbound approach on the west side of Jenkins Road.

- The Historical Growth Calculation does not include all of the links in the study area and includes a Historical AADT Report from 2019 rather than from 2021.

- The Traffic Analysis concludes that "concurrency" is satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibility of the applicant. However, none of the "assumed" improvements are planned to be in place, the roadway network is not deficient, and the proposed project cannot be accommodated on the roadway network at acceptable levels of service. Therefore, the project does not meet the "requirements for concurrency".

The Traffic Analysis should be revised to address the above-identified inaccuracies and flaws.

- **Sidewalks:** No sidewalks are provided along Jenkins or Graham Roads in the Conceptual Site Plan. Sidewalks should be provided along Jenkins and Graham Roads as part of the proposed development.

The comments summarized above should be addressed before the proposed development is advanced in the application process.

Please contact me should any additional information or clarification be required with regard to this PTIR.

Sincerely,

Peter Buchwald
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

June 16, 2022

TECHNICAL REVIEW PROJECT # 22- 06000002
Zoning Atlas Map Amendment and Future Land Use Map Amendment
Hillpointe Residential-2101 and 2151 South Jenkins Road

Comments

FPUA W/WW Engineering: Approved as noted,

Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plans along with a completed plan review application to the Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Hillpointe Residential – 2101 S. Jenkins Road. Approved.

Electric service is available to the site (from the south side and Graham Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
Fort Pierce Utilities Authority
tsydne@fpua.com
O: (772) 466-1600 ext. 6454
C: (772) 302-0077

Gas service is available to the site (from S. Jenkins Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). (Con't pg 2)

For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS map (Electric and Gas).

DEC2022 – FPUA GIS Map – Electr...

If the developer should have any questions, please have them contact the individual listed above.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Alejandro Toro- EDC, Inc.
10250 SW Village Parkway- Suite 201
Port Saint Lucie, Florida 34987

Subject: Zoning Atlas Map Amendment and Future Land Use Map Amendment Hillpointe Residential 2101 and 2152 South Jenkins Road – Technical Review Committee Comments for June 16, 2022 TRC Meeting

City of Fort Pierce Planning Department

Comments may be forthcoming

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted,

Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plans along with a completed plan review application to the Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Hillpointe Residential – 2101 S. Jenkins Road. Approved.

Electric service is available to the site (from the south side and Graham Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
Fort Pierce Utilities Authority
tsydne@fpua.com
O: (772) 466-1600 ext. 6454 C: (772) 302-0077

Gas service is available to the site (from S. Jenkins Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex).

For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS map (Electric and Gas).

If the developer should have any questions, please have them contact the individual listed above.

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who ~~did~~ (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez
Printed Name of Notary

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26
(Notary Seal)

2/16/26
My commission expires

Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270
Street Address

Lincolnshire, IL 60069
City, State, Zip

mauricio.rodriguez@campingworld.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☒ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☒ Warranty Deed & Legal Description
- ☒ St. Lucie County Property Record Card
- ☒ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☒ Current Survey
- ☒ Environmental Study
- ☐ Traffic Impact Report
- ☒ *** Capacity Analysis-Separate Form
- ☒ Drainage Analysis
- ☒ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2101 & 2151 S. Jenkins Road
2. Property Tax ID(s): 2313-800-0002-000-7 & 2313-800-0004-000-1
3. Total Acreage: 17.25 Acres
4. Existing Future Land Use Designation: General Commercial (GC)
5. Existing Zoning Classification: General Commercial Zone(C-3)
6. Proposed Zoning Classification: High-Density Residential Zone (R-5)
7. Other applications being submitted concurrent with this application, if any: Application for Zoning Atlas Map Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: The subject parcels are currently vacant with no improvements or structures
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: To allow for high density residential units exceeding 20% of GFA

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
Proposed	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning Enrollment Demand	76.29	178.02
Proposed Zoning Enrollment Demand	74.52	173.88
Change in Demand	Decrease 1.77	Decrease 4.14

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	751,410 x 0.05 per sf = 37,571cy
Proposed Zoning	252 d/u x 0.47 cy per du = 118.44 cy
Change in Demand	Decrease: -37,452.56

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	LU Code 842 - 4,901	833/755
Proposed Zoning	LU Code 222 - 1,144	84/101
Change in Demand	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

12. Name of Owner(s): Brent Moody, PE ; Freedom Roads Property Company, LLC
Mailing Address: 250 Parkway Drive, Suite 270
City Lincolnshire State Illinois Zip 60069
Phone #
E-mail: mauricio.rodriguez@campingworld.com

13. Name of Applicant: Nick Everly; Hillpointe, LLC
Mailing Address: 1031 W. Morse Boulevard, Suite 240
City Winter Park State Florida Zip 32789
Phone # 1-303-656-8506 Fax #
E-mail: neverly@hillpointe.com

14. Name of Representative: Alejandro Toro ; Engineering Design & Construction, Inc
Mailing Address: 10250 SW Village Parkway
City Port St. Lucie State Florida Zip 34987
Phone # 772-462-2455 Fax #
E-mail: alejandrotoro@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

05/11/22

Applicant's Signature Date

1031 W Morse Blvd, Ste 240

Address State FL 32789 Zip

303-656-8506 neverly@hillpointe.com

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FreedomRoads Property Company, LLC

Property Owner's Name (Please Print) Phone

250 Parkway Dr, Ste 270 IL 60069

Address State Zip

, President 5/11/22

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Brent Moody who is personally known to me or has produced NA as identification.

Signature of Notary (seal)

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4606311 OR BOOK 4309 PAGE 826, Recorded 08/15/2019 03:48:00 PM Doc Tax $3675.00

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 ("**Grantor**"), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: David W. Gigger

Linda M. Briglia
Print Name: Linda M. Briglia

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

By: Stephen Doyle
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Linda M. Briglia
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

{Notary Stamp}

LINDA M BRIGLIA
Commission # FF 899597
Expires September 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

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

Property Identification

Site Address: 2101 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185066
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 1

Current Values

Just/Market Value:	$645,800
Assessed Value:	$645,800
Exemptions:	$0
Taxable Value:	$645,800

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	14.83
Land Size (SF):	645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$645,800
Just/Market:	$645,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$645,800
Exemption(s):	$0
Taxable:	$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	$303.91

Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$645,800	$645,800	$0	$645,800
2020	$645,800	$645,800	$0	$645,800
2019	$645,800	$645,800	$0	$645,800

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185068
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value:	$105,900
Assessed Value:	$105,900
Exemptions:	$0
Taxable Value:	$105,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.43
Land Size (SF):	105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$105,900
Just/Market:	$105,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$105,900
Exemption(s):	$0
Taxable:	$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	$49.84

Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	$455.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$105,900	$105,900	$0	$105,900
2020	$105,900	$105,900	$0	$105,900
2019	$105,900	$105,900	$0	$105,900

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Hillpointe Residential – South Jenkins Road

2101 & 2151 South Jenkins Road

PARCEL ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA,

AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80,

PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Flatsedge	*Cyperus spp.*
Saltbush	*Baccharis halimifolia*
Grassleaf Rush	*Juncus marginatus*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*
Giant Reed**	*Arundo donax*
Torpedo Grass**	*Panicum repens*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as "other surface waters" (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (**Sec. 123-66**).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

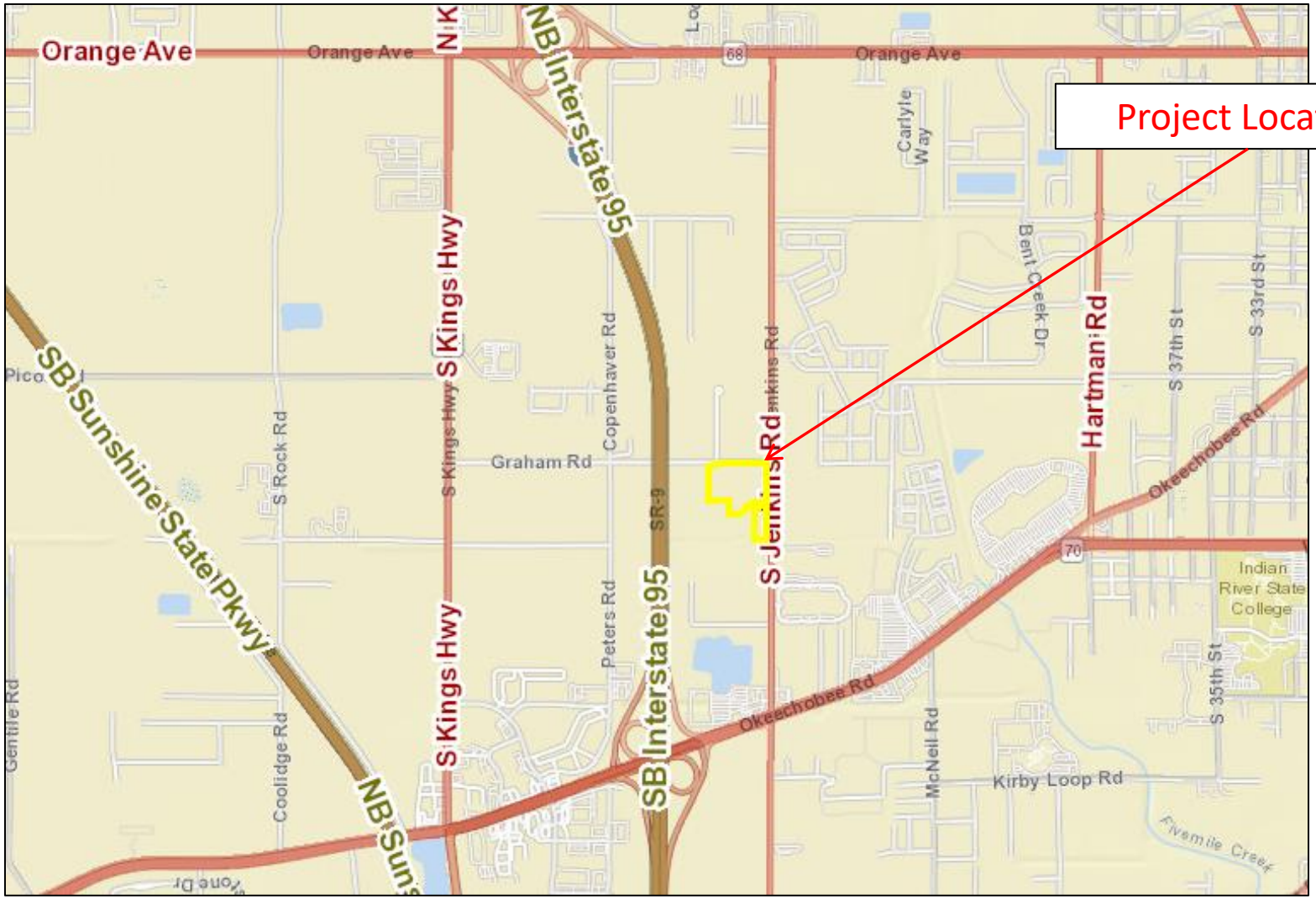
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

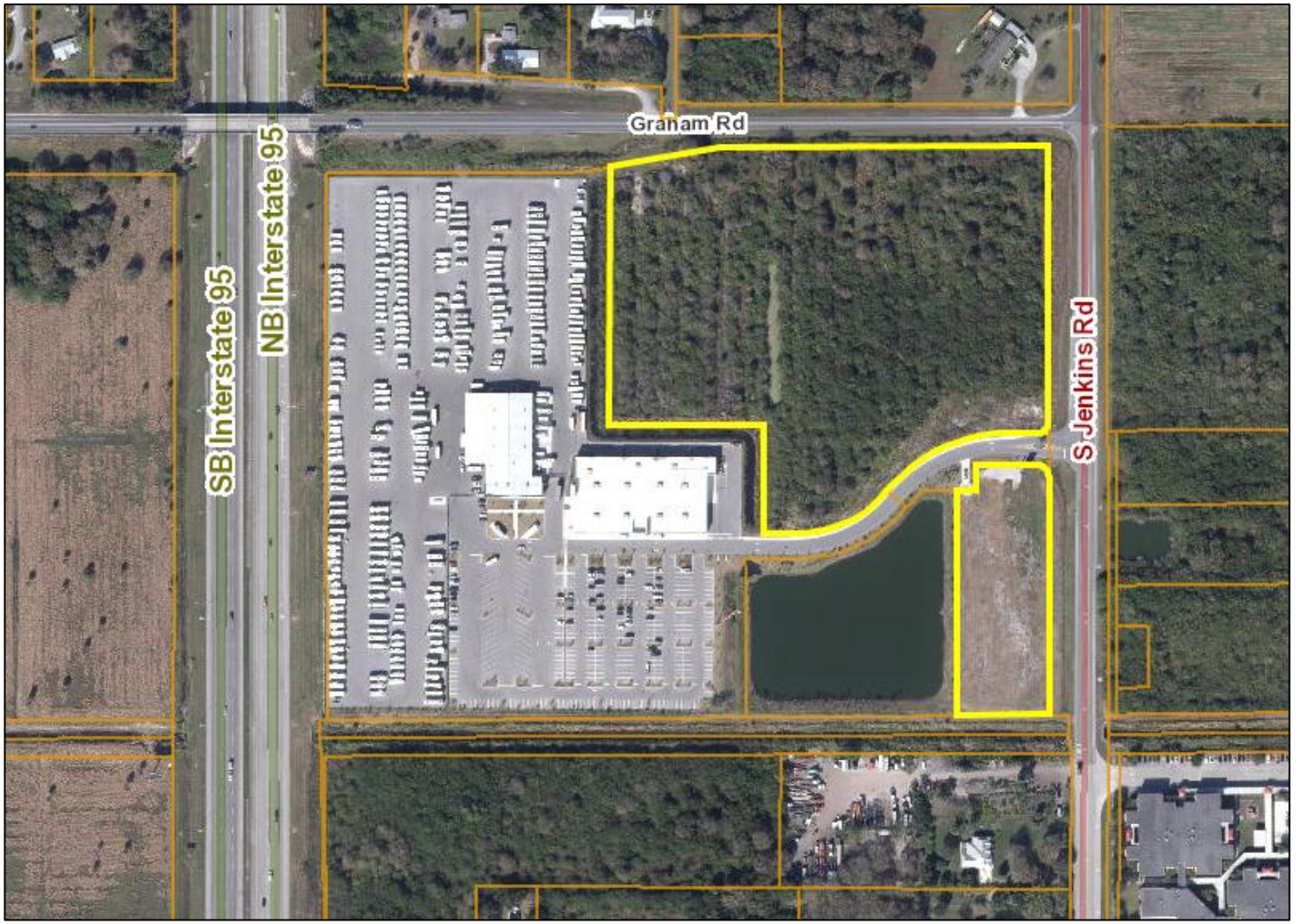
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

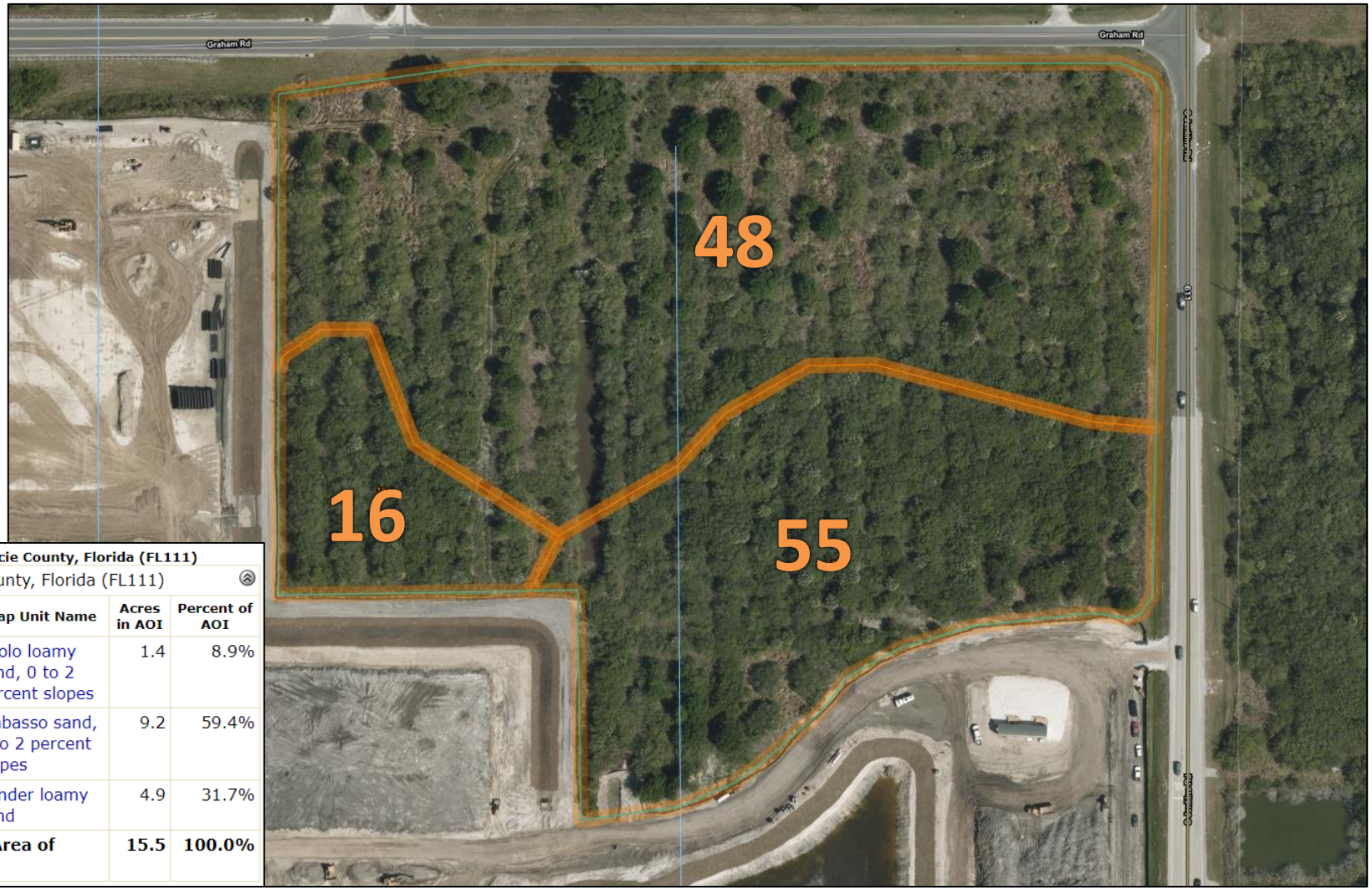
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		**15.5**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

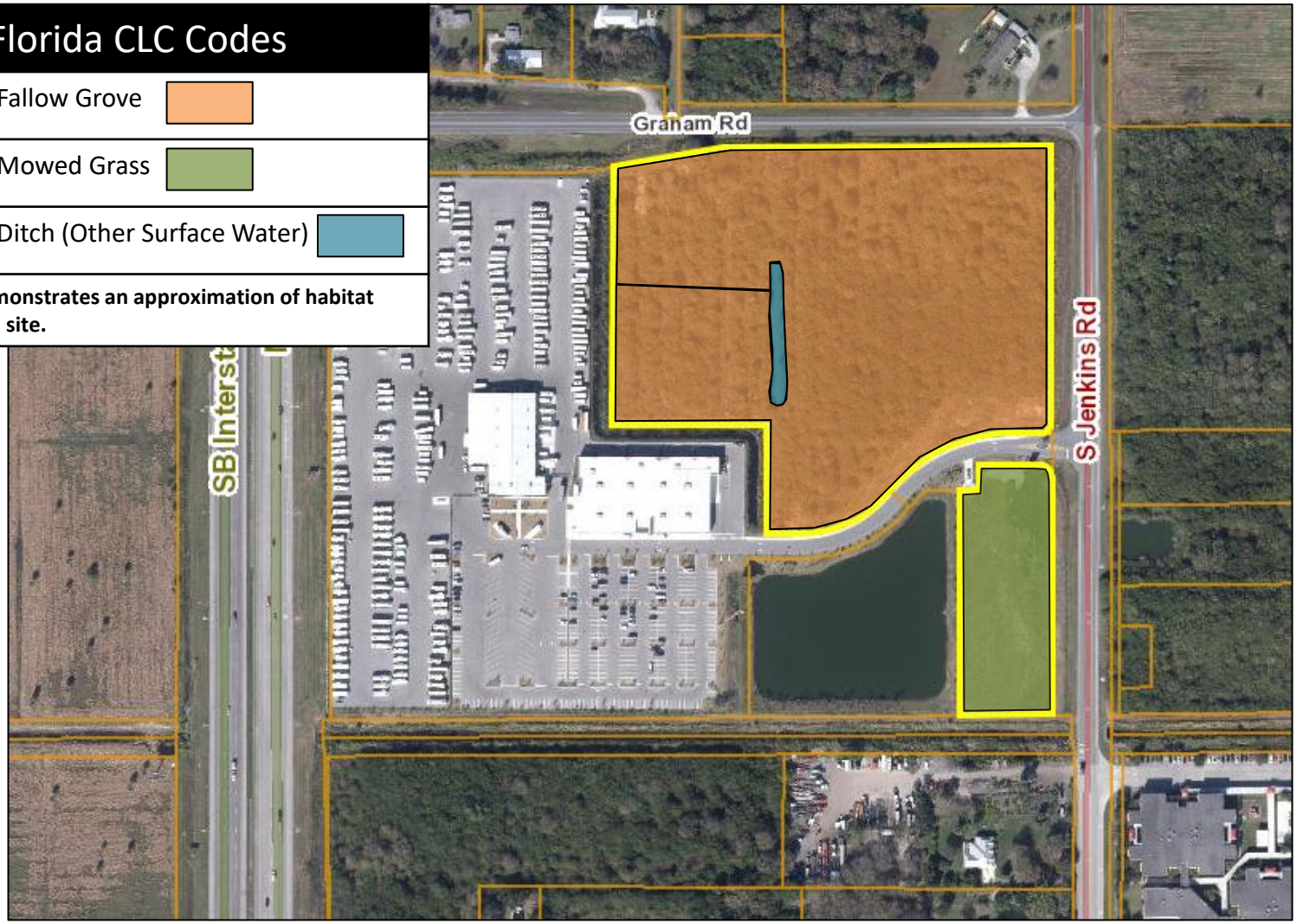
Florida Cooperative Land Cover (CLC) Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

Florida CLC Codes	
214	Fallow Grove
1810	Mowed Grass
4220	Ditch (Other Surface Water)

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154	Hillpointe LLC	04/25/2022

N

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
****Proposed**	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning/FLU Enrollment Demand	76.29	178.02
****Proposed Zoning/FLU Enrollment Demand**	74.52	173.88
****Change in Demand**	Decrease 1.77	Decrease 4.14

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	751,410 x 0.05 per sf = 37,571cy
****Proposed Zoning/FLU**	252 d/u x 0.47 cy per du = 118.44 cy
***Change in Demand**	Decrease: -37,452.56

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

Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	LU Code 842 - 4,901	833/755
****Proposed Zoning/FLU**	LU Code 222 - 1,144	84/101
***Change in Demand**	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: 252		Single Family: N/A		Multifamily: 252	
	Non-residential (square footage): N/A				
	Mixed-use (describe use): N/A				
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	I	252	17.25	01/2023	01/2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
N/A					
N/A					
N/A					
N/A					
N/A					

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

PROJECT NARRARTIVE & JUSTIFICATION STATEMENT
HILLPOINTE, LLC – RESIDENTIAL
Future Land Use & Zoning Atlas Map Amendment
May 12, 2022

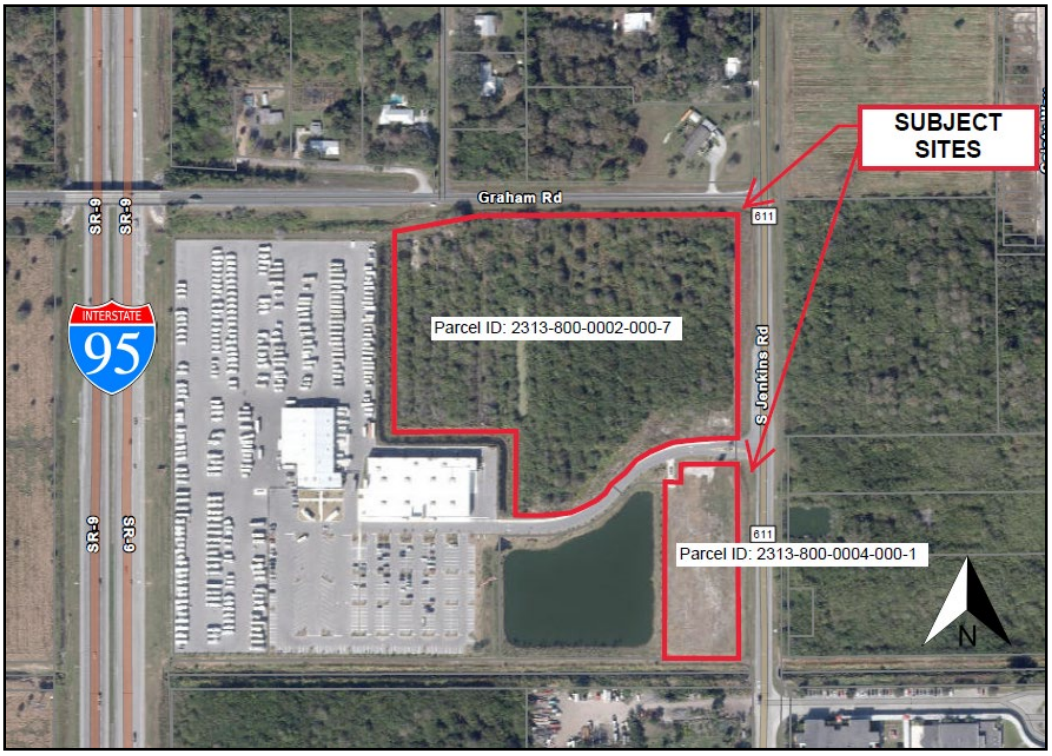
REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Zoning Atlas Map Amendment for two (2) parcels located on the southwest corner of Graham Road and South Jenkins Road in Fort Pierce, Florida. The applicant is requesting to change the Future Land Use from General Commercial (GC) to High Density Residential (RH) and rezone the properties from General Commercial (C-3) Zoning district to High Density Residential (R-5) Zoning district.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located at the southwest corner of Graham Road and South Jenkins Road in Fort Pierce Florida. The following table identifies the parcels associated with this request.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning	Proposed FLU	Proposed Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	GC	C-3	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	GC	C-3	RH	R-5
	TOTAL ACRES:	**17.25**				



On Monday, August 20, 2018, the City Commission adopted ordinance numbers 18-017 and 18-018, approving a Future Land Use and Zoning amendments for five (5) parcels located at 2191 S. Jenkins Road to allow for three developments of a project known as Camping World.

The petitioner is requesting approval to change the existing Future Land Use designation and Zoning district for two (2) of the original parcels.

To the north of the property lies the right-of-way of Graham Road. Graham Road has a right of way (ROW) width that varies from 93 feet along the eastern portion of the northern property line and a ROW width of 181 feet along the western portion of the northern property line. There are three (3) properties to the north of Graham Road. The eastern most 3.47-acre property has a Future Land Use (FLU) designation of Low Density Residential (RL) and is located in the Office Commercial (C-1) Zoning District. This property is currently developed with a single-family house. The middle .77-acre property and the westernmost property lie in the St. Lucie County Jurisdiction and have a FLU designation of Residential Urban (RU) and are located in the Residential, Single Family -2 (RS-2) zoning district. The middle property is currently vacant and the western property consists of a single-family house.

To the south of the subject property lies the North Saint Lucie River Water Control District (NSLRWCD) Canal No.38 followed by two parcels with a Future Land Use of Low Density Residential (RL). The south eastern 4.18-acre parcel consists of an outdoor storage area and lies in the AR-1 Zoning District. The south western 9.120-acre parcel is currently vacant and lies in the Planned Development (PD) Zoning District.

To the west of the subject property lies the Camping World and Gander Mountain commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district.

To the east of the subject property lies the right-of-way of South Jenkins Road. South Jenkins Road is an urban minor arterial road with an ultimate right of way (ROW) width of 160 feet. There are five (5) vacant parcels across this road. These vacant lots have a Future Land Use Designation of High Density Residential (RH) and are located in the High Density Residential (R-5) Zoning District.

The Figures below illustrate the existing and proposed Future Land Use and Zoning designations for each parcel associated with this application.

Figure 1: Existing FLU vs Proposed FLU

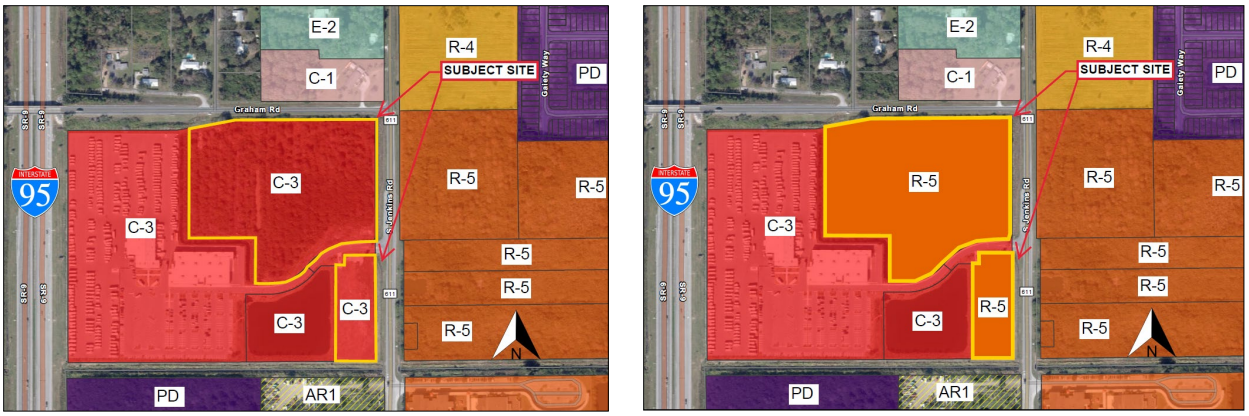


Figure 2: Existing Zoning vs Proposed Zoning

NEED FOR FUTURE LAND USE AND ZONING ADMENDMENT

The subject properties currently have a Future Land Use of General Commercial (GC). Per Policy 1.1.6 (B) of the Fort Pierce Comprehensive Plan, the General Commercial (GC) Future Land Use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. However, this FLU may only allow residential uses with the condition that these uses comprise up to 20% of the total floor area of the General Commercial (GC) Future Land Use Designation.

The applicant wishes to develop multifamily dwellings on the entire site. In order to develop the properties as desired by the applicant, the properties will require a change of the Future Land Use designation to High Density Residential (RH) and Rezone to High Density Residential (R-5).

The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes.

It is the professional opinion of EDC that changing the Future Land Use designation to High Density Residential (RH) and rezoning to High Density Residential (R-5) is consistent with the neighborhood character. Within ½ mile of the subject properties lie nine (9) parcels with a FLU of RH and a R-5 Zoning designation. five (5) of these parcels lie across the street from the subject properties.

Based on the capacity analysis included with this application, there is capacity in the area for water, wastewater, transportation systems, and schools. A K-8 school is within 0.23 miles of the site. within 2.03 miles lies Fort Pierce Westwood High School.

As part of the previous Camping World development, a 40-foot right-of-way dedication was given on the western property line in anticipation for future development.

The is an existing stub out located to south of the north property for future sewer connections well as an existing 12-inch PVC water main runs adjacent to the south side of the northern property that will be utilized to supply the project with potable water.

The existing lake south of the subject site will be expanded to serve the proposed project for stormwater retention. Ultimate outfall is available via NSLRWCD Canal No. 38 located to the south of the subject site.

Based on the above and attached information, the applicant respectfully requests approval of this application. If you have any questions regarding his application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Alejandro Toro
Planner

Z:\EDC-2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-05-12_Hillpointe_FLU_Amendment_Justification_Statement_22-154.docx

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

May 11, 2022

Alejandro Toro
Planner l Planning Division
ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987
O: 772.462.2455

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

In response to your request on May 11, 2022, the Florida Master Site File lists no cultural resources recorded at 2151 & 2101 S Jenkins Rd Fort Pierce, FL 34647, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

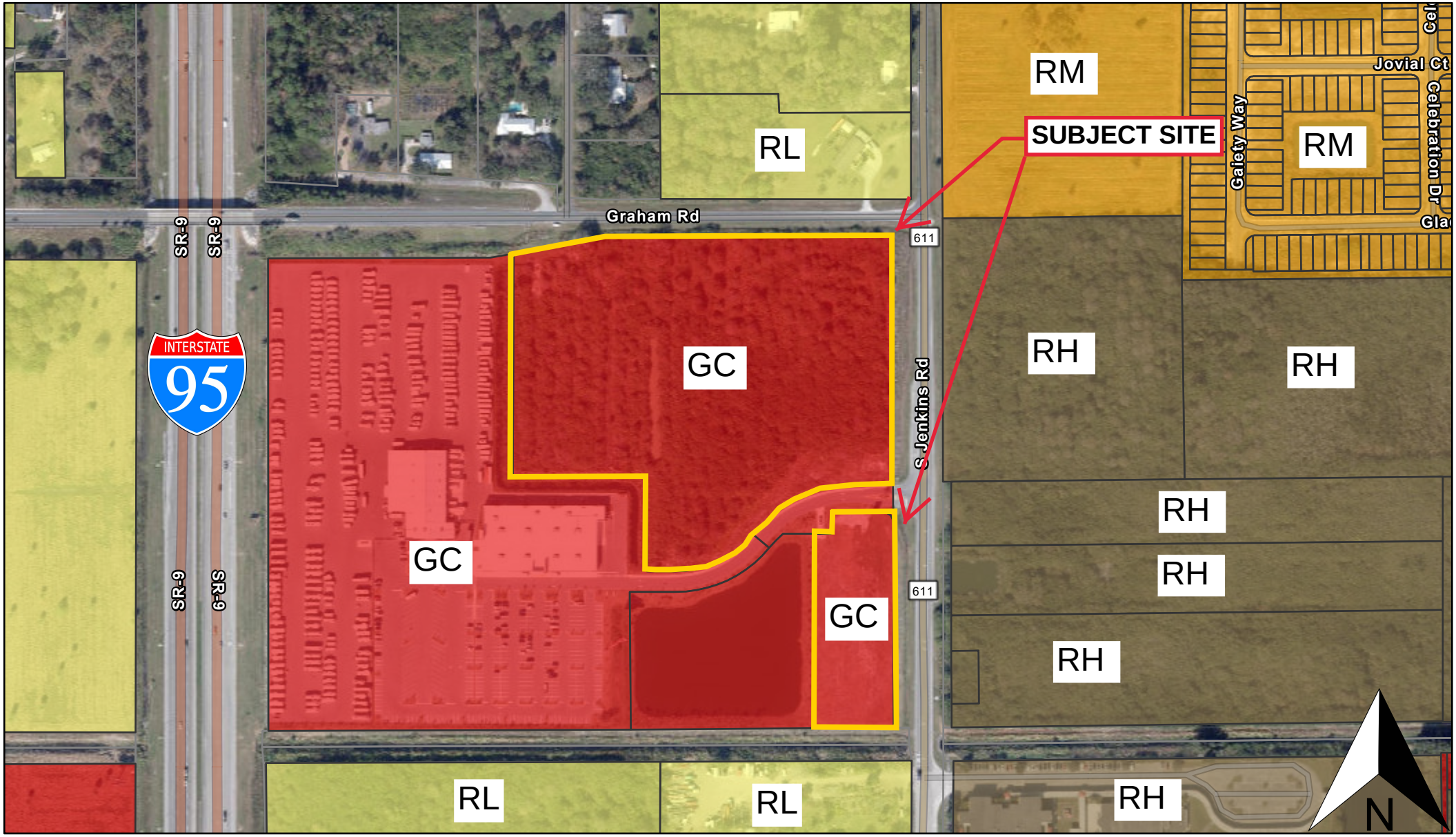
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

subject property
Jenkins Road
Canal No. 37
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing Future Land Use



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Future Land Use

- GC, General Commercial
- RH - High Density Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- Parcel Boundaries

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

1:4,514

0 0.03 0.07 0.13 mi

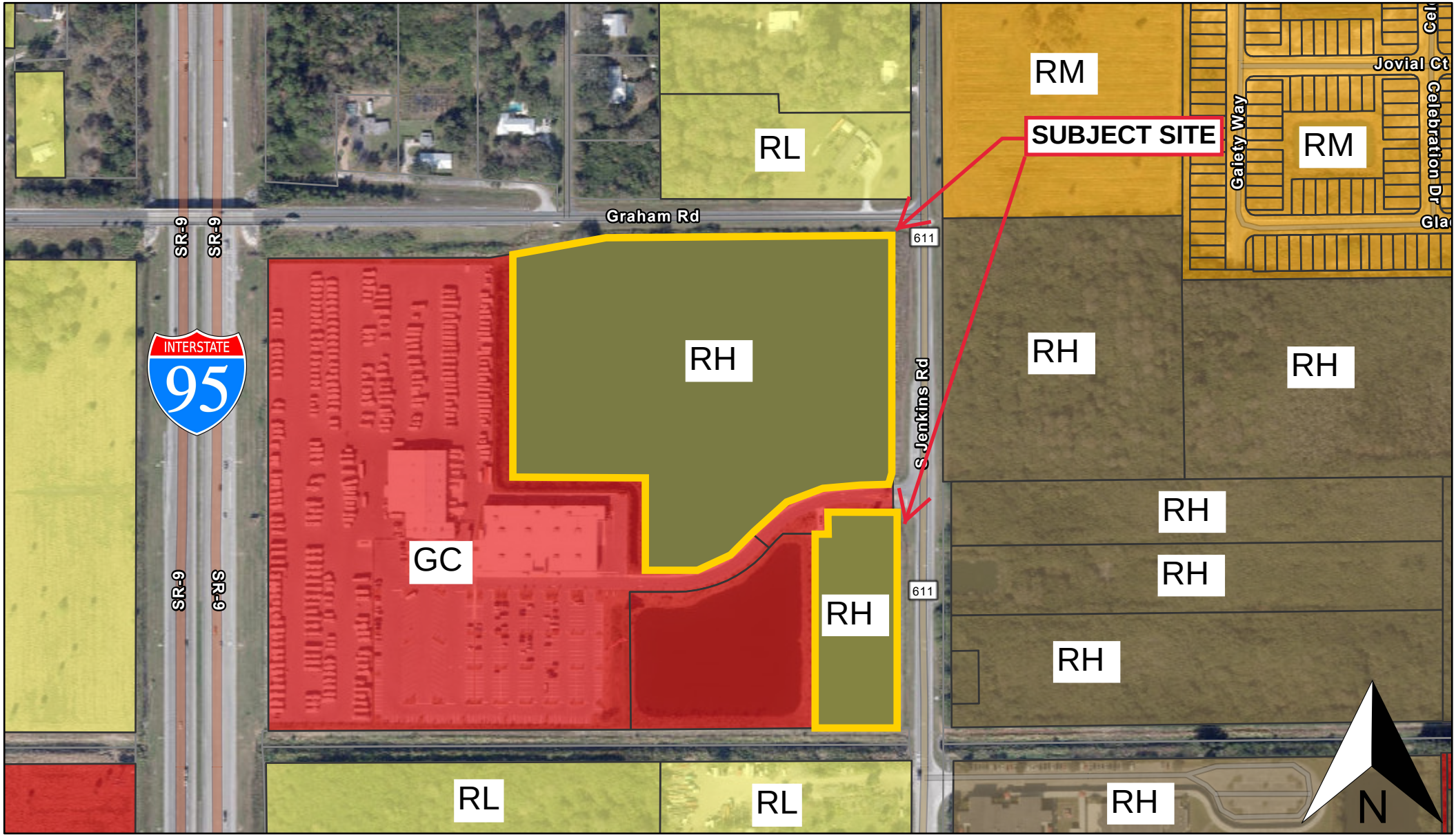
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Proposed Future Land Use



3/23/2022, 2:52:27 PM

Future Land Use

- GC, General Commercial
- RH - High Density Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- Parcel Boundaries

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

1:4,514

0 0.03 0.07 0.13 mi

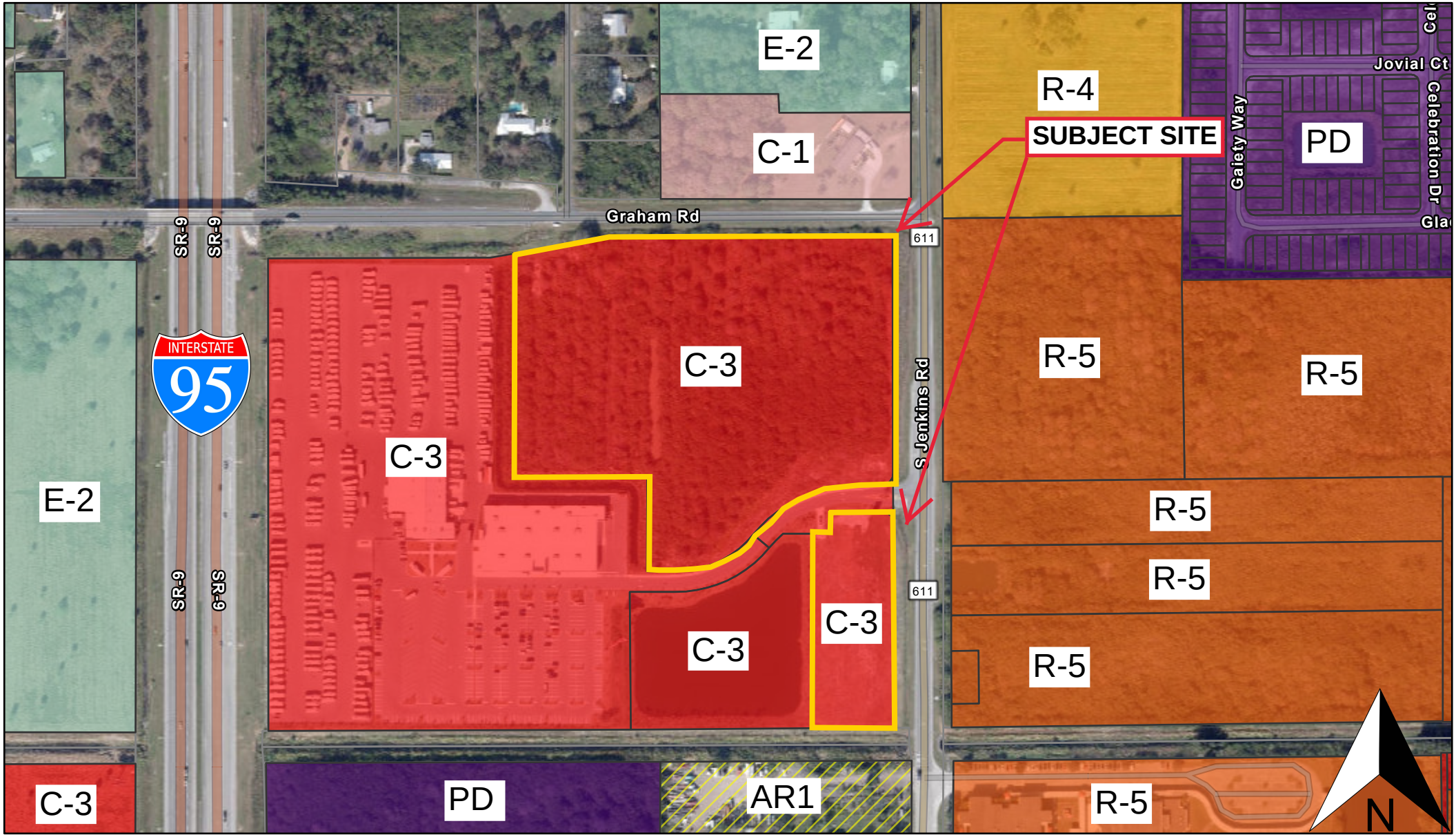
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Existing Zoning



3/23/2022, 2:54:37 PM

Zoning

- AR1, Agriculture Residential - 1
- C-1, Office Commercial
- C-3, General Commercial
- E-2, Residential Single Family 2 Units/Acre
- PD, Planned Development
- R-4, Medium Density Residential
- R-5, High Density Residential
- Parcel Boundaries

0.13 mi

0.2 km

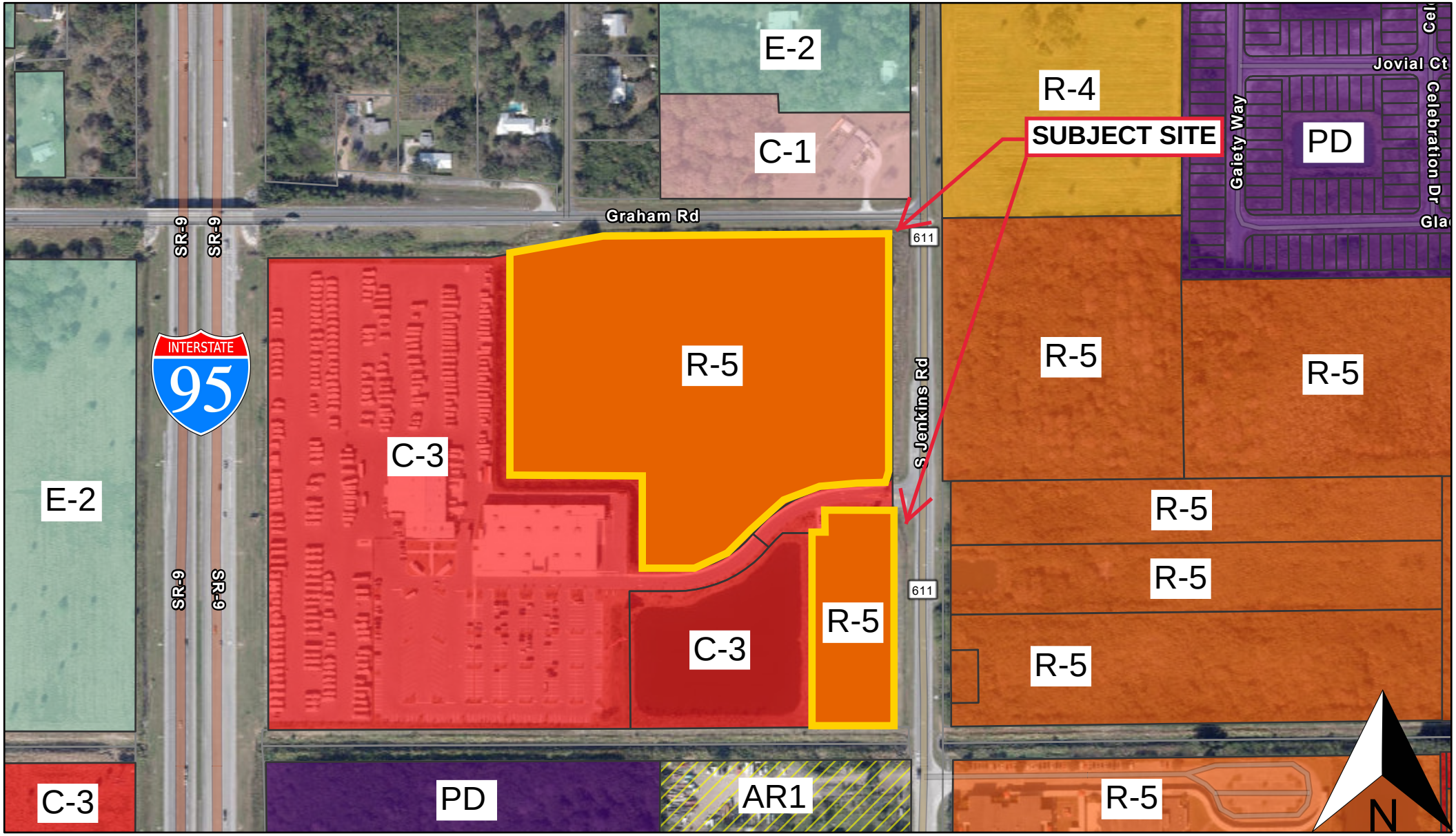
ES/Airbus DS, USDA, Sources: Esri, HERE, ors, and the GIS User

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

AppBuilder for ArcGIS

ent & St Lucie County.

Proposed Zoning



3/23/2022, 2:54:37 PM

Zoning

- AR1, Agriculture Residential - 1
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- R-5, High Density Residential
- Parcel Boundaries

0.13 mi

0.2 km

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ENGINEERS ◓ SURVEYORS
ENVIRONMENTAL ◓ LAND PLANNERS
INTERIOR DESIGNERS

AppBuilder for ArcGIS

ent & St Lucie County.

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who ~~did~~ (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez
Printed Name of Notary

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26
(Notary Seal)

2/16/26
My commission expires

Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270
Street Address

Lincolnshire, IL 60069
City, State, Zip

mauricio.rodriguez@campingworld.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2101 & 2151 S. Jenkins Road

2. Property Tax ID(s): 2313-800-0002-000-7 & 2313-800-0004-000-1

3. Total Acreage: 17.25 Acres

4. Existing Future Land Use Designation: General Commercial (GC)

5. Existing Zoning Classification: General Commercial Zone(C-3)

6. Proposed Zoning Classification: High-Density Residential Zone (R-5)

7. Other applications being submitted concurrent with this application, if any: Application for Future Land Use Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The subject parcels are currently vacant with no improvements or structures

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To allow for high density residential units exceeding 20% of GFA

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
Proposed	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people		17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning Enrollment Demand	76.29	178.02
Proposed Zoning Enrollment Demand	74.52	173.88
Change in Demand	Decrease 1.77	Decrease 4.14

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	751,410 x 0.05 per sf = 37,571cy
Proposed Zoning	252 d/u x 0.47 cy per du = 118.44 cy
Change in Demand	Decrease: -37,452.56

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

Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	LU Code 842 - 4,901	833/755
Proposed Zoning	LU Code 222 - 1,144	84/101
Change in Demand	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

12. Name of Owner(s): Brent Moody; FreedomRoads Property Company, LLC
Mailing Address: 250 Parkway Drive, Suite 270
City Lincolnshire State Illinois Zip 60069
Phone #
E-mail: mauricio.rodriguez@campingworld.com

13. Name of Applicant: Nick Everly; Hillpointe, LLC
Mailing Address: 1031 W. Morse Boulevard, Suite 240
City Winter Park State Florida Zip 32789
Phone # 1-303-656-8506 Fax #
E-mail: neverly@hillpointe.com

14. Name of Representative: Alejandro Toro ; Engineering Design & Construction, Inc
Mailing Address: 10250 SW Village Parkway
City Port St. Lucie State Florida Zip 34987
Phone # 772-462-2455 Fax #
E-mail: alejandrotoro@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 05/11/22 Date

05/11/22

1031 W Morse Blvd, Ste 240	FL	32789
Address	State	Zip
303-656-8506	neverly@hillpointe.com	
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FreedomRoads Property Company, LLC

Property Owner's Name (Please Print) Phone

250 Parkway Dr, Ste 270	IL	60069
Address	State	Zip

Brent Moody, President 5/11/22

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Brent Moody who is personally known to me or has produced NA as ident

Mauricio Rod
Signature of Notary (seal)

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4606311 OR BOOK 4309 PAGE 826, Recorded 08/15/2019 03:48:00 PM Doc Tax $3675.00

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 ("**Grantor**"), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: David W. Gigger

Linda M. Briglia
Print Name: Linda M. Briglia

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

By: Stephen Doyle
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Linda M. Briglia
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

{Notary Stamp}

LINDA M BRIGLIA
Commission # FF 899597
Expires September 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

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

Property Identification

Site Address: 2101 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185066
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 1

Current Values

Just/Market Value:	$645,800
Assessed Value:	$645,800
Exemptions:	$0
Taxable Value:	$645,800

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	14.83
Land Size (SF):	645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$645,800
Just/Market:	$645,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$645,800
Exemption(s):	$0
Taxable:	$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	$303.91

Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$645,800	$645,800	$0	$645,800
2020	$645,800	$645,800	$0	$645,800
2019	$645,800	$645,800	$0	$645,800

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185068
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value:	$105,900
Assessed Value:	$105,900
Exemptions:	$0
Taxable Value:	$105,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.43
Land Size (SF):	105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$105,900
Just/Market:	$105,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$105,900
Exemption(s):	$0
Taxable:	$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	$49.84

Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	$455.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$105,900	$105,900	$0	$105,900
2020	$105,900	$105,900	$0	$105,900
2019	$105,900	$105,900	$0	$105,900

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Hillpointe Residential – South Jenkins Road

2101 & 2151 South Jenkins Road

PARCEL ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA,

AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80,

PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Flatsedge	*Cyperus spp.*
Saltbush	*Baccharis halimifolia*
Grassleaf Rush	*Juncus marginatus*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*
Giant Reed**	*Arundo donax*
Torpedo Grass**	*Panicum repens*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as "other surface waters" (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (**Sec. 123-66**).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

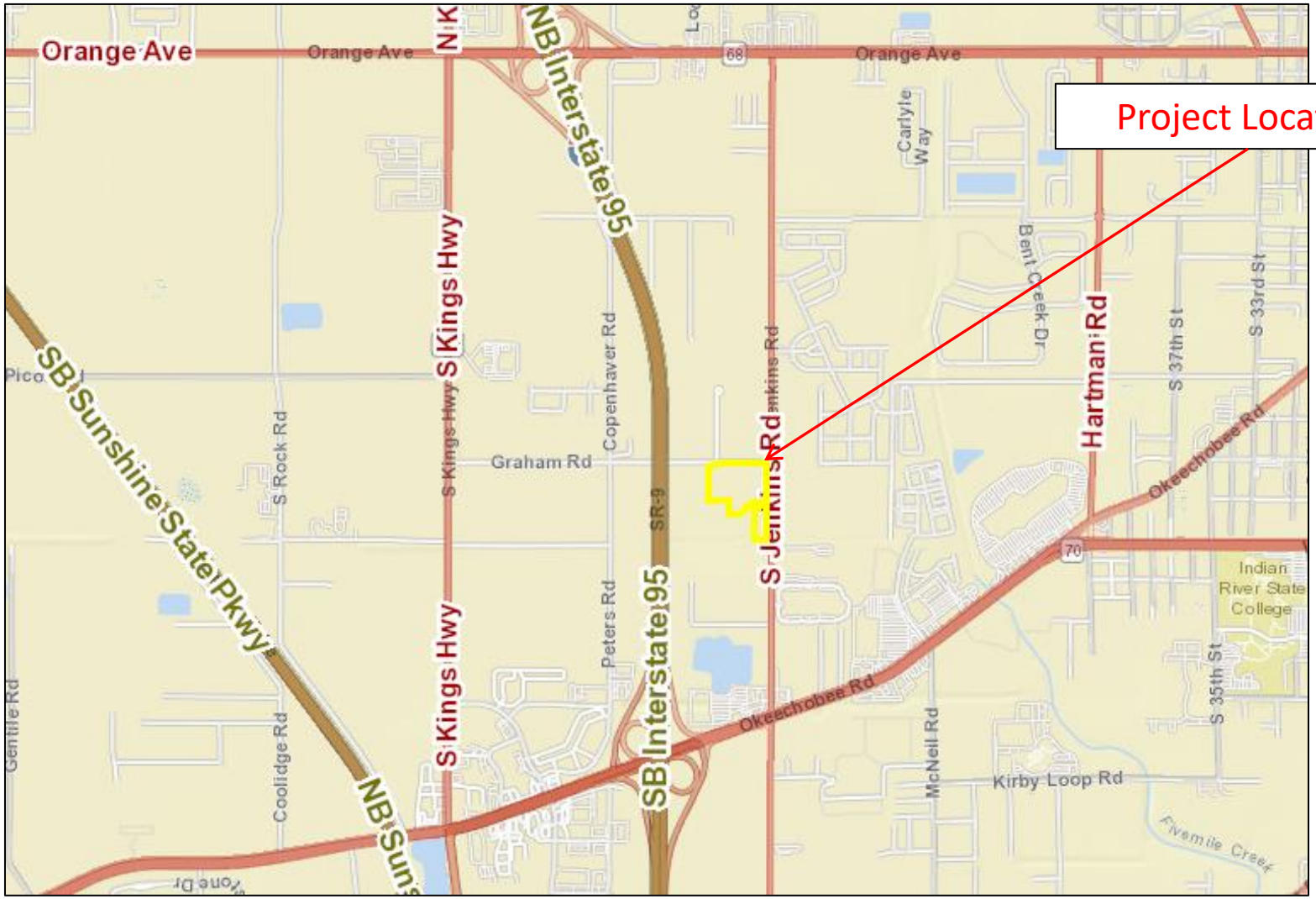
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

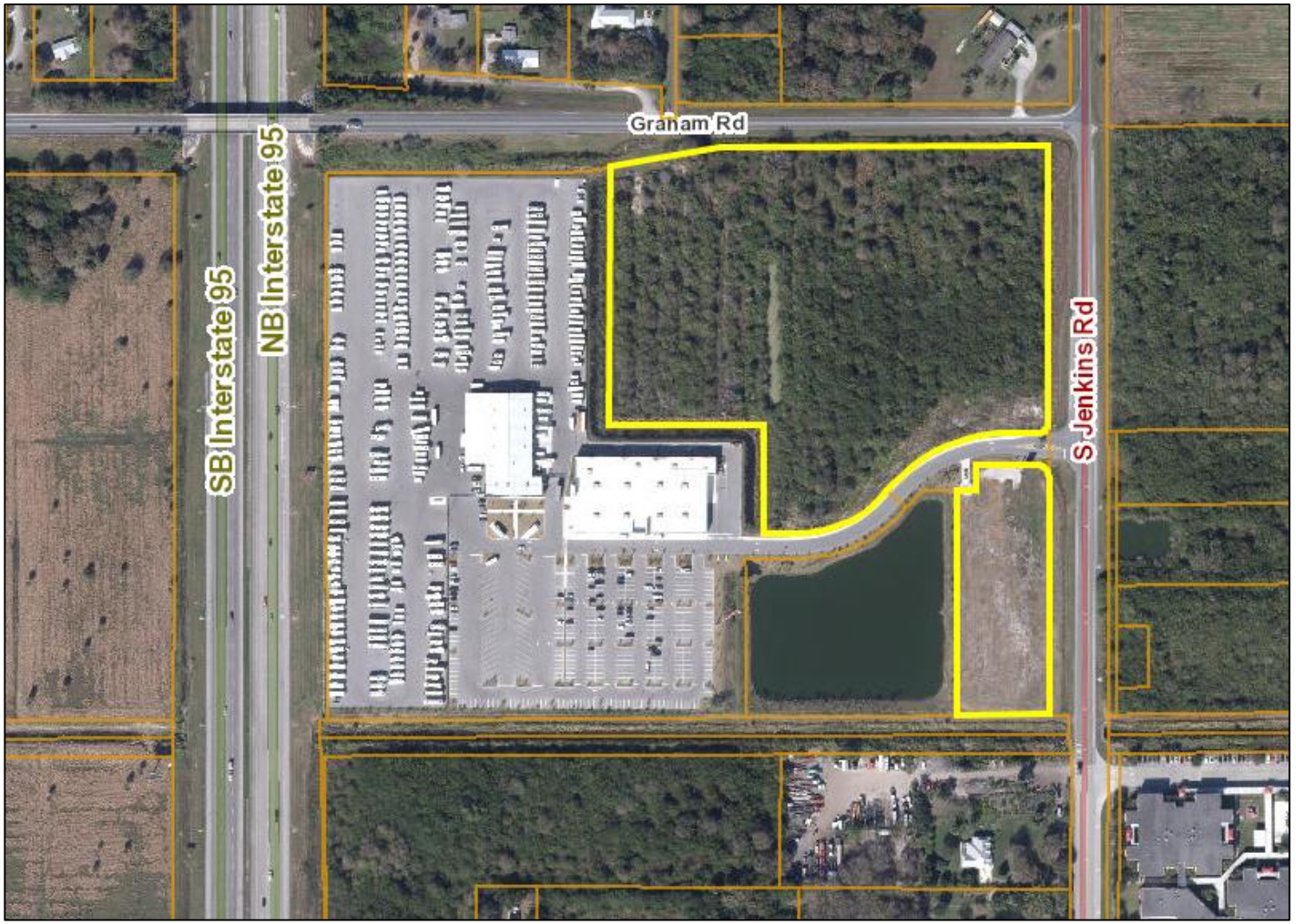
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

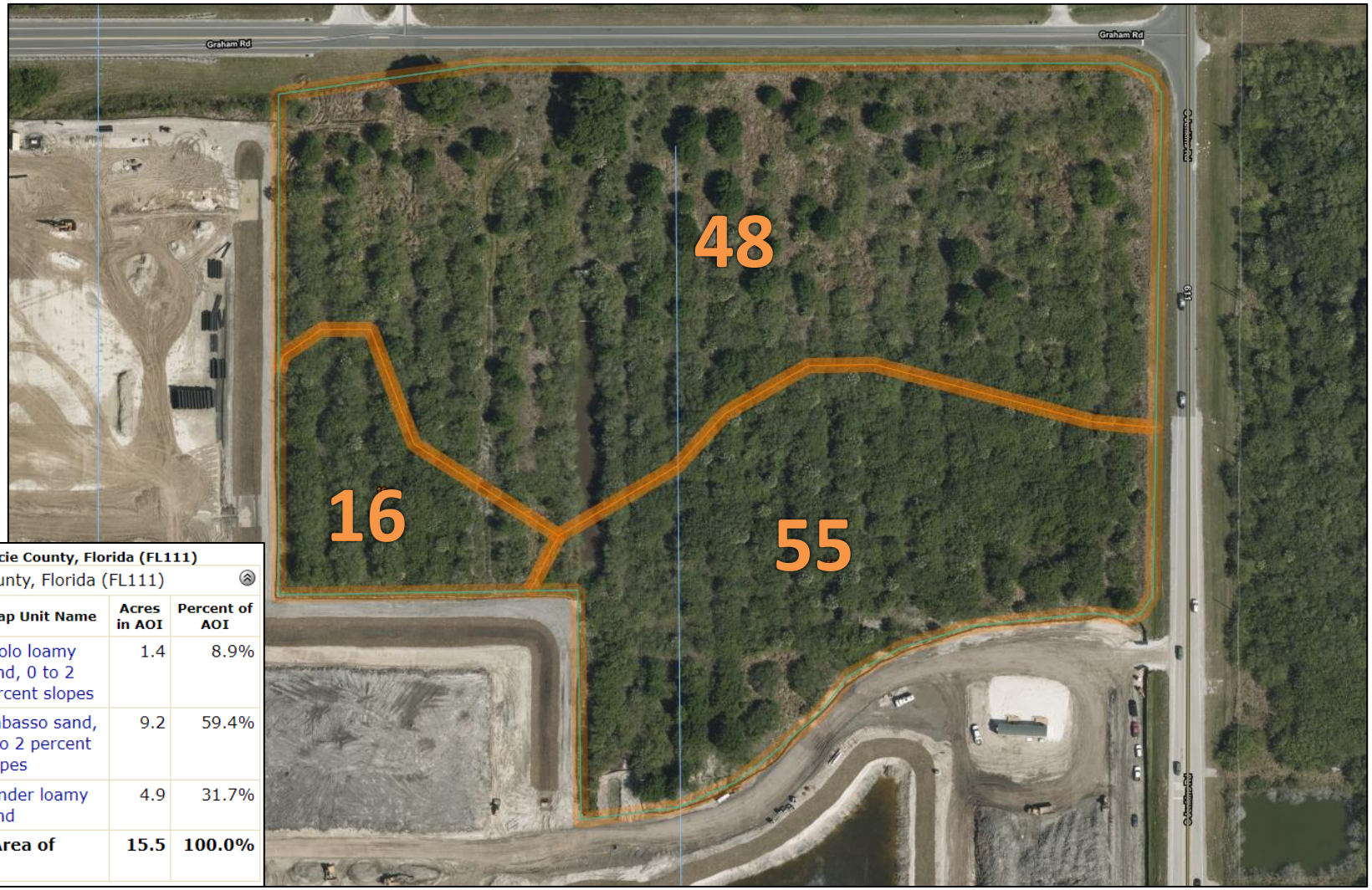
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		**15.5**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

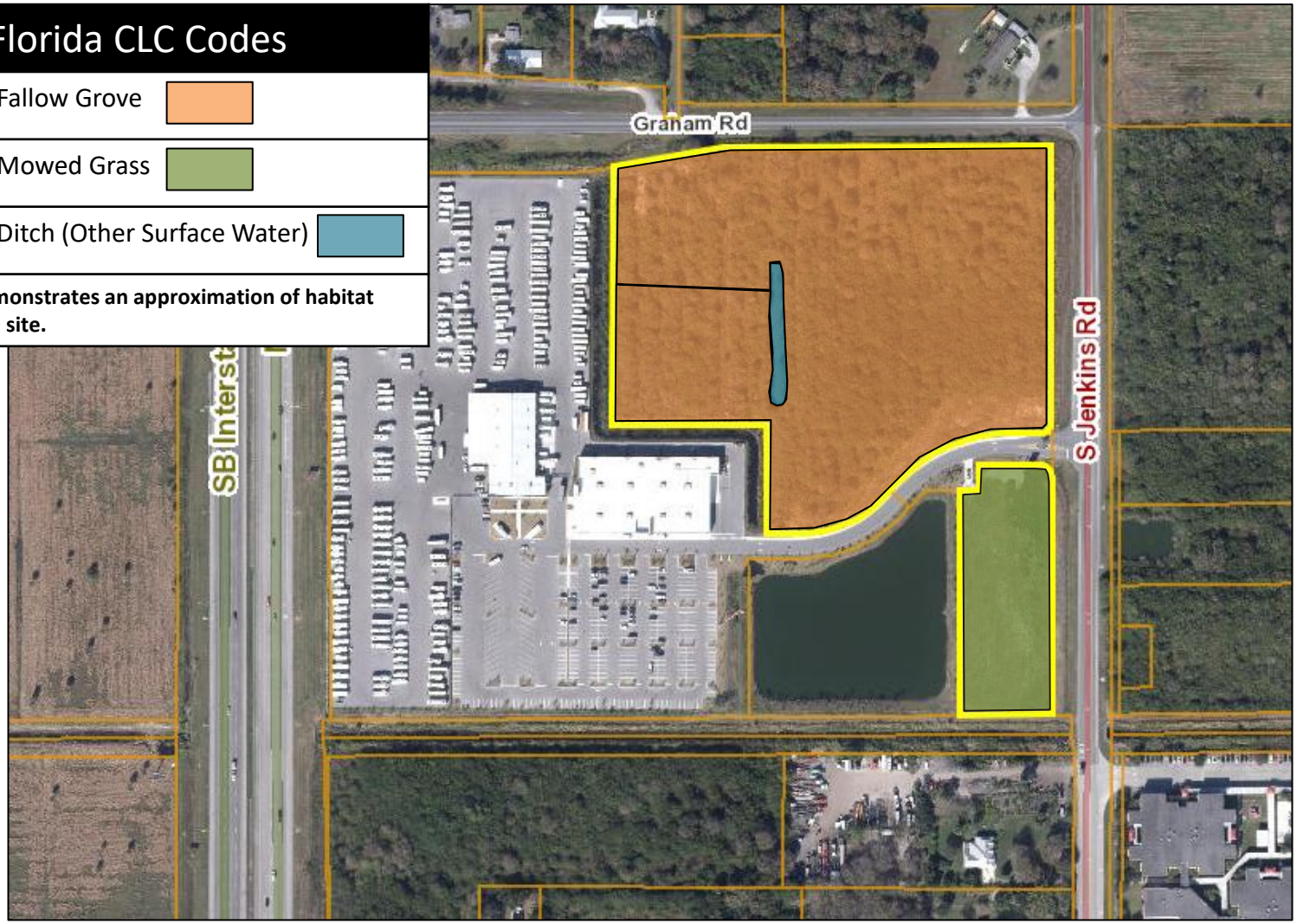
Florida Cooperative Land Cover (CLC) Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

Florida CLC Codes	
214	Fallow Grove
1810	Mowed Grass
4220	Ditch (Other Surface Water)

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154	Hillpointe LLC	04/25/2022

N

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
****Proposed**	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning/FLU Enrollment Demand	76.29	178.02
****Proposed Zoning/FLU Enrollment Demand**	74.52	173.88
****Change in Demand**	Decrease 1.77	Decrease 4.14

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	751,410 x 0.05 per sf = 37,571cy
****Proposed Zoning/FLU**	252 d/u x 0.47 cy per du = 118.44 cy
***Change in Demand**	Decrease: -37,452.56

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

Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	LU Code 842 - 4,901	833/755
****Proposed Zoning/FLU**	LU Code 222 - 1,144	84/101
***Change in Demand**	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: 252		Single Family: N/A		Multifamily: 252	
Non-residential (square footage): N/A					
Mixed-use (describe use): N/A					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	I	252	17.25	01/2023	01/2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
N/A					
N/A					
N/A					
N/A					
N/A					

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

PROJECT NARRARTIVE & JUSTIFICATION STATEMENT
HILLPOINTE, LLC – RESIDENTIAL
Future Land Use & Zoning Atlas Map Amendment
May 12, 2022

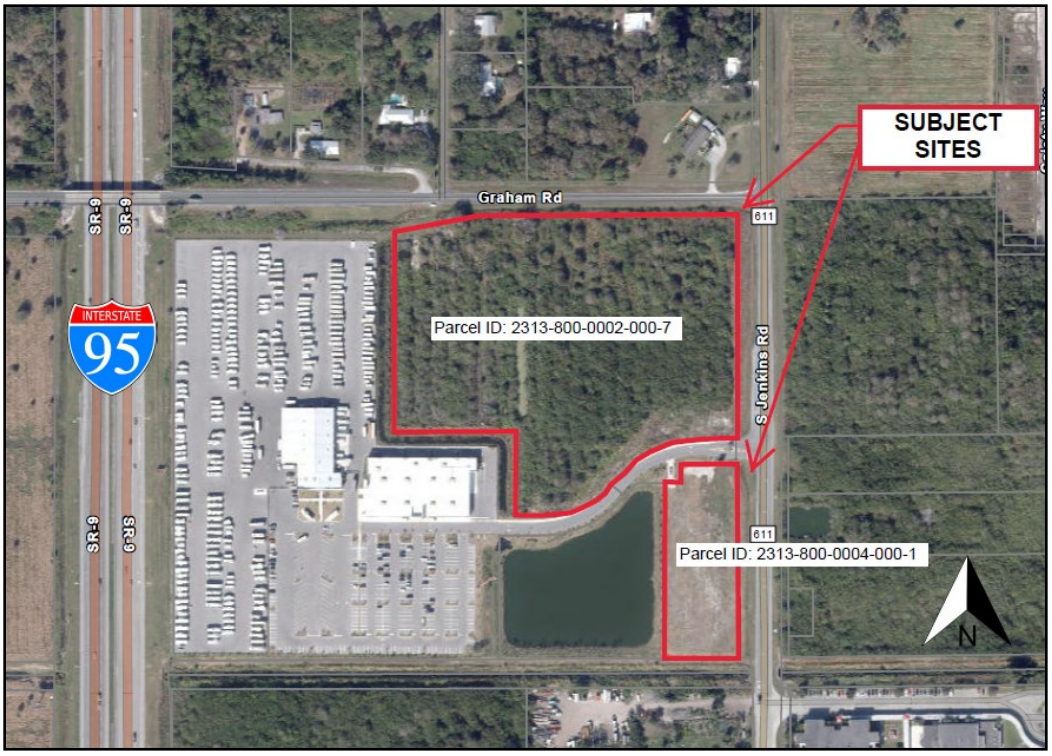
REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Zoning Atlas Map Amendment for two (2) parcels located on the southwest corner of Graham Road and South Jenkins Road in Fort Pierce, Florida. The applicant is requesting to change the Future Land Use from General Commercial (GC) to High Density Residential (RH) and rezone the properties from General Commercial (C-3) Zoning district to High Density Residential (R-5) Zoning district.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located at the southwest corner of Graham Road and South Jenkins Road in Fort Pierce Florida. The following table identifies the parcels associated with this request.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning	Proposed FLU	Proposed Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	GC	C-3	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	GC	C-3	RH	R-5
	TOTAL ACRES:	**17.25**				



On Monday, August 20, 2018, the City Commission adopted ordinance numbers 18-017 and 18-018, approving a Future Land Use and Zoning amendments for five (5) parcels located at 2191 S. Jenkins Road to allow for three developments of a project known as Camping World.

The petitioner is requesting approval to change the existing Future Land Use designation and Zoning district for two (2) of the original parcels.

To the north of the property lies the right-of-way of Graham Road. Graham Road has a right of way (ROW) width that varies from 93 feet along the eastern portion of the northern property line and a ROW width of 181 feet along the western portion of the northern property line. There are three (3) properties to the north of Graham Road. The eastern most 3.47-acre property has a Future Land Use (FLU) designation of Low Density Residential (RL) and is located in the Office Commercial (C-1) Zoning District. This property is currently developed with a single-family house. The middle .77-acre property and the westernmost property lie in the St. Lucie County Jurisdiction and have a FLU designation of Residential Urban (RU) and are located in the Residential, Single Family -2 (RS-2) zoning district. The middle property is currently vacant and the western property consists of a single-family house.

To the south of the subject property lies the North Saint Lucie River Water Control District (NSLRWCD) Canal No.38 followed by two parcels with a Future Land Use of Low Density Residential (RL). The south eastern 4.18-acre parcel consists of an outdoor storage area and lies in the AR-1 Zoning District. The south western 9.120-acre parcel is currently vacant and lies in the Planned Development (PD) Zoning District.

To the west of the subject property lies the Camping World and Gander Mountain commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district.

To the east of the subject property lies the right-of-way of South Jenkins Road. South Jenkins Road is an urban minor arterial road with an ultimate right of way (ROW) width of 160 feet. There are five (5) vacant parcels across this road. These vacant lots have a Future Land Use Designation of High Density Residential (RH) and are located in the High Density Residential (R-5) Zoning District.

The Figures below illustrate the existing and proposed Future Land Use and Zoning designations for each parcel associated with this application.

Figure 1: Existing FLU vs Proposed FLU

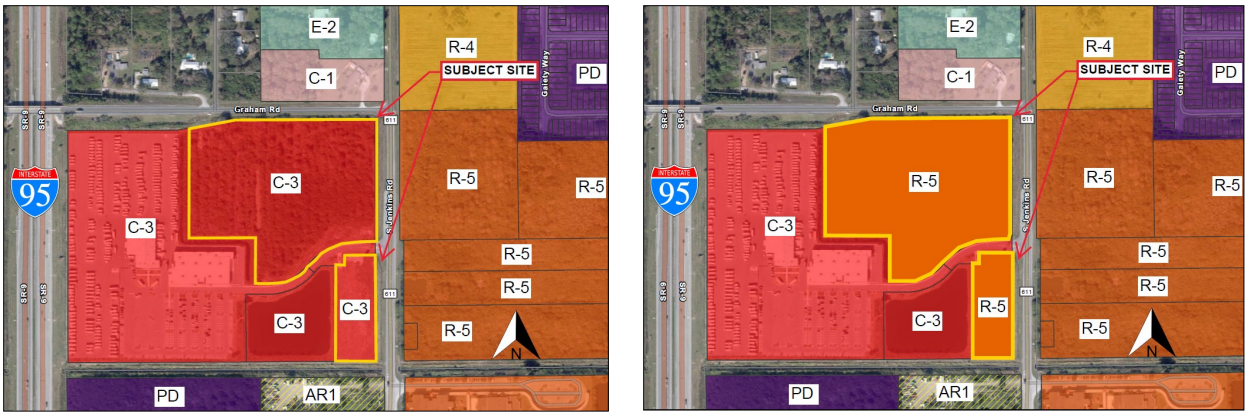


Figure 2: Existing Zoning vs Proposed Zoning

NEED FOR FUTURE LAND USE AND ZONING ADMENDMENT

The subject properties currently have a Future Land Use of General Commercial (GC). Per Policy 1.1.6 (B) of the Fort Pierce Comprehensive Plan, the General Commercial (GC) Future Land Use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. However, this FLU may only allow residential uses with the condition that these uses comprise up to 20% of the total floor area of the General Commercial (GC) Future Land Use Designation.

The applicant wishes to develop multifamily dwellings on the entire site. In order to develop the properties as desired by the applicant, the properties will require a change of the Future Land Use designation to High Density Residential (RH) and Rezone to High Density Residential (R-5).

The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes.

It is the professional opinion of EDC that changing the Future Land Use designation to High Density Residential (RH) and rezoning to High Density Residential (R-5) is consistent with the neighborhood character. Within ½ mile of the subject properties lie nine (9) parcels with a FLU of RH and a R-5 Zoning designation. five (5) of these parcels lie across the street from the subject properties.

Based on the capacity analysis included with this application, there is capacity in the area for water, wastewater, transportation systems, and schools. A K-8 school is within 0.23 miles of the site. within 2.03 miles lies Fort Pierce Westwood High School.

As part of the previous Camping World development, a 40-foot right-of-way dedication was given on the western property line in anticipation for future development.

The is an existing stub out located to south of the north property for future sewer connections well as an existing 12-inch PVC water main runs adjacent to the south side of the northern property that will be utilized to supply the project with potable water.

The existing lake south of the subject site will be expanded to serve the proposed project for stormwater retention. Ultimate outfall is available via NSLRWCD Canal No. 38 located to the south of the subject site.

Based on the above and attached information, the applicant respectfully requests approval of this application. If you have any questions regarding his application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Alejandro Toro
Planner

Z:\EDC-2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-05-12_Hillpointe_FLU_Amendment_Justification_Statement_22-154.docx

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

May 11, 2022

Alejandro Toro
Planner l Planning Division
ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987
O: 772.462.2455

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

In response to your request on May 11, 2022, the Florida Master Site File lists no cultural resources recorded at 2151 & 2101 S Jenkins Rd Fort Pierce, FL 34647, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

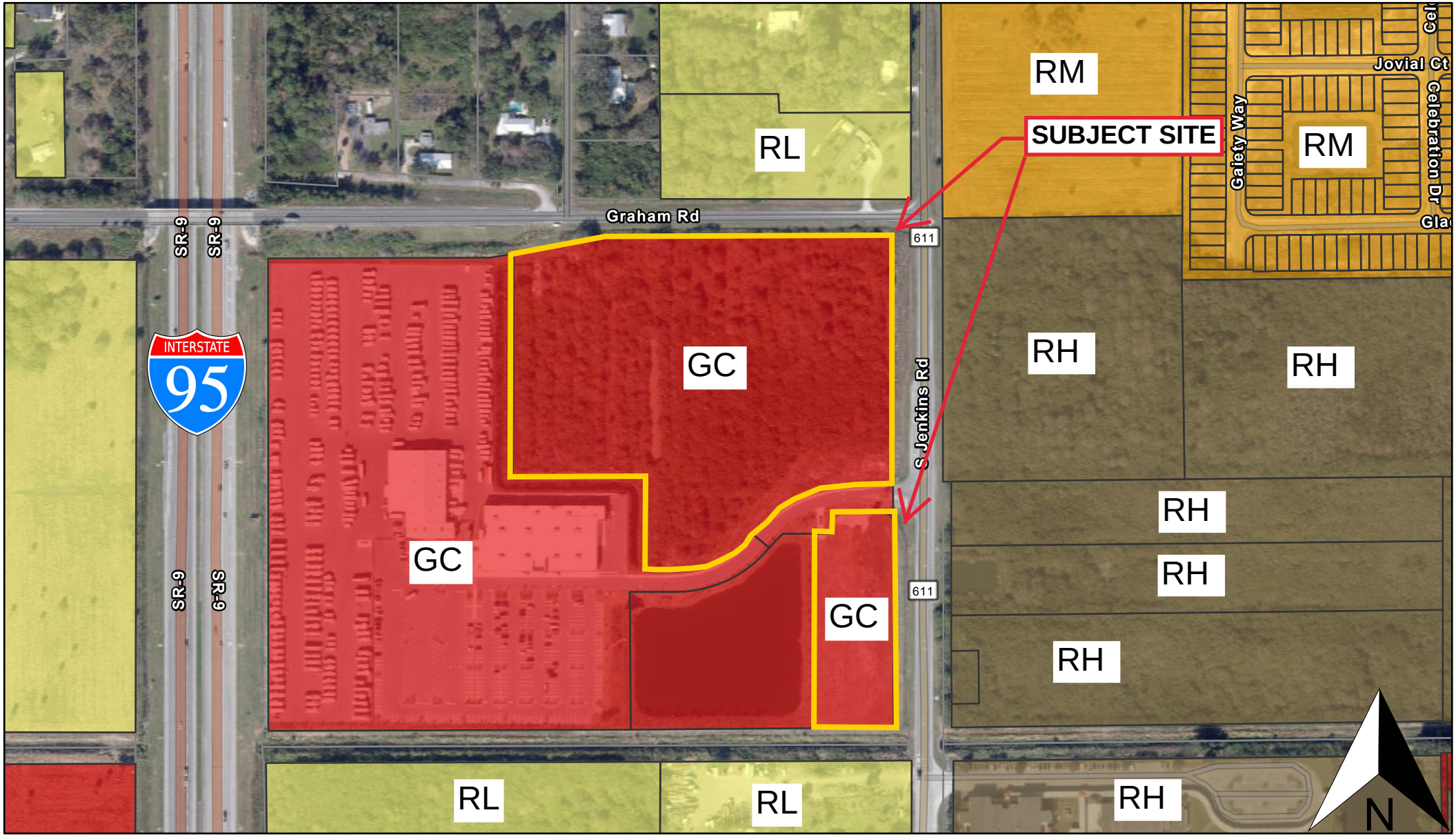
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

subject property
Jenkins Road
Canal No. 37
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing Future Land Use



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Future Land Use

- GC, General Commercial
- RH - High Density Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- Parcel Boundaries

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

1:4,514

0 0.03 0.07 0.13 mi

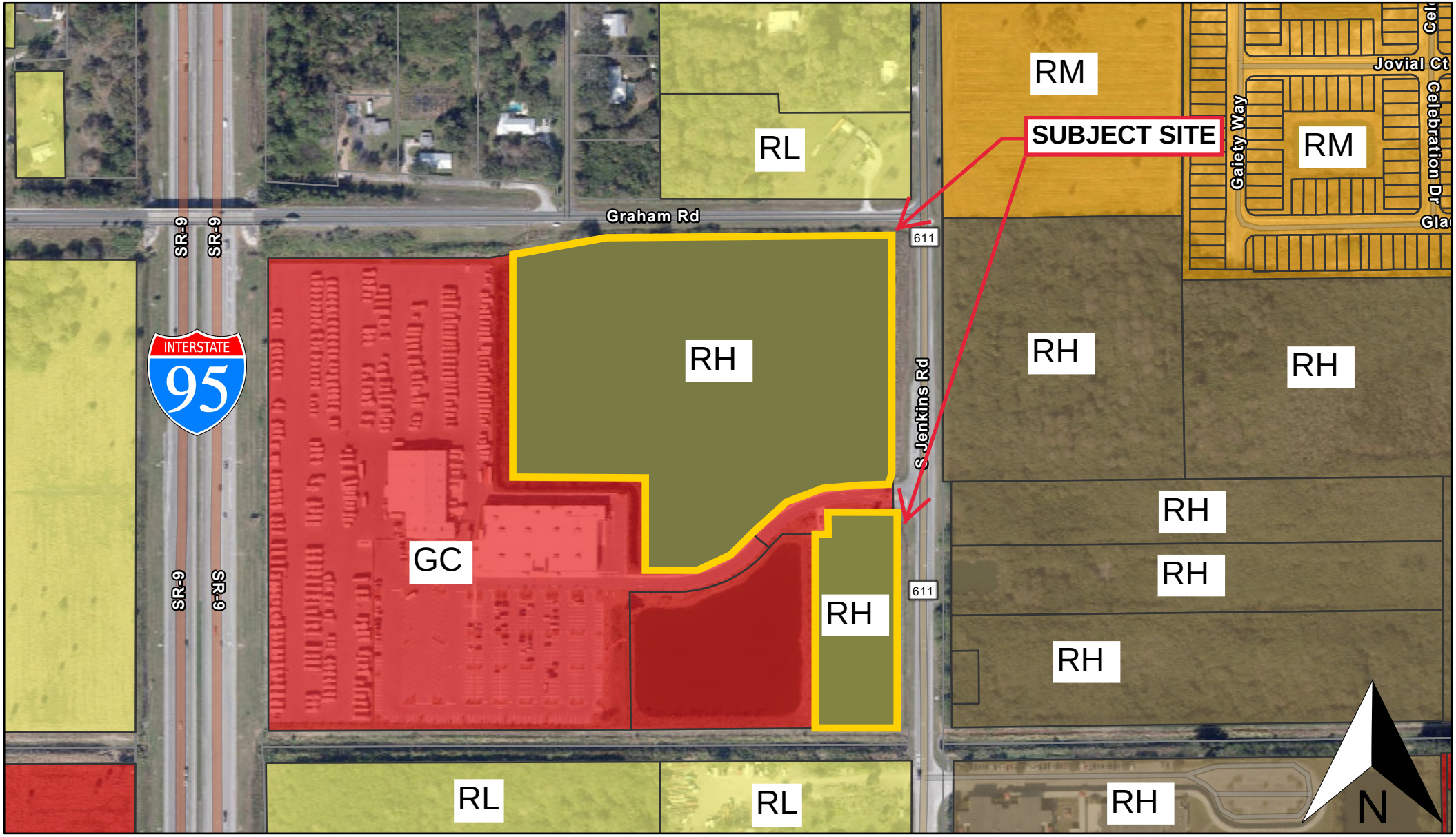
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Proposed Future Land Use



3/23/2022, 2:52:27 PM

Future Land Use

- GC, General Commercial
- RH - High Density Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- Parcel Boundaries

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

1:4,514

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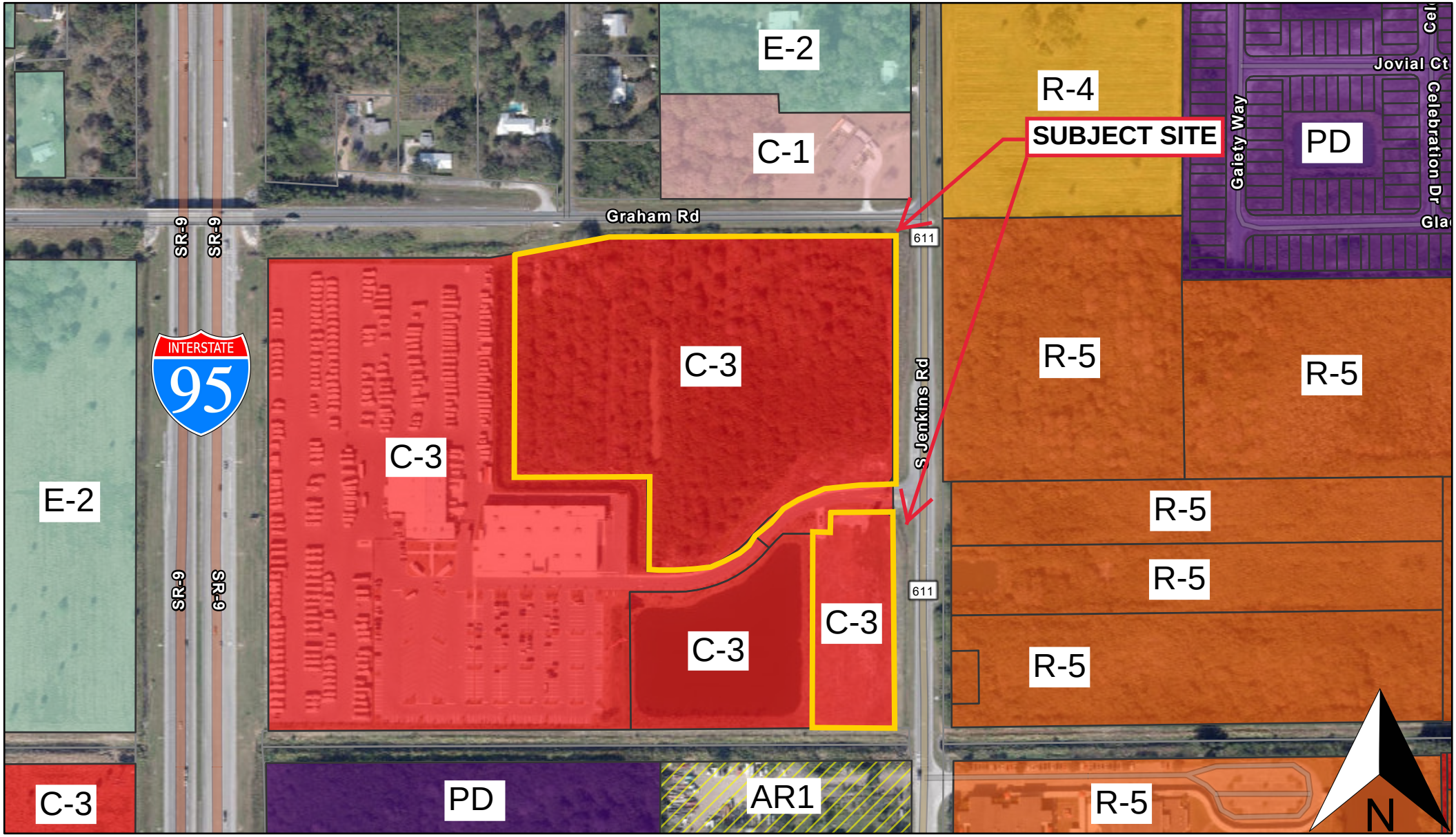
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Existing Zoning



3/23/2022, 2:54:37 PM

Zoning

- AR1, Agriculture Residential - 1
- C-1, Office Commercial
- C-3, General Commercial
- E-2, Residential Single Family 2 Units/Acre
- PD, Planned Development
- R-4, Medium Density Residential
- R-5, High Density Residential
- Parcel Boundaries

0.13 mi

0.2 km

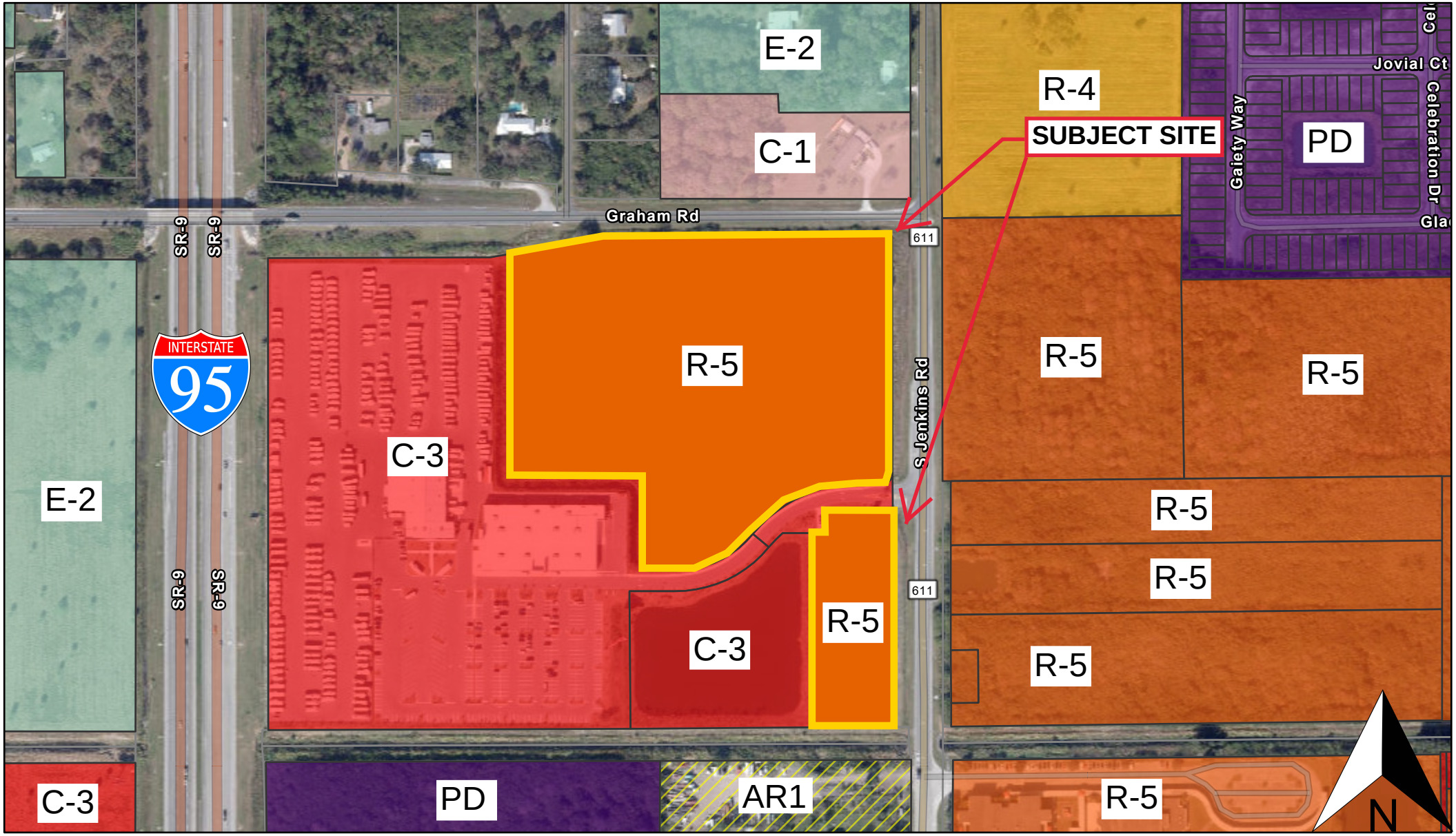
ES/Airbus DS, USDA, Sources: Esri, HERE, ors, and the GIS User

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

AppBuilder for ArcGIS

ent & St Lucie County.

Proposed Zoning



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ENGINEERS ◓ SURVEYORS
ENVIRONMENTAL ◓ LAND PLANNERS
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ent & St Lucie County.

Planning Board **6. b.**

Meeting Date: 07/13/2022

Re: City Initiated FLUMA- St. Peters Church 2900 S Jenkins Road

Information

SUBJECT:

City Initiated Future Land Use Map Amendment - St. Peters Church - 2900 S. Jenkins Road

SUMMARY:

- the applicant is requesting the review and approval of a Rezoning from R-2, Single Family Intermediate Density, to C-3, General Commercial, and a FLUMA from RM, Residential Medium Density, to GC, General Commercial.

RECOMMENDATION:

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from Single-Family Intermediate Density (R-2) to General Commercial Zone (C-3) and the proposed Future Land Use Map Amendment from Residential Medium Density (RM) to General Commercial (GC).

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 07/07/2022 02:43 PM
Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Vennis Gilmore, Senior Planner

FROM: Ryan Altizer, Planner

RE: **City Initiated Rezoning/FLUMA- St. Peters Church – 22-06000001**
2900 S Jenkins Road

BOARD DATE: July 13, 2022

STAFF REPORT

Owner: St. Peter Evangelical Lutheran Church
2900 S Jenkins Road
Fort Pierce, FL 34981

Representative: The City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950

Applicant's Request: Approval of a Rezoning from R-2, Single Family Intermediate Density, to C-3, General Commercial, and a FLUMA from RM, Residential Medium Density, to GC, General Commercial.

Location(s): 2900 S Jenkins RD

Parcel ID: 2419-333-0001-000-2

Future Land Use: Residential Medium Density (RM)

Current Zoning: Single Family Intermediate Density (R-2)

Surrounding FLU:

North	East	South	West
GC (FP)/ RM (FP)	RM (FP)	GC (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-3 (FP)/ PD (FP)	R-2 (FP)	PD (FP)	C-3 (FP)

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Rezoning from R-2, Single Family Intermediate Density, to C-3, General Commercial, and a FLUMA from RM, Residential Medium Density, to GC, General Commercial.

As displayed on the maps below, the 11.51-acre subject property is surrounded by properties with the Future Land Use of General Commercial (GC) and Residential Medium Density (RM). The subject parcel is also surrounded by properties zoned as General Commercial (C-3), Planned Developments (PD) and Single-Family Intermediate Density (R-2).

FLUMA Map

S Jenkins Rd
Garner St
Sears St
Fort Pierce
Peck Rd
Happiness St
Melvin Rd

Zoning Map

Zoning Designation Comparison

The subject property currently has a Future Land Use of Residential Medium Density (RM) and a Zoning designation that is Single-Family Intermediate Density (R-2). The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. The Single-Family Intermediate Density (R-2) district is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

The Requested Future Land Use of General Commercial (GC) is intended to provide for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses.

The requested zoning of General Commercial (C-3) is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

It is staff's professional opinion that the more appropriate zoning for the subject site is C-3 and thus to have a Future Land Use of GC.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.

(2) The amendment will not have an adverse effect on the ability of the City to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Amendment and Future Land Use Map Amendment

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from Single-Family Intermediate Density (R-2) to General Commercial Zone (C-3) and the proposed Future Land Use Map Amendment from Residential Medium Density (RM) to General Commercial (GC).

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Technical Review Project: #22-06000001
(Zoning Atlas Map Amendment, Future Land Use Map Amendment)

BOARD DATE : May 19, 2022

City Initiated Rezoning & FLUMA
Grace Church fka St. Peters Lutheran Church
2900 S. Jenkins Road

The above referenced project is being submitted for your review and comments. On May 3, 2021, St Peters Lutheran Church petitioned to the City Commission to appeal a decision made by the Board of Adjustment of the City of Fort Pierce on February 25, 2021 to deny a Sign Variance. City Commission recommended approval of the Variance request for a 9'2" sign. The Mayor and Commission agreed that staff should initiate a rezoning of the property. A Future Land Use Map Amendment is also a required to be consisted with the Zoning change.

The subject parcel has a Future Land Use designation of Medium Density Residential (RM) and will be amended to General Commercial (GC) and a Zoning designation of Single-Family Intermediate Density Zone (R-2) that is being amended to General Commercial (C-3).

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department.

If you have comments, please respond prior to Tuesday, May 17, 2022.

If you have any questions, please contact the Planning Department at 772-467-3737.

Thank You

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON MONDAY, **MAY 3, 2021.**

1. CALL TO ORDER

Mayor Hudson called the May 3, 2021 Regular Meeting of the City Commission to order at 6:00 PM.

2. OPENING PRAYER - Pastor Arndrea Dampier, Fresh Wind Fresh Fire

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Rufus Alexander; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

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

Commissioner Alexander participated by telephone.

5. APPROVAL OF MINUTES

a. Approval of Minutes from the April 19, 2021 Regular Meeting

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the April 19, 2021 Regular Meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

6. PROCLAMATIONS

a. Fort Pierce Inlet 100th Anniversary

b. Mental Health Awareness Month Proclamation being received by Debbie Hawley of New Horizons.

7. LETTERS TO COMMISSION

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

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

Reginald Sessions

Aisha Nash
Susan Baker

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve and set the agenda.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of Lincoln Park Main Street's recommendation for honorees of bronze plaque at NW Pioneers Park

City Manager Nick Mimms introduced Mrs. Pamela Carrithers. Pamela Carrithers presented criteria, matrix, and procedures for nominees and honorees of the bronze plaque at NW Pioneers Park.

11. CONSENT AGENDA

a. Approval of the Interlocal Agreement for the Downtown Fort Pierce Smart City Initiative between the Fort Pierce Utilities Authority, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency.

b. Approve purchase from SHI., Somerset, NJ for Microsoft O365 licenses and Azure AD for Fort Pierce Police Department in the amount not to exceed $67,617.60.

c. Approval of NUE Urban Concepts scope of services in the amount of $174,125.00 for development of a combined mobility plan and mobility fee for the City of Fort Pierce.

d. Approval of Communitywide Council Recommendation for the program year 2020-2021 Public Service Grant Awards to five (5) entities in the total amount of $23K.

e. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $809.04 against 1501 Avenue J, Fort Pierce, FL, Parcel ID # 2404-810-0007-000/2 owned by Kenneth Mills and Albert Russo, by waiving the interest, penalties and administrative costs in the amount of $234.04 leaving a **balance due of $575.00 payable in 60 days.**

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve the consent agenda.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Resolution No. 21-R25 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 515 N 14th Street to show cause why the

structure located on the premises should not be condemned and demolished.

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

Resolution 21-R25

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

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence.Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening. Finally, no one should approach any member on the Commission on the Dioceses, City Attorney, or City Clerk during the hearing. If documents are to be given to the City Clerk please give them to the Sergeant at Arms, which are either of the two police officers in the Chamber.

Mayor Linda Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Rufus Alexander - No
Commissioner Curtis Johnson Jr–No.
Commissioner Jeremiah Johnson - No.
Commissioner Thomas Perona – No
Mayor Hudson – No.

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

Code Compliance Manager Peggy Arraiz presented the history leading to the

determination of Condemnation and Demolition. As of 04/23/2021 Demolition permit 21-2552 is still in plan check. Notices were sent to all involved parties including the current owner. There is no code enforcement activity other than the condemnation. This property is considered historic. Actions that may be taken by the City Commission are:
Approve the Resolution for Demolition
Amend
Deny

Commissioner Curtis Johnson, Jr. inquired if the demolition permit from 2020 was for the same contractor for 2021. He requested clarification if the process was discontinued because the property was deemed historical. Mrs. Arraiz stated that she was unaware if this is the same contractor and verified that the property has been approved as historical.

Commissioner Jeremiah Johnson inquired if the plans submitted by the applicant are part of the demolition permit and if FPUA has any involvement. He also requested confirmation on the structure of the home. Mrs. Arraiz responded that the demolition permit is the only item submitted, and that there are no utilities provided to the property. She also conformed that the home is concrete block.

Commissioner Thomas Perona requested clarification of the demolition permit process timeline. Mrs. Arraiz explained that they are given sixty (60) days to complete the work. Once the work is completed there is no other timeline.

Commissioner Rufus Alexander inquired if the property and structure are insured.

Mayor Linda Hudson inquired about historic preservation. Mrs. Arraiz explained the Commission comes first because this is an issue of life, health, and safety. The Commission has the option to approve demolition, amend changes such as dates, table the matter, or deny completely.

Mayor Linda Hudson opened the public hearing.

Eugene Brown, owner, communicated that he was held up due to Covid 19 and issues with the architect but is prepared to move forward. His goal is to have the property completed in one year if the Commission will grant him the time.

Commissioner Jeremiah Johnson inquired if issues with the architect had been resolved. Also asked to confirm if the structure was CBS block and the flooring material. Mr. Brown stated that this is a new architect and confirmed home is CBS block. He also clarified that the floors are wood but plans to cover with concrete.

Commissioner Thomas Perona inquired as to the applicants expected completion date. Mr. Brown does not have a specific date in mind but has a goal for one year if the Commission approves.

Commissioner Curtis Johnson inquired if the plan was demolition with the four walls remaining with plans to move forward thereafter.

City Manager Nick Mimms responded to a question raised by Commissioner Jeremiah Johnson if the home can be built on a non-conforming lot. This is a platted non-conforming lot which allows the house to be built as it sits currently.

Seeing no one else, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 21-R25 with the following conditions: Owner shall remove the roof structure and interior walls within 45 days of demolition permit issuance; owner shall submit plans and a building permit application for reconstruction within 60 days from the date of this hearing on May 3, 2021; and owner shall cause the first building inspection to occur within 45 days after reconstruction building permit is issued.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 21-004 - extending the territorial limits of the City of Fort Pierce, to include two (2) properties at or near 2398 Peters Road in Fort Pierce, Florida. FIRST READING

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

ORDINANCE NO. 21-004

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR 2398 PETERS ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Planner Brandon Creagan presented an overview of the approval of annexation. Staff recommends approval of the annexation as it meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11. Planning staff recommends approval.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-004.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 21-012 Amending Chapter 103, Article IX, Property Maintenance Ordinance and Housing Code and creating Article XI, Mobile and Manufactured Homes. FIRST READING

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

ORDINANCE NO. 21-012
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 103, CREATING ARTICLE XI, OF THE CODE OF ORDINANCES ENTITLED "MOBILE AND MANUFACTURED HOMES"; PROVIDING FOR ADOPTION OF THE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES MOBILE/MANUFACTURED HOME REPAIR AND REMODELING GUIDELINES; PROVIDING FOR APPLICABILITY AND NATURE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.
Building official Paul Thomas, sworn, explained the International Property Maintenance Code (IPMC) is not enforceable for mobile and manufactured homes as they are not considered structures rather vehicles. Any alternation can jeopardize the structure. This Ordinance establishes criteria based on the Department of Motor Vehicles for repair and maintenance.

Commissioner Thomas Perona inquired if there are foreseen conflicts between vehicle and structure standards. Mr. Thomas explained standards for the structures are very different.

Commissioner Curtis Johnson commented on Mr. Thomas being proactive with measures for the community.

Mayor Linda Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Ordinance No 21-012.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 21-013 - extending the territorial limits of the City of Fort Pierce, to include one (1) property at or near 2192 Copenhaver Road in Fort Pierce, Florida. FIRST READING

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

ORDINANCE NO. 21-013

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 2192 COPENHAVER ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE

IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Planner Brandon Creagan presented an overview of the approval of annexation. Staff recommends approval of the annexation as it meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11. Planning staff recommends approval.

Commissioner Jeremiah Johnson inquired if staff had discussed making the street name consistent. Mr. Creagan commented that no discussion had taken place regarding the street name. City Manager Nick Mimms clarified that the roads are county, therefore would require approval to change name.

Mayor Linda Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve ORDINANCE NO. 21-013.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Hearing on notice of appeal filed by St. Peter Lutheran Church, 2900 Jenkins Road, to appeal a decision made by the Board of Adjustment of the City of Fort Pierce on February 25, 2021, pursuant to the Fort Pierce Code of Ordinances, Sec. 125-108.

Attorney Pete Sweeney explained this is an appeal from the Board of Adjustments decision and the time for deliberation. No new evidence should be considered.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Rufus Alexander - No
Commissioner Curtis Johnson Jr–No.
Commissioner Jeremiah Johnson - No.
Commissioner Thomas Perona – No
Mayor Hudson – Yes

Pastor Ted Rice discussed the history of his sign being removed and why the sign is needed at the requested dimensions.

Commissioner Thomas Perona inquired if rezoning had been considered.

Pastor Ted Rice responded rezoning had been considered, cost is a factor.

Mayor Linda Hudson requested clarification as to the reason the sign was removed.

Pastor Ted Rice responded the sign was removed for installation of turning lane for the charter school.

Commissioner Curtis Johnson, Jr. inquired as to the type of sign the church planned to install.

Pastor Ted Rice responded the purchased sign is digital.

Commissioner Jeremiah Johnson inquired if the base can be modified for the sign.

Pastor Ted Rice responded that the sign would be unreadable at the proposed base height.

Assistant Planning Director Rebeca Guerra provided an overview of staff recommendation that the Commission uphold the Board of Adjustments decision to deny the height variance request.

Commissioner Curtis Johnson expressed concern with potential placement of the sign and inquired on the cost of rezoning.

Rebeca Guerra explained that the sign may be affected by future expansion. In addition, the estimated cost to the church for rezoning is $10,000.

The Mayor and Commission discussed the request before them. They agreed that staff should initiate rezoning of the property and the sign variance should be granted.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to grant the variance request for a 9'.2" sign.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Tabled from April 19, 2021 - Commission deliberations on an application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental with a rental period of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2). Parcel ID: 2401-605-0105-000-0.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to bring from the table.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

Conditional Use Deliberation

Mayor Linda Hudson voiced traffic and safety concerns.

Commissioner Curtis Johnson, Jr. commented on concerns with the lack of Competent Substantial Evidence needed to deny the request.

Commissioner Jeremiah Johnson expressed concerns with State of Florida inconsistency with law.

Commissioner Thomas Perona finds lack of Competent Substantial Evidence needed to deny the request.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to deny request.

AYE: Commissioner Jeremiah Johnson, Mayor Linda Hudson

NAY: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Thomas Perona

Failed

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve with five staff recommendations.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Thomas Perona

NAY: Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

c. Resolution 22-R20 authorizing the sale of surplus property on Cortez Boulevard (parcel ID: 2421-500-0060-000-2) to the successful bidder, Miguel Aguilar.

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

RESOLUTION NO. 21-R20

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS LOTS 48 AND 50 OF MARAVILLA SUBDIVISION ON CORTEZ BOULEVARD, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve RESOLUTION NO. 21-R20.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Resolution 21-R21 authorizing the sale of surplus property on South 11th Street to the successful bidder, KIB Construction Corp.

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

RESOLUTION NO. 21-R21

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS LOT 1 AND NORTH HALF OF LOT 2 OF RICHARD'S SUBDIVISION, BLOCK B, ON SOUTH 11TH STREET, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve RESOLUTION NO. 21-R21.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

e. Resolution 21-R22 authorizing the sale of 1207 Avenue L to the successful bidder, Team Facey Real Estate, LLC.

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

RESOLUTION NO. 21-R22

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 1207 AVENUE L, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve RESOLUTION NO. 21-R22.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

f. Resolution 21-R23, adopting the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) for program years 2021-2022, 2022-2023, 2023-2024.

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

RESOLUTION NO. 21-R23

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 1207 AVENUE L, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve RESOLUTION NO. 21-R23.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

Eugene Cochran

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms announced that City Hall is now open to the public. Thanks to the partnership with the Department of Health (DOH), over 8,700 vaccines have been administered. The Highwaymen license plate campaign has launched. Support is needed to meet the 2023 goal of 3000 vouchers. On May 6th, an in person Joint Meeting with the Board of County Commissioners will take place. Finally, the Conference Agenda meeting is scheduled for May 10, 2021.

City Attorney Peter Sweeney has no comments.
City Clerk Linda Cox has no comments.

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Rufus Alexander has no comments.

Commissioner Curtis Johnson, Jr. wished all mothers Happy Mother's Day. He will be attending IEMO training this weekend. On April 29th he held is first Town Hall Meeting. He encouraged the Commission to continue to engage with the community.

Commissioner Thomas Perona addressed the mischaracterzation of the Commission. He expressed that we are One Fort Pierce.

Commissioner Jeremiah Johnson appreciates the positivity of One Fort Pierce. Annual meeting at the Backus House, and the Mainstreet Golf Tournament the following week.

Mayor Linda Hudson highlighted the upcoming events for the Centennial Celebration.

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at 9:01 pm.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

CITY OF FORT PIERCE

BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, FEBRUARY 25, 2021, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: James Crist; Charles Hayek; Stanley Hula; Darryl Bey; William Nunn, Chair

Staff Present: Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Vennis Gilmore, Planner
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

All Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the December 3, 2020 meeting

Motion was made by Charles Hayek, and seconded by Stanley Hula to approve the minutes from the December 3, 2020 meeting.

AYE: Darryl Bey, James Crist, Charles Hayek, Stanley Hula, Chair William Nunn

Passed

6. PUBLIC HEARINGS

a. **Variance - Frontier Development Sign - 5000 Okeechobee Road**

The clerk introduced the Variance for the Frontier Development located at 5000 Okeechobee Road.

Chairman Nunn asked the Assistant City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Tanya Earley, Assistant City Attorney, explained to the Board of Adjustment that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Chairman Nunn called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Chairman Nunn inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Hayek– no
Mr. Hula – no
Mr. Bey - no
Mr. Crist - no
Chairman Nunn - no

Chairman Nunn opened the public hearing.

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

Staff Presentation:
Vennis Gilmore, Planner, gave an overview of the application. The applicant is requesting approval of two variances (1) to deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall facade and (2) to deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the General Commercial Zone (C-3). The applicant is requesting both variances to increase signage visibility as much as possible and to mirror the Okeechobee Road facade. The applicant believes that the main frontage facade should not consider the Okeechobee Road frontage but rather the side facing the parking lot where patrons will access the building. The Planning Department recommends approval of the requested variances to deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall facade and to deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the General Commercial Zone (C-3); based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in City Code Section 125-100.

Board questions for Staff: Mr. Nunn asked if the parking lot is being reconfigured. Mr. Crist asked if the sign on the north and south side of the building are the same size. Mr.

Hayek asked if the 20% sign area is for each tenant or the entire wall. Mr. Crist asked if landscaping and irrigation will be included.

Applicant questions for Staff: None

Applicant presentation: Luis Davila, of Frontier Development, sworn, stated the rear of the building is the front of the business. Mr. Davila explained the back side of the property faces Okeechobee Road and signage is needed on Okeechobee Road for visibility. Mr. Davila stated that St. Augustine grass and irrigation has been approved on the landscape plan.

Ms. Guerra clarified the location of the building and its orientation on the site.

Board questions for Applicant: None

Public comment: None

Chairman Nunn, seeing no one else, closed the public hearing.

Motion was made by Darryl Bey, and seconded by Charles Hayek to approve the requested variances to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall facade and to allow for up to a 588 square foot rear entrance wall sign per tenant.

AYE: Charles Hayek, Stanley Hula, Darryl Bey, James Crist, Chair William Nunn
Passed

b. **Variance - St. Peter's Lutheran Church Sign - 2900 Jenkins Road**

The clerk introduced the sign Variance for St. Peter's Lutheran Church located at 2900 Jenkins Road.

Chairman Nunn called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Chairman Nunn inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Crist - no
Mr. Hayek– no
Mr. Hula – no
Mr. Bey - no
Chairman Nunn - yes

Chairman Nunn opened the public hearing.

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

Staff Presentation:

Rebeca Guerra, Assistant Planning Director, said the applicant is requesting the Board of Adjustment approve two (2) Variances to deviate from Sections 117-7(1)b. and 117-7(3)a.3. in order to install a 36 square foot pole sign with a height of 9'2". The subject site has a lot size of 11.51 acres and has been home to St. Peter's Evangelical Lutheran Church since the year 2000. At that time, the church property had a six (6)-foot high, 36-square foot monument sign, with shrubbery encircling the foundation, along its front entry adjacent to Jenkins Road. As a result of nearby development, the church was required to remove the sign in order to allow for infrastructure improvements, including a sidewalk. The church is now seeking to install a larger and taller pole sign in the same general area as the previous monument sign. City Code Section 117-7(1)b. states that signage within the R-2 zone shall not exceed 32 square feet in size. Additionally, Section 117-7(3)a.3. restricts the maximum height of signage within the R-2 zone to six (6) feet. Staff recommends that the Board of Adjustment approve the Variance from Section 117-7(1)b. to allow for a 36 square foot ground sign in lieu of the Code maximum of 18 square feet, subject to the condition of approval that the perimeter landscaping around the entire base of the sign shall be provided in the form of drought-tolerant shrubbery a minimum of 18 inches tall at the time of planting. Staff recommends that the Board of Adjustment deny a Variance from Section 117-7(3)a.3. to allow for a 9'2" tall ground sign in lieu of the Code maximum of six (6) feet.

Ms. Guerra stated a like-for-like sign would be supported by staff as it would make the applicant whole after having to remove the previous sign and was consistent with other signs in the area for properties with similar zoning/uses. She stated that the second Variance is not as a result of a hardship, but rather, because the applicant wished to have a taller sign than was previously approved and did not want to go through the appropriate process of rezoning the property in order to obtain it. Ms. Guerra explained that if the property was rezoned to commercial, C-3, a larger sign would be allowed by right. Ms. Guerra noted that the church could have a 6-foot monument sign with the same copy area as what was being proposed in the application.

Board questions for Staff:

Mr. Bey asked who has the responsibility to make appropriate zoning changes. Ms. Guerra explained that a developer normally makes zoning changes to the property , but that in certain circumstances, a city can initiate zoning for a large area. In this case, a Comprehensive Plan amendment and a Rezoning would be required. Mr. Hayek asked the cost of a rezoning application. Mr. Brandon Creagan stated the cost would be around $9500.00 for the Comprehensive Plan Amendment and the Rezoning the church property.

Applicant questions for Staff: None

Applicant presentation: Pastor Rice, owner, sworn, explained the church sign was torn down when the sidewalk was widened for a commercial building being built behind the church. Pastor Rice said the church is surrounded by commercial property and the church is only requesting an additional nine feet in height. Pastor Rice stated it is unfair for the church to not have a large sign like the neighboring businesses. Pastor Rice noted that it would be a different circumstance if the church was located in the middle of a residential area.

Board questions for Applicant: Mr. Bey asked Pastor Rice if he has an aversion to changing the zoning.

Public comment: None

Mr. Crist stated other properties in the area have rezoned due to changing times. Mr. Bey said rezoning should have been considered to simplify the matter. Mr. Hayek explained that

approving the height of the sign would open the flood gates in the R-2 zoning and that is the whole reason for having zoning codes. Mr. Hayek pointed out that commercial zoning would make the church property more valuable.

Chairman Nunn, seeing no one else, closed the public hearing.

Motion was made by Charles Hayek, and seconded by James Crist to approve the Variance to allow for a 36- square foot ground sign with the condition that the perimeter landscaping around the entire base of the sign shall be provided in the form of drought-tolerant shrubbery a minimum of 18 inches tall at the time of planting. .

AYE: James Crist, Charles Hayek, Stanley Hula, Darryl Bey, Chair William Nunn
Passed

Motion was made by Charles Hayek, and seconded by Darryl Bey to deny the Variance to allow for a 9'2" tall ground sign

AYE: Darryl Bey, James Crist, Charles Hayek
NAY: Stanley Hula, Chair William Nunn
Passed

After the motion to deny, Ms. Earley clarified with the members of the Board, who voted in support of the motion, that they are following the recommendation of staff and are in agreement with the recommendation and the reasons set forth in the PowerPoint presentation.

Mr. Hayek stated that dropping the base to 1 foot rather than 4 feet solved the problem.

7. DISCUSSION / OTHER BUSINESS

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. ADJOURNMENT

Publication Date
7/3/2022

Ad Number
GCI0909193 / GCI0909195

Publication
St. Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
Po Box 1480
Fort Pierce, FL 34954-1480

Account Number (If Known)
463454

Name
Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Jennifer DeWitt

Email Address
jldewitt@gannett.com

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

7/3/2022

Subscribed and sworn to before on the 3rd of July, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

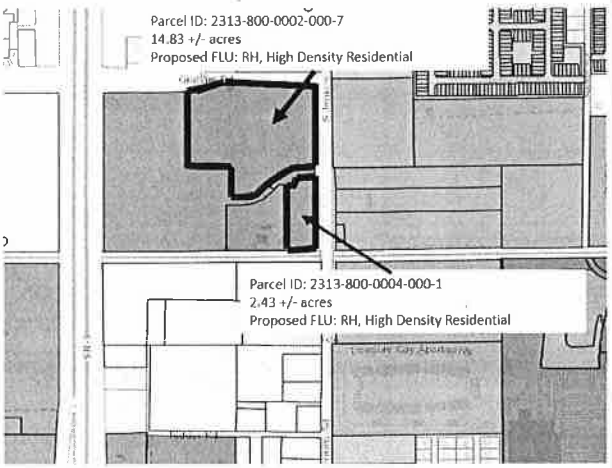
Publication Cost: $315.00
Ad No: GCI0909193
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Wednesday, July 13th, 2022, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Engineering Design & Construction, Inc, and property owner, FreedomRoads Property Company, LLC for a Future Land Use Map Amendment for one (2) parcels of land to change the future land use designations from GC, General Commercial to RH, High Density Residential. Said parcels are generally located at 2102 and 2152 S Jenkins RD.

The legal description of the parcels are as follows:

CAMPING WORLD (PB 80-7) TRACT 1
CAMPING WORLD (PB 80-7) TRACT 3



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

Dated this 3rd day of July 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Ryan Altizer, Planner

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

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7/3/2022

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THIS IS NOT AN INVOICE

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Notary Public
State of Wisconsin

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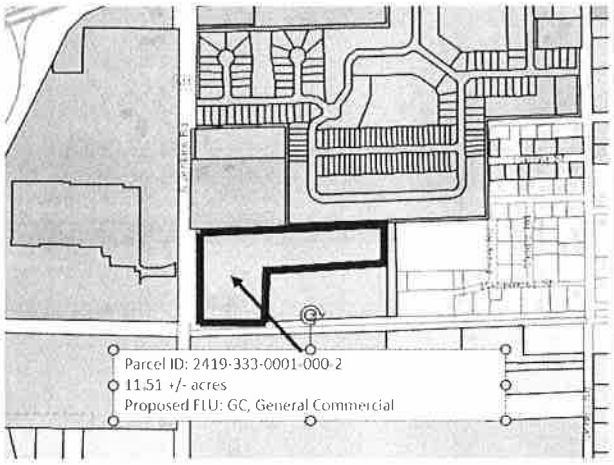
The legal description of the parcels are as follows:

19 35 40 THAT PART OF SEC MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT TO POB; TH N 00 00 01 E 620.27 FT, TH N 87 49 58 E 602.48 FT, TH N 87 51 34 E 674.56 FT, TH S 00 35 43 E 274.92 FT, TH S 87 50 48 W 809.47 FT, TH S 01 35 32 E 5.74 FT, TH S 88 07 19 W 26.13 FT, TH S 00 35 42 E 50.40 FT, TH S 00 35 42 E 289.14 FT, TH S 87 51 03 W 447.99 FT TO POB- LESS THAT PART FOR RD R/W MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT TO POB; TH N 00 00 01 E 620.27 FT, TH N 87 49 58 E 7.01 FT, TH S 00 00 02 W 620.27 FT, TH S 87 51 03 W 7 FT TO POB- (11.51 AC - 501,376 SF)



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Dated this 3rd day of July 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

_____

Ryan Altizer, Planner

NATION & WORLD

Nev. clerks complete recount

Gabe Stern
ASSOCIATED PRESS/REPORT FOR AMERICA

RENO, Nev. – County election officials wrapped up a two-day statewide recount of ballots in the Nevada GOP primary for governor Friday and the outcome did not appear to change in the state's two most populous counties, showing second-place finisher Joey Gilbert losing to Clark County Sheriff Joe Lombardo in a crowded field.

The Nevada secretary of state's office confirmed Friday afternoon that all 17 counties had finished their recounts. Though officials did not post or comment on the unofficial results, Clark and Washoe counties confirmed that Lombardo had beaten Gilbert, who paid for the recount despite trailing Lombardo by 11 percentage points following the June 14 vote.

Clark and Washoe counties account for 75% of the ballots cast in the Nevada Republican primary for governor.

For Republicans, Gilbert's apparent rejection of the results reflects growing challenges two years after many in the party embraced disproven claims of election fraud. Party leaders want to encourage voting while also appealing to the tens of thousands who backed Gilbert and distrust elections.

The day after the election, state GOP chair Michael McDonald – who rejected the results of the 2020 election – rebuked Gilbert and said it was time to unite behind Lombardo in a rare instance of criticism of the far-right within the state party.

"The election is over. It's been called. Joe Lombardo has won. We need to come together and unite," he said, calling Gilbert's reaction "emotional."

As COVID spikes, France weighs return to masks

Influx of tourists makes stricter rules unlikely

Barbara Surk and Jade Le Daley
ASSOCIATED PRESS

NICE, France – Tourism is booming again in France – and so is COVID-19. French officials have "invited" or "recommended" people to go back to using masks but stopped short of renewing restrictions that would scare visitors away or revive antigovernment protests.

From Paris commuters to tourists on the French Riviera, many people seem to welcome the government's light touch, although some worry that required prevention measures might be needed.

Virus-related hospitalizations rose quickly in France over the past two weeks, with nearly 1,000 patients with COVID-19 hospitalized a day, according to government data. Infections are also rising across Europe and the United States, but France has an exceptionally high proportion of people in the hospital, according to Our World in Data estimates.

French government spokesperson Olivia Gregoire has said there are no plans to reintroduce national regulations that limit or set conditions for gathering indoors and other activities.

"The French people are sick of restrictions," she said Wednesday on BFMTV. "We are confident that people will behave responsibly."

France's parliamentary elections last month resulted in President Emmanuel Macron losing his majority in the national legislature, with parties on the far right and the far left that had protested his government's earlier vaccine and mask rules gaining seats.

With tourists thronging Paris and other cities, the French government is recommending a return to mask-wearing in public transport and crowded areas but has stopped short of imposing new rules. MICHEL EULER/AP

After the prime minister last week recommended that people resume wearing masks on public transportation, commuter Raphaelle Vertaldi said, "We need to deal with the virus, but we can't stop living because of it."

Vertaldi, who was boarding a train in Boussy-Saint-Antoine south of Paris, said she opposed mandatory mask use but would cover her mouth and nose again, if the government requires it.

Hassani Mohammed, a postal worker in Paris, didn't wait for the government to decide. He masks up before his daily commute. With his wife recovering from surgery and two children at home, he does not want to risk contracting the coronavirus a third time.

"I realized that the pandemic does not belong to the past," Mohammed said.

Masks have been contentious in France. Early in the pandemic, the French government suggested masks weren't helpful. It ultimately introduced some of Europe's toughest restrictions, including an indoors and outside mask mandate that lasted more than a year, along with strict lockdowns.

A Paris court ruled Tuesday that the French government failed to sufficiently stock up on surgical masks at the start of the pandemic and to prevent the virus from spreading. The administrative court in Paris also ruled the government was wrong to suggest early on that that masks did not protect people from becoming infected.

The government lifted most virus rules by April, and foreign tourists have returned by land, sea and air to French Mediterranean beaches, restaurants and bars.

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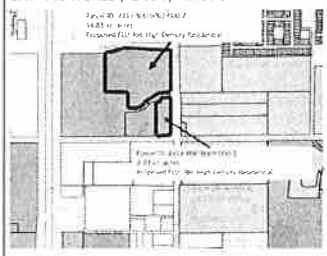
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Wednesday, July 13th, 2022, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Engineering Design & Construction, Inc, and property owner, FreedomRoads Property Company, LLC for a Future Land Use Map Amendment for one (2) parcels of land to change the future land use designations from GC, General Commercial to RH, High Density Residential. Said parcels are generally located at 2102 and 2152 S Jenkins RD.

The legal description of the parcels are as follows:

CAMPING WORLD (PB 80-7) TRACT 1
CAMPING WORLD (PB 80-7) TRACT 3



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which the appeal is to be based.

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

Dated: this 3rd day of July 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

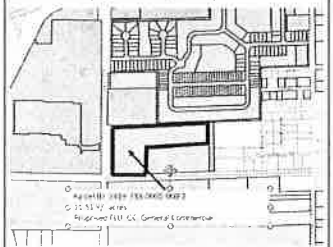
Ryan Altizer, Planner

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Wednesday, July 13th, 2022, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, the City of Fort Pierce for a Future Land Use Map Amendment for one (1) parcel of land to change the future land use designation from RM, Medium Density Residential to GC, General Commercial. Said parcel is generally located at 2900 S Jenkins RD.

The legal description of the parcels are as follows:

19 35 40 THAT PART OF SEC MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT TO POB; TH N 00 00 01 E 620.27 FT, TH N 87 49 58 E 602.48 FT, TH N 87 51 34 E 674.56 FT, TH S 00 35 43 E 276.92 FT, TH S 87 50 48 W 809.47 FT, TH S 01 35 32 E 5.74 FT, TH S 88 07 19 W 26.13 FT, TH S 00 35 42 E 50.40 FT, TH S 00 35 42 E 289.14 FT, TH S 87 51 03 W 447.99 FT TO POB- LESS THAT PART FOR RD R/W MPDAF: FROM SW COR OF SEC, TH N 00 00 02 W 40.01 FT, TH N 87 50 48 E 73.02 FT TO POB; TH N 00 00 01 E 620.27 FT, TH N 87 49 58 E 7.01 FT, TH S 00 00 02 W 620.27 FT, TH S 87 51 03 W 7 FT TO POB- (11.51 AC - 501,376 SF)



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

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Dated this 3rd day of July 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Ryan Altizer, Planner

REGIONAL BRIEFS

Alabama state senator withdraws challenge after one-vote defeat

MONTGOMERY, Ala. – A state senator has dropped a challenge to his one-vote defeat in the Republican primary.

State Sen. Tom Whatley withdrew before the latest re-hearing in the dispute, party officials said. Auburn City Councilman Jay Hovey is the Republican nominee in the race. He will face Democratic nominee Sherri Reese in November.

Whatley filed a challenge after losing the primary race by a single vote. Party officials then declared the race a tie, overruling local officials over the eligibility of a voter who maintained she was wrongly left off voter rolls. Party officials planned to decide the race by a coin flip.

The party scheduled a re-hearing at Hovey's request after the Alabama Law Enforcement Agency said they had no record of the woman completing the voter registration process. Whatley withdrew before the re-hearing was held, party officials said.

Patsy Kenney had cast a provisional ballot for Whatley. She said she registered to vote when she went to get her Alabama driver's license. The law enforcement agency said she did not complete the process of getting a license and voter registration is sent only after, "the credential is issued and the customer signs the required declaration."

A lawyer for Kenney said she is reviewing options.

Police in North Carolina fatally shoot armed woman

FAYETTEVILLE, N.C. – Police in North Carolina fatally shot a woman after an unsuccessful de-escalation attempt and struggle over a weapon, authorities said Saturday.

The incident began when Fayetteville police officers were called Friday night to a home for a reported attempted break-in, the Fayetteville Observer reported.

Assistant Fayetteville Police Chief James Nolette said a female caller had reported four armed men were trying to break into the home but after a 30-minute discussion, officers found no such evidence. The woman then pulled out a weapon and threatened to harm herself, Nolette said.

Nolette said officers spent nearly an hour within feet of the woman trying to de-escalate the situation and get her to relinquish the handgun. The woman's young child and another relative were nearby as well, he said.

"They're in harm's way, the officers are in harm's way," Nolette said.

When one or both officers attempted to disarm the woman, the struggle "went to the ground" and at least one officer fired a gun. The woman, who was not immediately identified, was pronounced dead at the scene.

Nolette said the officers are on administrative leave and the State Bureau of Investigation will conduct a probe into the shooting.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☒ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2900 Jenkins Rd
2. Property Tax ID(s): 2419 - 333 - 0001 - 000-2
3. Total Acreage: 11.51
4. Existing Future Land Use Designation: RM (Residential Medium Density)
5. Existing Zoning Classification: R-2 (Single Family Intermediate Density)
6. Proposed Zoning Classification: C-3 (General Commercial)
7. Other applications being submitted concurrent with this application, if any: _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) RONALD McCASKILL Phone 772-979-5051

Address Ronald McCaskill State FL Zip 34982

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Ronald McCaskill who is personally known to me or has produced Drivers License as identification.

Dawn M. Moonsammy
Signature of Notary (seal)

Notary Public State of Florida
Dawn M. Moonsammy
My Commission
HH 255015
Exp. 4/19/2026

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2900 Jenkins Rd
2. Property Tax ID(s): 2419-333-0001-000-2
3. Total Acreage: 11.51
4. Existing Future Land Use Designation: RM (Residential Medium Density)
5. Existing Zoning Classification: R-2 (Single Family Intermediate Density)
6. Proposed Zoning Classification: C-3 (General Commercial)
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____
Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Ronald W Caskill 5-5-2022

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Ronald W Caskill who is personally known to me or has produced Known as ident

Dawn M. Moonsammy

Signature of Notary (seal)

Notary Public State of Florida
Dawn M. Moonsammy
My Commission
HH 255015
Exp. 4/19/2026

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

Planning Board **7. a.**

Meeting Date: 07/13/2022

Re: Hillpointe Residential-Rezoning - 2102 & 2151 S Jenkins Rd

Information

SUBJECT:

Rezoning - Hillpointe Residential - 2102 and 2151 S. Jenkins Road

SUMMARY:

- The applicant is requesting the review and approval of a Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

RECOMMENDATION:

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 07/07/2022 02:29 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Vennis Gilmore, Senior Planner

FROM: Ryan Altizer, Planner

RE: **Hillpointe Residential- Rezoning/FLUMA- 22-06000002**
2101 & 2151 S Jenkins Road

BOARD DATE: July 13, 2022

STAFF REPORT

Owner: Brent Moody; FreedomRoads Property Company, LLC
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Representative: Alejandro Toro; Engineering Design & Construction, Inc
100 N US Highway 1
Fort Pierce, FL 34950

Applicant's Request: Approval of a Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

Location(s): 2101 & 2151 S Jenkins RD

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

Surrounding FLU:

North	East	South	West
RL (FP)	RH (FP)	RL (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-1 (FP)	R-5 (FP)	AR-1 (FP)	C-3 (FP)

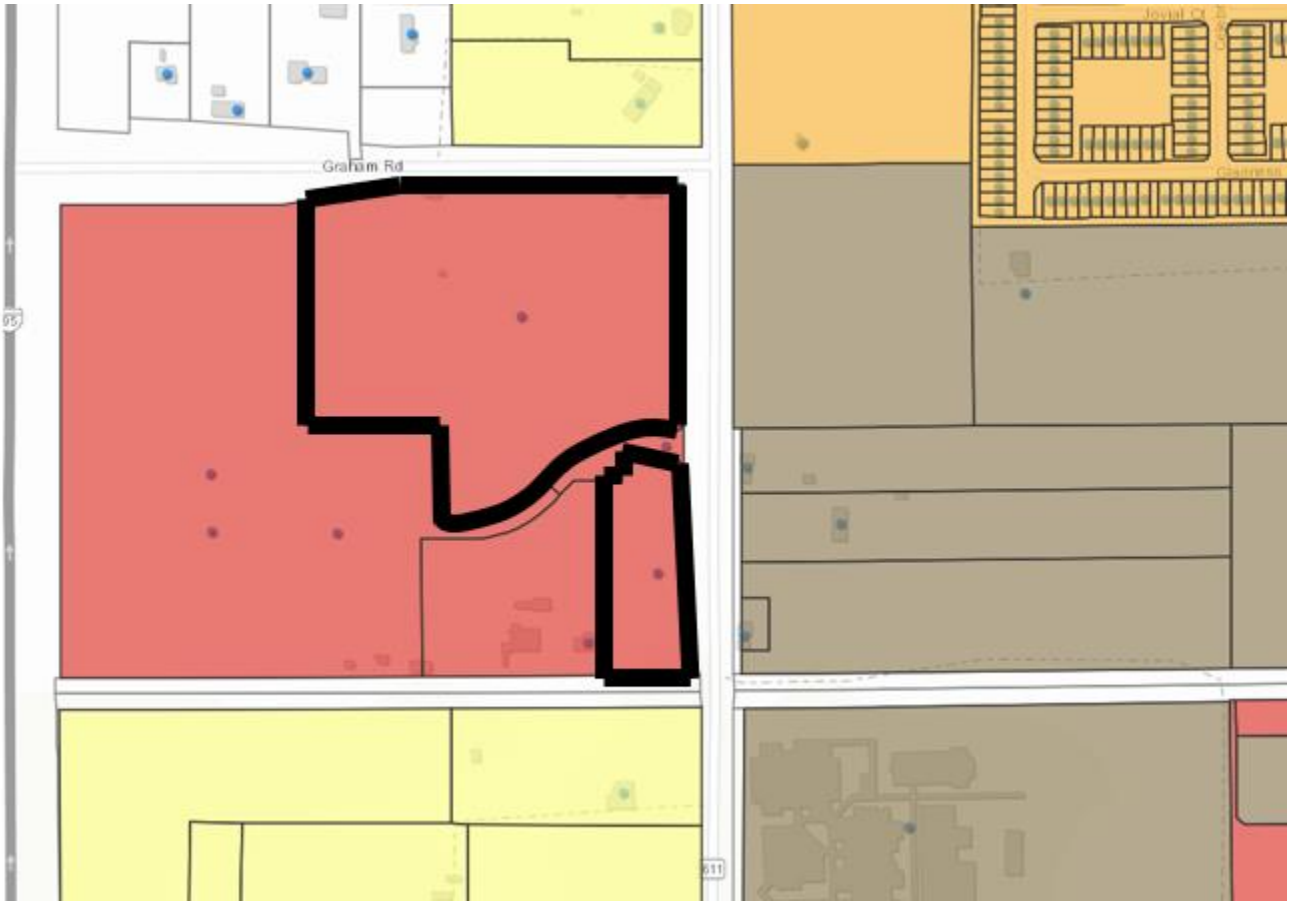
Utilities: FPUA

Staff Analysis:

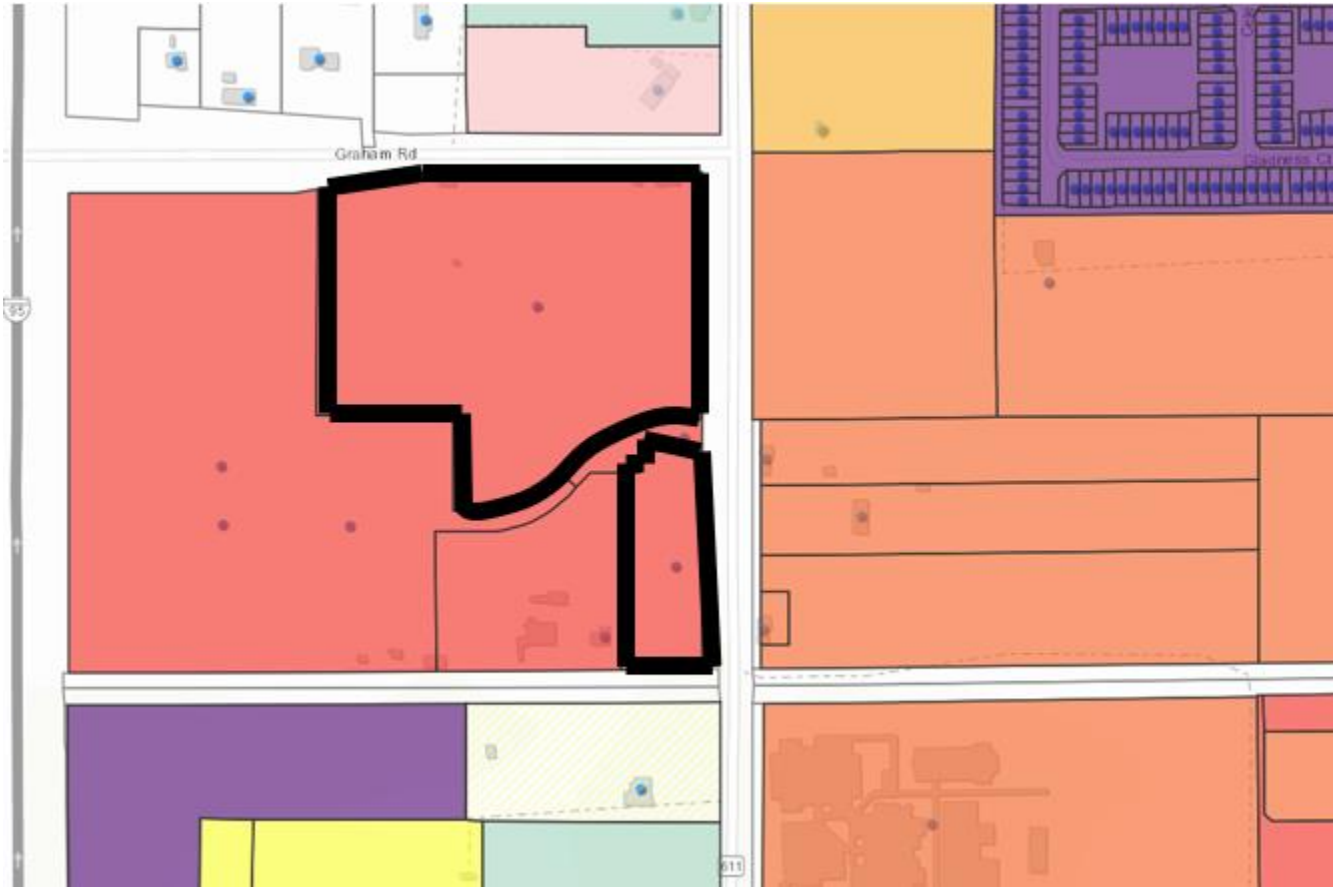
Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

As displayed on the maps below, the 17.25-acre subject property is surrounded by properties with the Future Land Use of General Commercial (GC), High Density Residential (RH) and Low Density Residential. The subject parcel is also surrounded by properties zoned as General Commercial (C-3), Office Commercial (C-1), High Density Residential (R-5) and Agricultural Residential (AR-1).



FLUMA Map



Zoning Map

Zoning Designation Comparison

The subject property currently has a Future Land Use of General Commercial (GC) and a Zoning designation that is General Commercial (C-3). The General Commercial (GC) Future Land Use is intended to provide for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. The General Commercial (C-3) district is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

The Requested Future Land Use of High Density Residential (RH) is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

The requested zoning of High Density Residential (R-5) is intended to encourage the development of multifamily dwellings. Maximum gross densities should generally not exceed 15 units per acre for conventional developments and 18 units per acre for innovative residential developments. This zone provides for high density residential uses in locations which have suitable utilities and have good access to arterial or collector streets. Single-family homes, townhomes, duplexes, other residential uses, and various nonresidential uses are allowed when parameters and safeguards in this section are satisfied.

It is staff's professional opinion that the more appropriate zoning for the subject site is r-5 and thus to have a Future Land Use of RH.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Amendment and Future Land Use Map Amendment

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from C-3, General Commercial, to R-5, High Density Residential, and a FLUMA from GC, General Commercial, to RH, High Density Residential.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From : Selena Griffett, P.E.

Thru : John Andrews, P.E. – City Engineer

Re : Hillpointe Residential
Zoning Atlas Map Amendment and Future Land Use Map Amendment
2101 and 2151 South Jenkins Road

Date : June 9, 2022

This is to advise you that we have completed the review of the following documents as received by this office on June 1, 2022:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☐ Site Plan
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits
- ☒ Other FLUA

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☐ Do Not Recommend
- ☒ No Comments
- ☐ Variance Approval
- ☐ Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See Attached for Comments

Engineering has no comments.

Q:\ENGINEERING\Site Development Projects\H\Hillpointe Residential\FLUA\FLUA 06092022.docx

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, June 16, 2022 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **New Business:**

   a. Zoning Atlas Amendment and Future Land Use Map Amendment - Hillpointe Residential - 2101 and 2151 South Jenkins Road

   b. Conditional Use - Lindsay School of the Arts - 515 Avenue A

   c. Minor Site Plan - Caliber Car Wash - 2404-111-0006-000-9 (US HIghway 1 and Sunny Lane)

   d. Minor Site Plan - On the Edge/Dockside - 1136 Seaway Drive

   e. Subdivision - Kings Highway Commerce Park - SE Corner of Kings Highway and White Road 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-211-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6, 2324-211-0002-000-3

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Zoning Atlas Amendment and Future Land Use Map Amendment - Hillpointe Residential - 2101 and 2151 South Jenkins Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

- ☑ Accessible route
- ☑ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☑ 13. Sprinkler system is required.

☑ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Conditional Use - Lindsay School of the Arts - 515 Avenue A

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

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☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

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- ☐ Handicapped parking spaces
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☑ 7. Change of Use required

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- ☑ to include a signed and sealed detailed comprehensive building plan.

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☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☑ 13. Sprinkler system is required.

☑ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Minor Site Plan - Caliber Car Wash - 2404-111-0006-000-9 (US Highway 1 and Sunny Lane)

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

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- ☐ Handicapped parking spaces
- ☐ Means of egress

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- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

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☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Minor Site Plan - On the Edge/Dockside - 1136 Seaway Drive

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

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- ☐ to include a signed and sealed detailed comprehensive building plan.

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☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.16.22
Property Address: Subdivision - Kings Highway Commerce Park - SE Corner of Kings Highway and White Road
2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-211-0001-000-5, 2324-241-0002-000-6, 2324-241-003-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6, 2324-211-0002-000-3

Please be advised that the project may trigger the requirements indicated below:

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☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 6/3/22

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

June 24, 2022 **VIA EMAIL**

Planning Department
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Potential Transportation Impact Review (PTIR)
Hillpointe Residential
2101 and 2151 South Jenkins Road
Fort Pierce, Florida

To Whom It May Concern:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development. The proposed development consists of 252 multi-family dwelling units on a 17.25-acre property that is currently vacant.

Based on the review, the following comments are provided:

- **Traffic Analysis:** The Traffic Analysis for the proposed development is inaccurate and flawed because of the following:

  - The Roadway Conditions are based on project information from an outdated Transportation Improvement Program (TIP) that was adopted in June 2019. Three different TIPs have been adopted since then.

  - The Project Distribution/Assignment is based on data and volume smoothing from the 2040 Long Range Transportation Plan which is outdated and was replaced by the 2045 Long Range Transportation Plan in February 2021.

  - The Link Analysis does not include all of the links in the Study Area.

  - The intersection analysis identifies that there will be an addition of a left-turn lane at both the eastbound and westbound approaches to the intersection of Jenkins and Graham Roads when the east leg is added by Waypoint. However, Waypoint is proposed to be located on the east side of Jenkins Road, and neither the Site Plan nor the Traffic Analysis identify the addition of left-turn lanes by Waypoint let alone to the eastbound approach on the west side of Jenkins Road.

- The Historical Growth Calculation does not include all of the links in the study area and includes a Historical AADT Report from 2019 rather than from 2021.

- The Traffic Analysis concludes that "concurrency" is satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibility of the applicant. However, none of the "assumed" improvements are planned to be in place, the roadway network is not deficient, and the proposed project cannot be accommodated on the roadway network at acceptable levels of service. Therefore, the project does not meet the "requirements for concurrency".

The Traffic Analysis should be revised to address the above-identified inaccuracies and flaws.

- **Sidewalks:** No sidewalks are provided along Jenkins or Graham Roads in the Conceptual Site Plan. Sidewalks should be provided along Jenkins and Graham Roads as part of the proposed development.

The comments summarized above should be addressed before the proposed development is advanced in the application process.

Please contact me should any additional information or clarification be required with regard to this PTIR.

Sincerely,

Peter Buchwald
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

June 16, 2022

TECHNICAL REVIEW PROJECT # 22- 06000002
Zoning Atlas Map Amendment and Future Land Use Map Amendment
Hillpointe Residential-2101 and 2151 South Jenkins Road

Comments

FPUA W/WW Engineering: Approved as noted,

Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plans along with a completed plan review application to the Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Hillpointe Residential – 2101 S. Jenkins Road. Approved.

Electric service is available to the site (from the south side and Graham Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
Fort Pierce Utilities Authority
tsydne@fpua.com
O: (772) 466-1600 ext. 6454
C: (772) 302-0077

Gas service is available to the site (from S. Jenkins Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). (Con't pg 2)

For more information and incentive available, please contact Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS map (Electric and Gas).

DEC2022 – FPUA GIS Map – Electr...

If the developer should have any questions, please have them contact the individual listed above.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Alejandro Toro- EDC, Inc.
10250 SW Village Parkway- Suite 201
Port Saint Lucie, Florida 34987

Subject: Zoning Atlas Map Amendment and Future Land Use Map Amendment Hillpointe Residential 2101 and 2152 South Jenkins Road – Technical Review Committee Comments for June 16, 2022 TRC Meeting

City of Fort Pierce Planning Department

Comments may be forthcoming

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted,

Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plans along with a completed plan review application to the Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Hillpointe Residential – 2101 S. Jenkins Road. Approved.

Electric service is available to the site (from the south side and Graham Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
Fort Pierce Utilities Authority
tsydne@fpua.com
O: (772) 466-1600 ext. 6454 C: (772) 302-0077

Gas service is available to the site (from S. Jenkins Road). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex).

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Billy Dupre
Business Development Representative
Gas Operations
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Bdupre@fpua.com
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Please find attached a copy of the FPUA GIS map (Electric and Gas).

If the developer should have any questions, please have them contact the individual listed above.

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who ~~did~~ (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez
Printed Name of Notary

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26
(Notary Seal)

2/16/26
My commission expires

Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270
Street Address

Lincolnshire, IL 60069
City, State, Zip

mauricio.rodriguez@campingworld.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☒ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☒ Warranty Deed & Legal Description
- ☒ St. Lucie County Property Record Card
- ☒ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☒ Current Survey
- ☒ Environmental Study
- ☐ Traffic Impact Report
- ☒ *** Capacity Analysis-Separate Form
- ☒ Drainage Analysis
- ☒ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2101 & 2151 S. Jenkins Road
2. Property Tax ID(s): 2313-800-0002-000-7 & 2313-800-0004-000-1
3. Total Acreage: 17.25 Acres
4. Existing Future Land Use Designation: General Commercial (GC)
5. Existing Zoning Classification: General Commercial Zone(C-3)
6. Proposed Zoning Classification: High-Density Residential Zone (R-5)
7. Other applications being submitted concurrent with this application, if any: Application for Zoning Atlas Map Amendment
8. Describe the existing uses, improvements and structures on the amendment lands: The subject parcels are currently vacant with no improvements or structures
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: To allow for high density residential units exceeding 20% of GFA

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
Proposed	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning Enrollment Demand	76.29	178.02
Proposed Zoning Enrollment Demand	74.52	173.88
Change in Demand	Decrease 1.77	Decrease 4.14

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	751,410 x 0.05 per sf = 37,571cy
Proposed Zoning	252 d/u x 0.47 cy per du = 118.44 cy
Change in Demand	Decrease: -37,452.56

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

G. Transportation Analysis:
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	LU Code 842 - 4,901	833/755
Proposed Zoning	LU Code 222 - 1,144	84/101
Change in Demand	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

12. Name of Owner(s): Brent Moody, PE ; Freedom Roads Property Company, LLC
Mailing Address: 250 Parkway Drive, Suite 270
City Lincolnshire State Illinois Zip 60069
Phone #
E-mail: mauricio.rodriguez@campingworld.com

13. Name of Applicant: Nick Everly; Hillpointe, LLC
Mailing Address: 1031 W. Morse Boulevard, Suite 240
City Winter Park State Florida Zip 32789
Phone # 1-303-656-8506 Fax #
E-mail: neverly@hillpointe.com

14. Name of Representative: Alejandro Toro ; Engineering Design & Construction, Inc
Mailing Address: 10250 SW Village Parkway
City Port St. Lucie State Florida Zip 34987
Phone # 772-462-2455 Fax #
E-mail: alejandrotoro@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

05/11/22

Applicant's Signature Date

1031 W Morse Blvd, Ste 240

Address State FL 32789 Zip

303-656-8506 neverly@hillpointe.com

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FreedomRoads Property Company, LLC

Property Owner's Name (Please Print) Phone

250 Parkway Dr, Ste 270 IL 60069

Address State Zip

, President 5/11/22

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Brent Moody who is personally known to me or has produced NA as identification.

Signature of Notary (seal)

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4606311 OR BOOK 4309 PAGE 826, Recorded 08/15/2019 03:48:00 PM Doc Tax $3675.00

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 ("**Grantor**"), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: David W. Gigger

Linda M. Briglia
Print Name: Linda M. Briglia

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

By: Stephen Doyle
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Linda M. Briglia
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

{Notary Stamp}

LINDA M BRIGLIA
Commission # FF 899597
Expires September 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

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

Property Identification

Site Address: 2101 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185066
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 1

Current Values

Just/Market Value:	$645,800
Assessed Value:	$645,800
Exemptions:	$0
Taxable Value:	$645,800

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	14.83
Land Size (SF):	645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$645,800
Just/Market:	$645,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$645,800
Exemption(s):	$0
Taxable:	$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	$303.91

Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$645,800	$645,800	$0	$645,800
2020	$645,800	$645,800	$0	$645,800
2019	$645,800	$645,800	$0	$645,800

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185068
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value:	$105,900
Assessed Value:	$105,900
Exemptions:	$0
Taxable Value:	$105,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.43
Land Size (SF):	105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$105,900
Just/Market:	$105,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$105,900
Exemption(s):	$0
Taxable:	$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	$49.84

Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	$455.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$105,900	$105,900	$0	$105,900
2020	$105,900	$105,900	$0	$105,900
2019	$105,900	$105,900	$0	$105,900

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Hillpointe Residential – South Jenkins Road

2101 & 2151 South Jenkins Road

PARCEL ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA,

AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80,

PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Flatsedge	*Cyperus spp.*
Saltbush	*Baccharis halimifolia*
Grassleaf Rush	*Juncus marginatus*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*
Giant Reed**	*Arundo donax*
Torpedo Grass**	*Panicum repens*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as "other surface waters" (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (**Sec. 123-66**).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

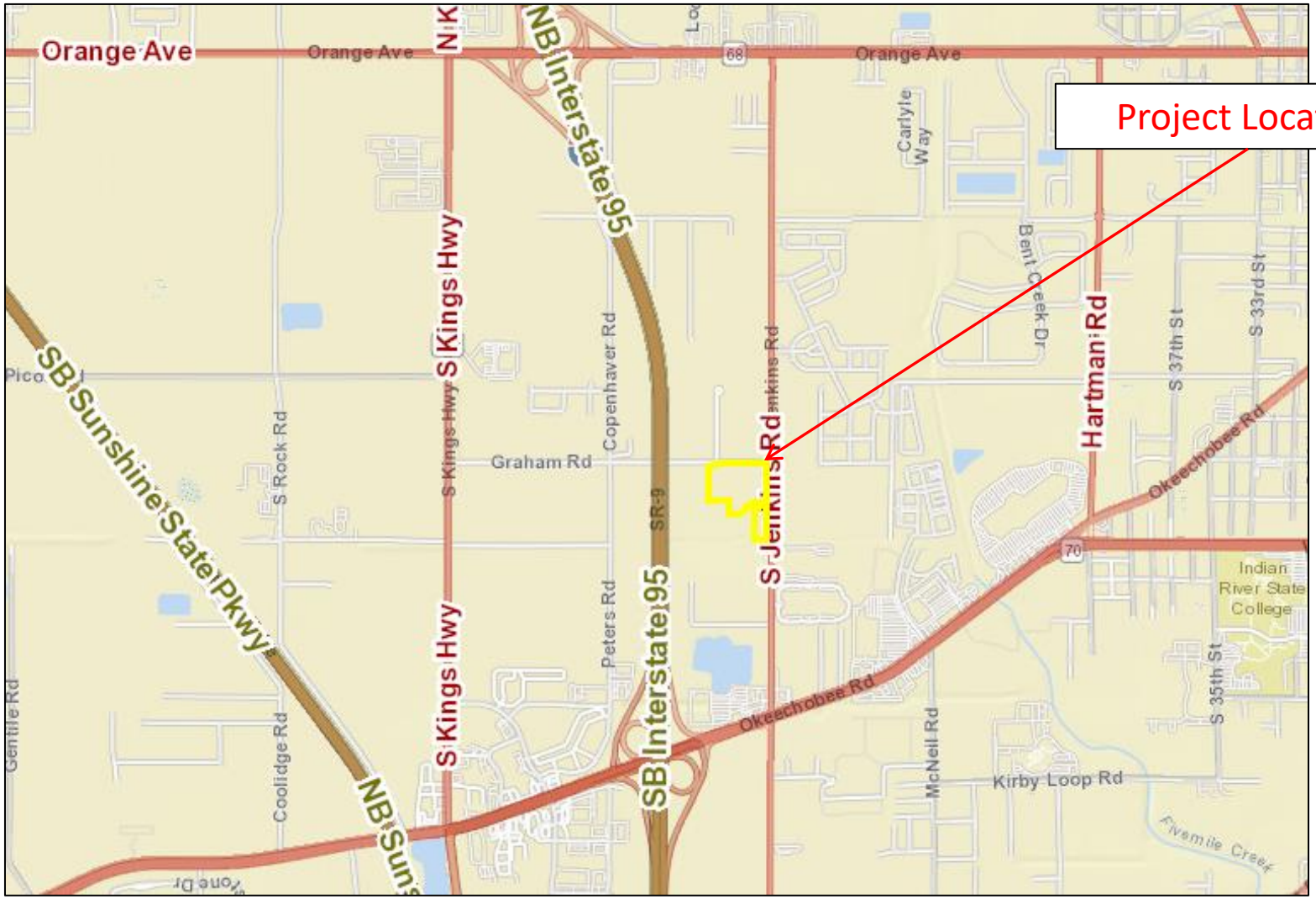
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

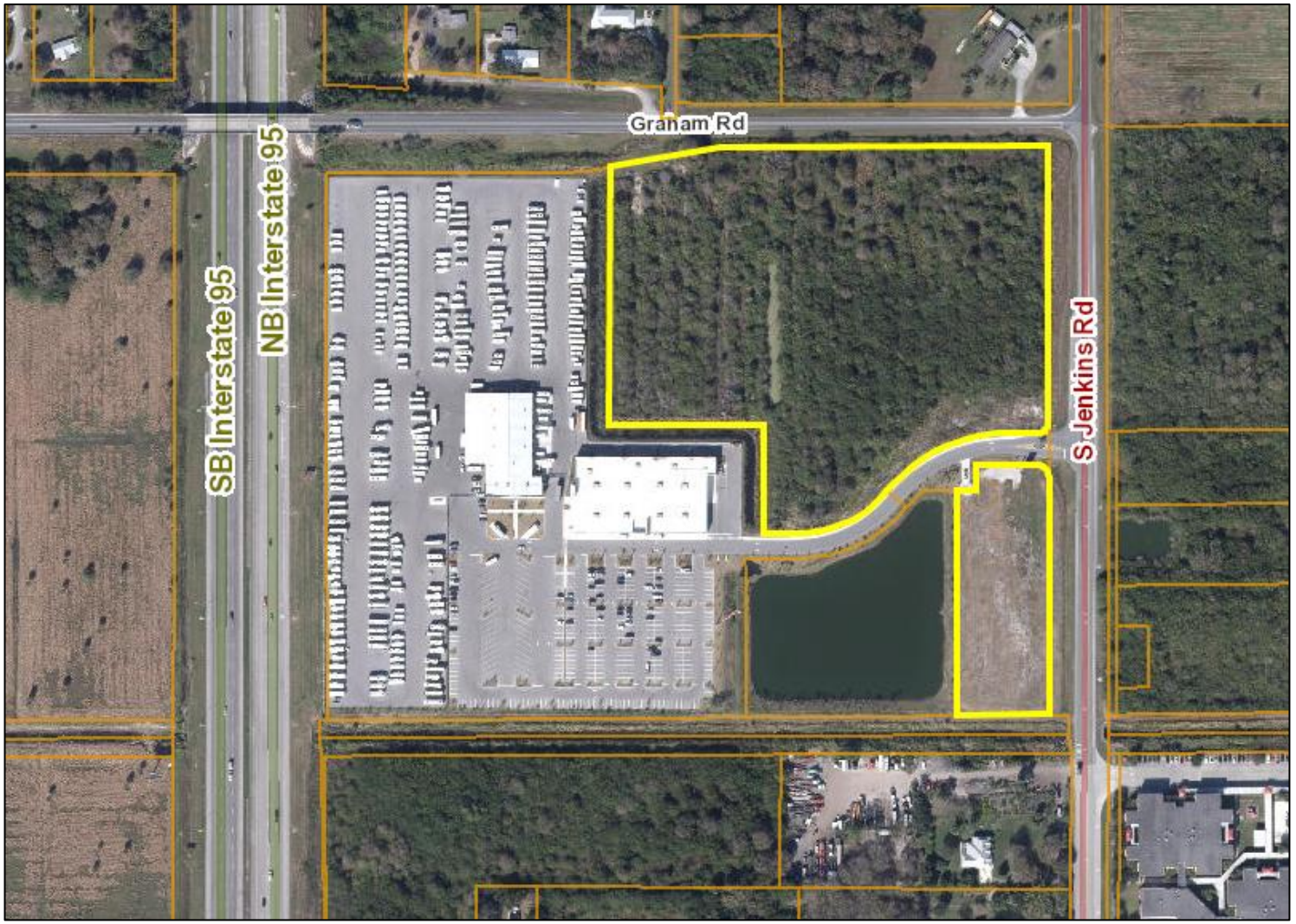
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

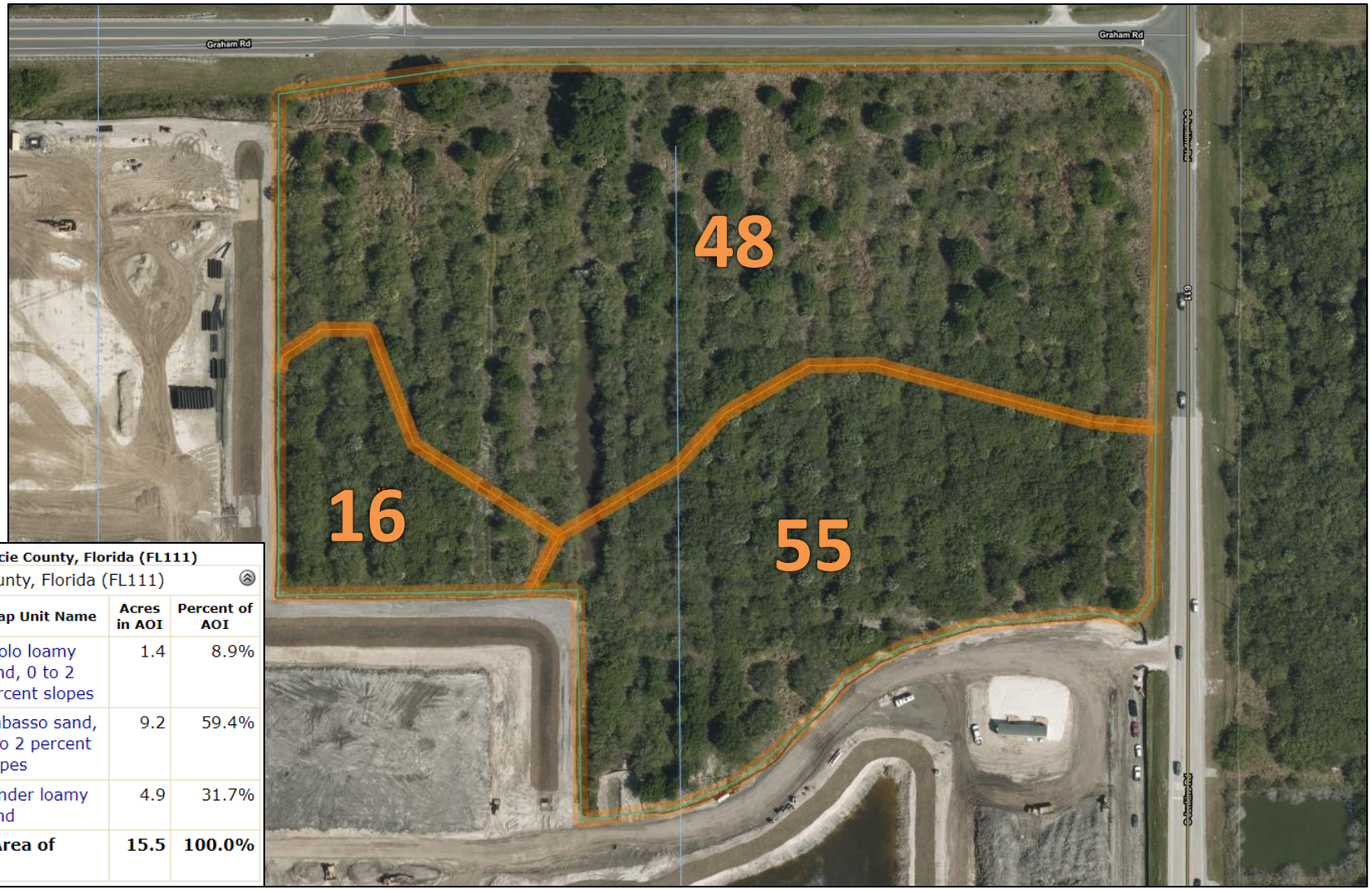
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		**15.5**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

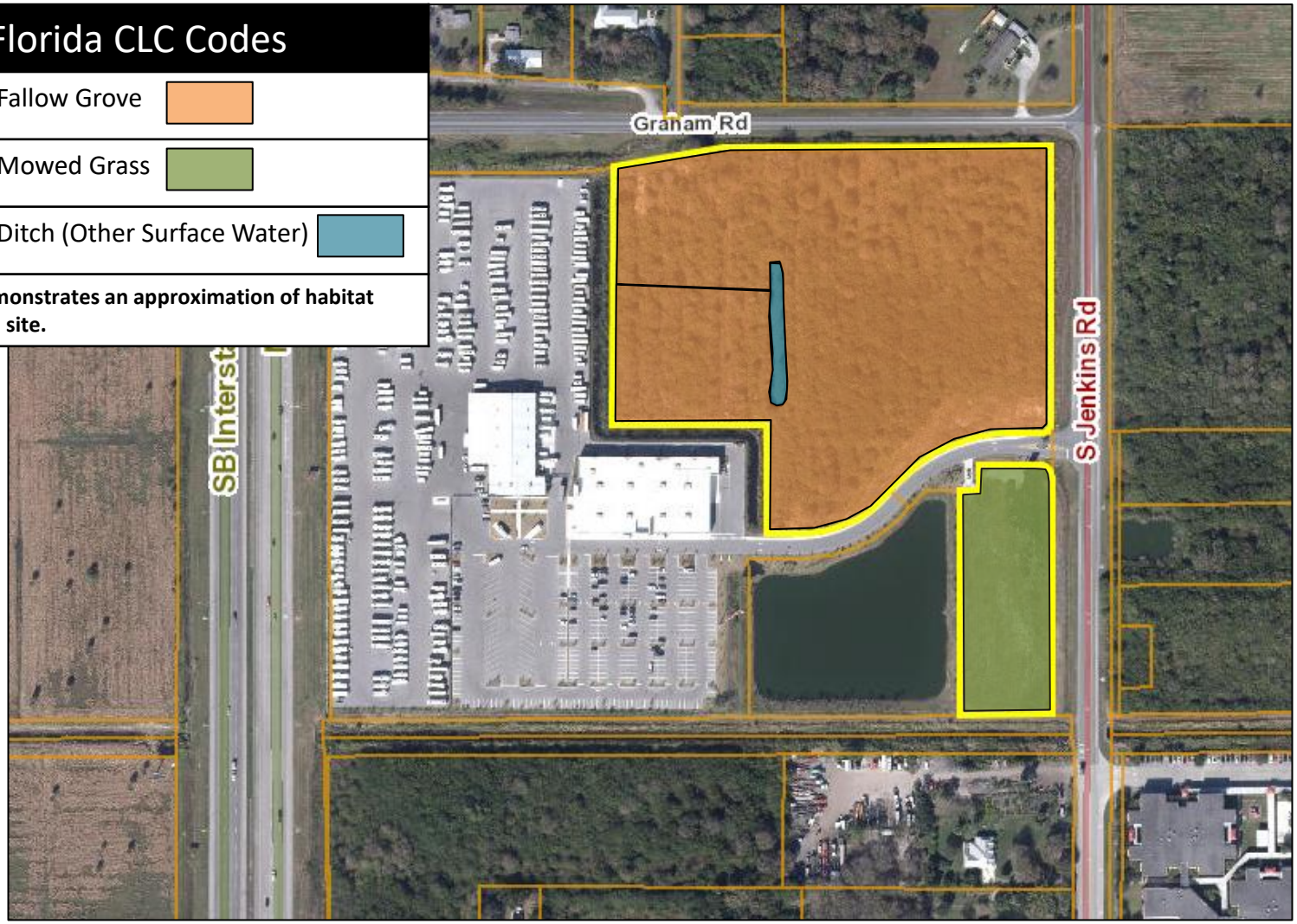
Florida Cooperative Land Cover (CLC) Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

Florida CLC Codes	
214	Fallow Grove
1810	Mowed Grass
4220	Ditch (Other Surface Water)

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154	Hillpointe LLC	04/25/2022

N

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
****Proposed**	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning/FLU Enrollment Demand	76.29	178.02
****Proposed Zoning/FLU Enrollment Demand**	74.52	173.88
****Change in Demand**	Decrease 1.77	Decrease 4.14

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	751,410 x 0.05 per sf = 37,571cy
****Proposed Zoning/FLU**	252 d/u x 0.47 cy per du = 118.44 cy
***Change in Demand**	Decrease: -37,452.56

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

Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	LU Code 842 - 4,901	833/755
****Proposed Zoning/FLU**	LU Code 222 - 1,144	84/101
***Change in Demand**	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: 252		Single Family: N/A		Multifamily: 252	
	Non-residential (square footage): N/A				
	Mixed-use (describe use): N/A				
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	I	252	17.25	01/2023	01/2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
N/A					
N/A					
N/A					
N/A					
N/A					

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

PROJECT NARRARTIVE & JUSTIFICATION STATEMENT
HILLPOINTE, LLC – RESIDENTIAL
Future Land Use & Zoning Atlas Map Amendment
May 12, 2022

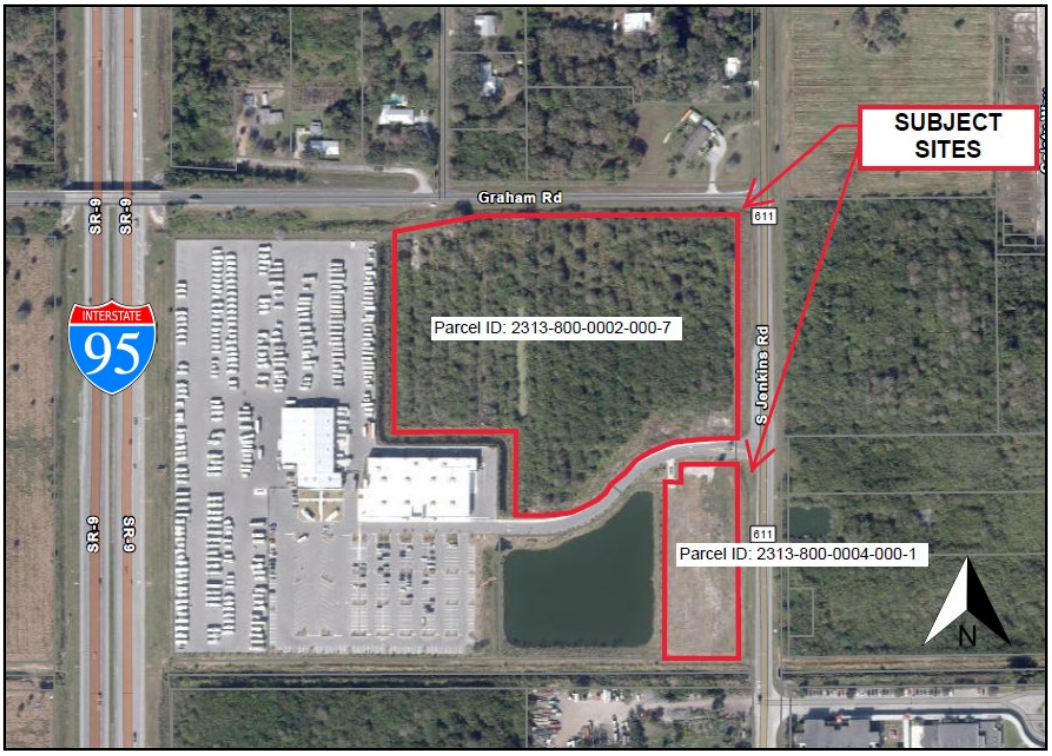
REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Zoning Atlas Map Amendment for two (2) parcels located on the southwest corner of Graham Road and South Jenkins Road in Fort Pierce, Florida. The applicant is requesting to change the Future Land Use from General Commercial (GC) to High Density Residential (RH) and rezone the properties from General Commercial (C-3) Zoning district to High Density Residential (R-5) Zoning district.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located at the southwest corner of Graham Road and South Jenkins Road in Fort Pierce Florida. The following table identifies the parcels associated with this request.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning	Proposed FLU	Proposed Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	GC	C-3	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	GC	C-3	RH	R-5
	TOTAL ACRES:	**17.25**				



On Monday, August 20, 2018, the City Commission adopted ordinance numbers 18-017 and 18-018, approving a Future Land Use and Zoning amendments for five (5) parcels located at 2191 S. Jenkins Road to allow for three developments of a project known as Camping World.

The petitioner is requesting approval to change the existing Future Land Use designation and Zoning district for two (2) of the original parcels.

To the north of the property lies the right-of-way of Graham Road. Graham Road has a right of way (ROW) width that varies from 93 feet along the eastern portion of the northern property line and a ROW width of 181 feet along the western portion of the northern property line. There are three (3) properties to the north of Graham Road. The eastern most 3.47-acre property has a Future Land Use (FLU) designation of Low Density Residential (RL) and is located in the Office Commercial (C-1) Zoning District. This property is currently developed with a single-family house. The middle .77-acre property and the westernmost property lie in the St. Lucie County Jurisdiction and have a FLU designation of Residential Urban (RU) and are located in the Residential, Single Family -2 (RS-2) zoning district. The middle property is currently vacant and the western property consists of a single-family house.

To the south of the subject property lies the North Saint Lucie River Water Control District (NSLRWCD) Canal No.38 followed by two parcels with a Future Land Use of Low Density Residential (RL). The south eastern 4.18-acre parcel consists of an outdoor storage area and lies in the AR-1 Zoning District. The south western 9.120-acre parcel is currently vacant and lies in the Planned Development (PD) Zoning District.

To the west of the subject property lies the Camping World and Gander Mountain commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district.

To the east of the subject property lies the right-of-way of South Jenkins Road. South Jenkins Road is an urban minor arterial road with an ultimate right of way (ROW) width of 160 feet. There are five (5) vacant parcels across this road. These vacant lots have a Future Land Use Designation of High Density Residential (RH) and are located in the High Density Residential (R-5) Zoning District.

The Figures below illustrate the existing and proposed Future Land Use and Zoning designations for each parcel associated with this application.

Figure 1: Existing FLU vs Proposed FLU

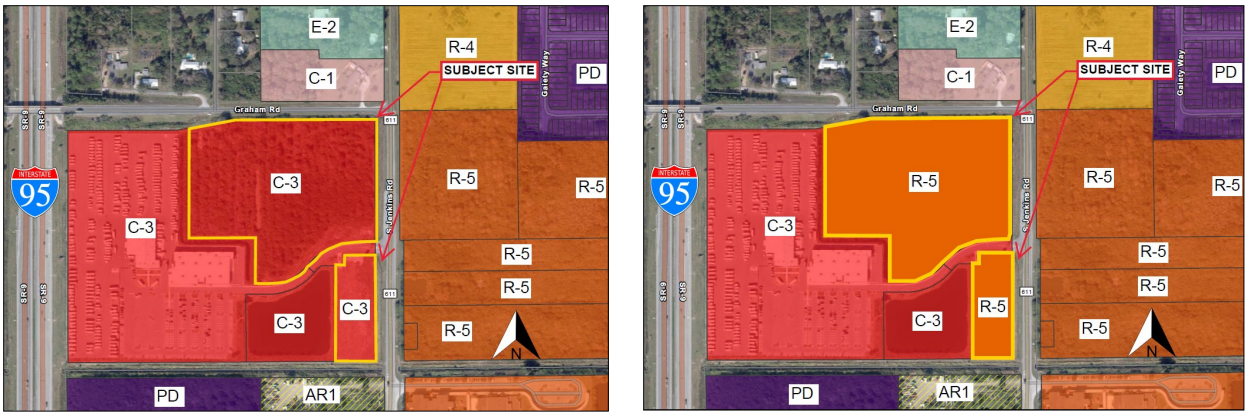


Figure 2: Existing Zoning vs Proposed Zoning

NEED FOR FUTURE LAND USE AND ZONING ADMENDMENT

The subject properties currently have a Future Land Use of General Commercial (GC). Per Policy 1.1.6 (B) of the Fort Pierce Comprehensive Plan, the General Commercial (GC) Future Land Use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. However, this FLU may only allow residential uses with the condition that these uses comprise up to 20% of the total floor area of the General Commercial (GC) Future Land Use Designation.

The applicant wishes to develop multifamily dwellings on the entire site. In order to develop the properties as desired by the applicant, the properties will require a change of the Future Land Use designation to High Density Residential (RH) and Rezone to High Density Residential (R-5).

The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes.

It is the professional opinion of EDC that changing the Future Land Use designation to High Density Residential (RH) and rezoning to High Density Residential (R-5) is consistent with the neighborhood character. Within ½ mile of the subject properties lie nine (9) parcels with a FLU of RH and a R-5 Zoning designation. five (5) of these parcels lie across the street from the subject properties.

Based on the capacity analysis included with this application, there is capacity in the area for water, wastewater, transportation systems, and schools. A K-8 school is within 0.23 miles of the site. within 2.03 miles lies Fort Pierce Westwood High School.

As part of the previous Camping World development, a 40-foot right-of-way dedication was given on the western property line in anticipation for future development.

The is an existing stub out located to south of the north property for future sewer connections well as an existing 12-inch PVC water main runs adjacent to the south side of the northern property that will be utilized to supply the project with potable water.

The existing lake south of the subject site will be expanded to serve the proposed project for stormwater retention. Ultimate outfall is available via NSLRWCD Canal No. 38 located to the south of the subject site.

Based on the above and attached information, the applicant respectfully requests approval of this application. If you have any questions regarding his application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Alejandro Toro
Planner

Z:\EDC-2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-05-12_Hillpointe_FLU_Amendment_Justification_Statement_22-154.docx

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

May 11, 2022

Alejandro Toro
Planner l Planning Division
ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987
O: 772.462.2455

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

In response to your request on May 11, 2022, the Florida Master Site File lists no cultural resources recorded at 2151 & 2101 S Jenkins Rd Fort Pierce, FL 34647, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

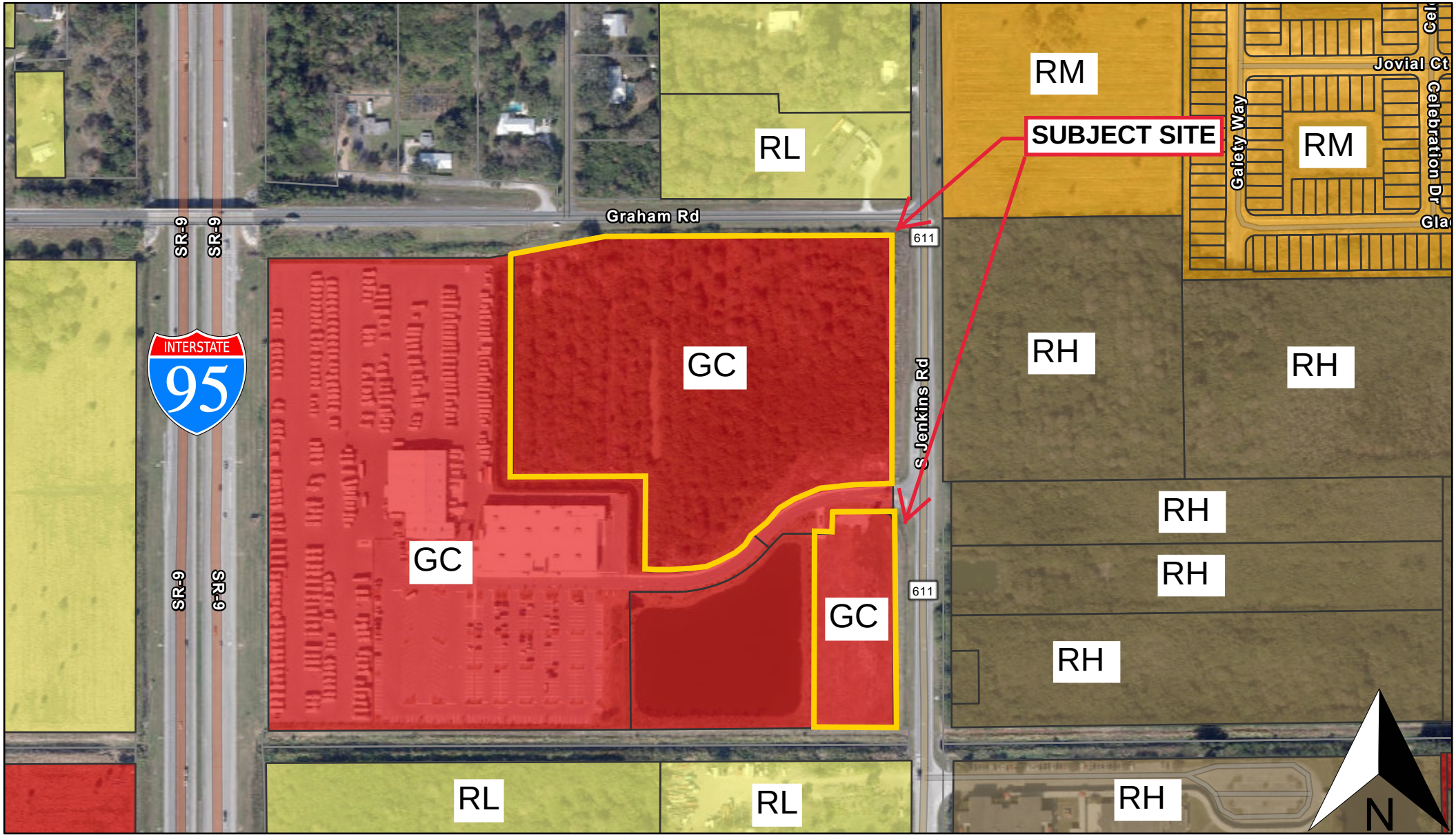
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

subject property
Jenkins Road
Canal No. 37
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing Future Land Use



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Future Land Use

- GC, General Commercial
- RH - High Density Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- Parcel Boundaries

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

1:4,514

0 0.03 0.07 0.13 mi

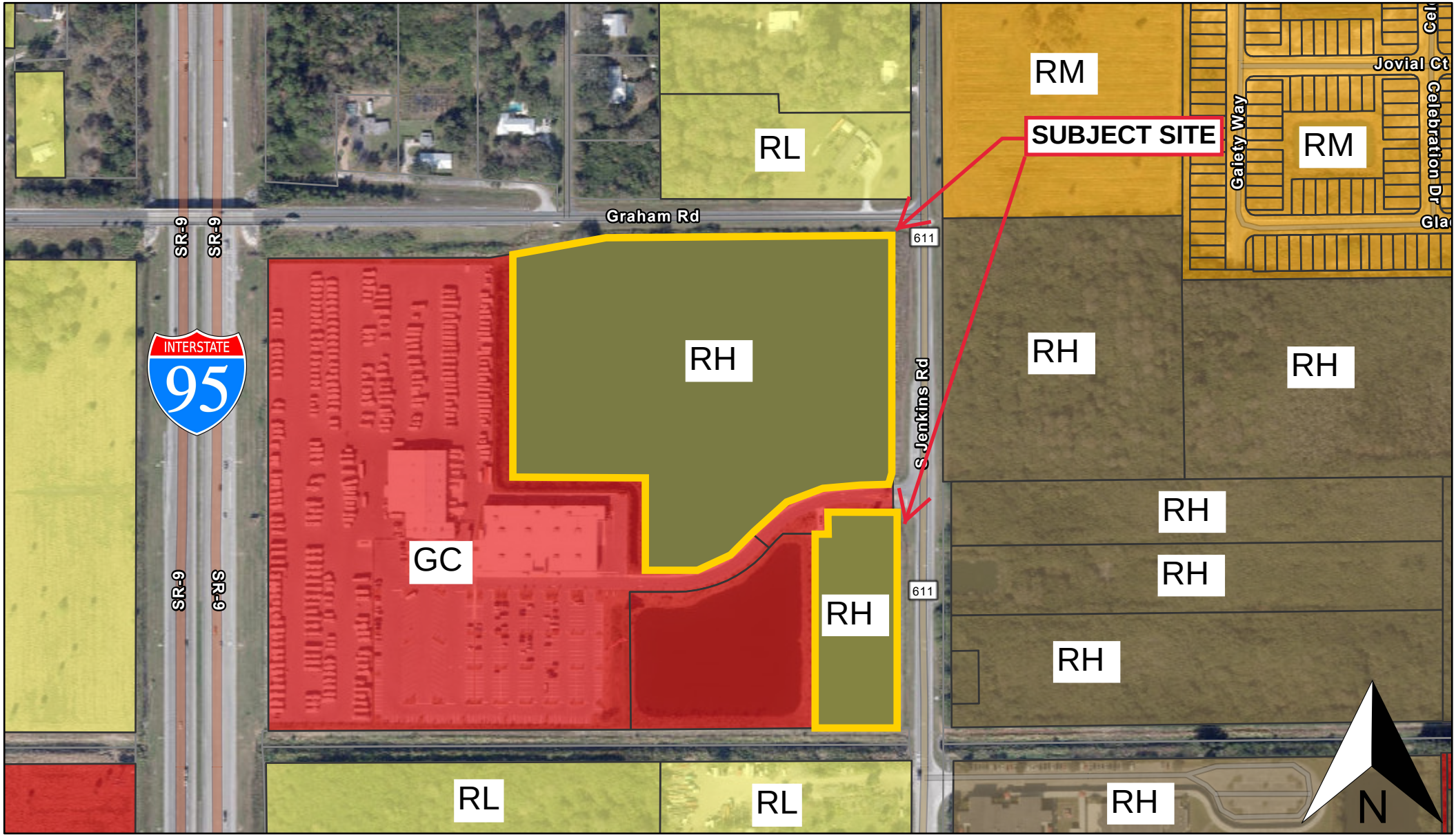
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Proposed Future Land Use



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Future Land Use

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ENGINEERS ◔ SURVEYORS
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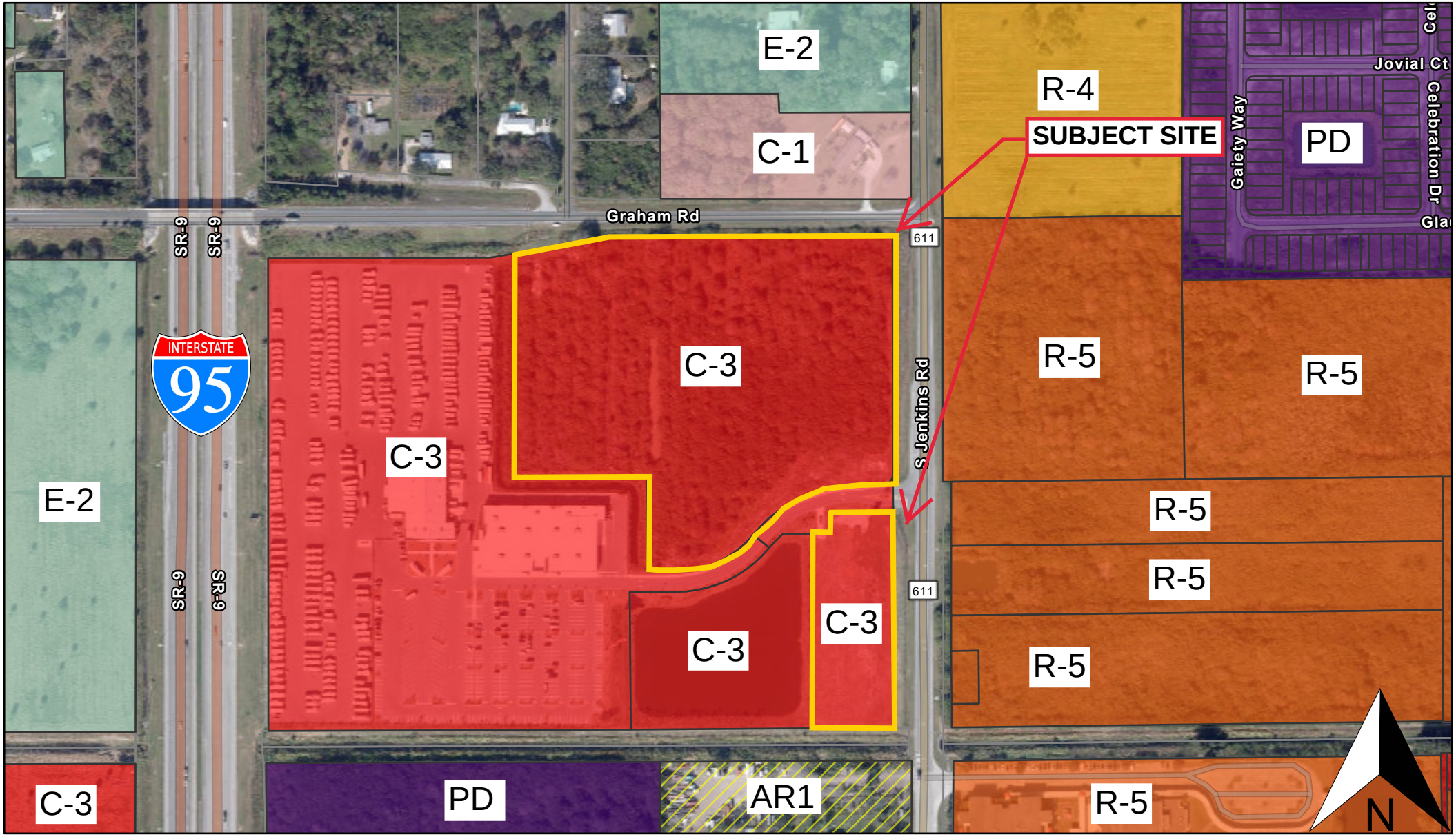
Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Existing Zoning



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Zoning

- AR1, Agriculture Residential - 1
- C-1, Office Commercial
- C-3, General Commercial
- E-2, Residential Single Family 2 Units/Acre
- PD, Planned Development
- R-4, Medium Density Residential
- R-5, High Density Residential
- Parcel Boundaries

0.13 mi

0.2 km

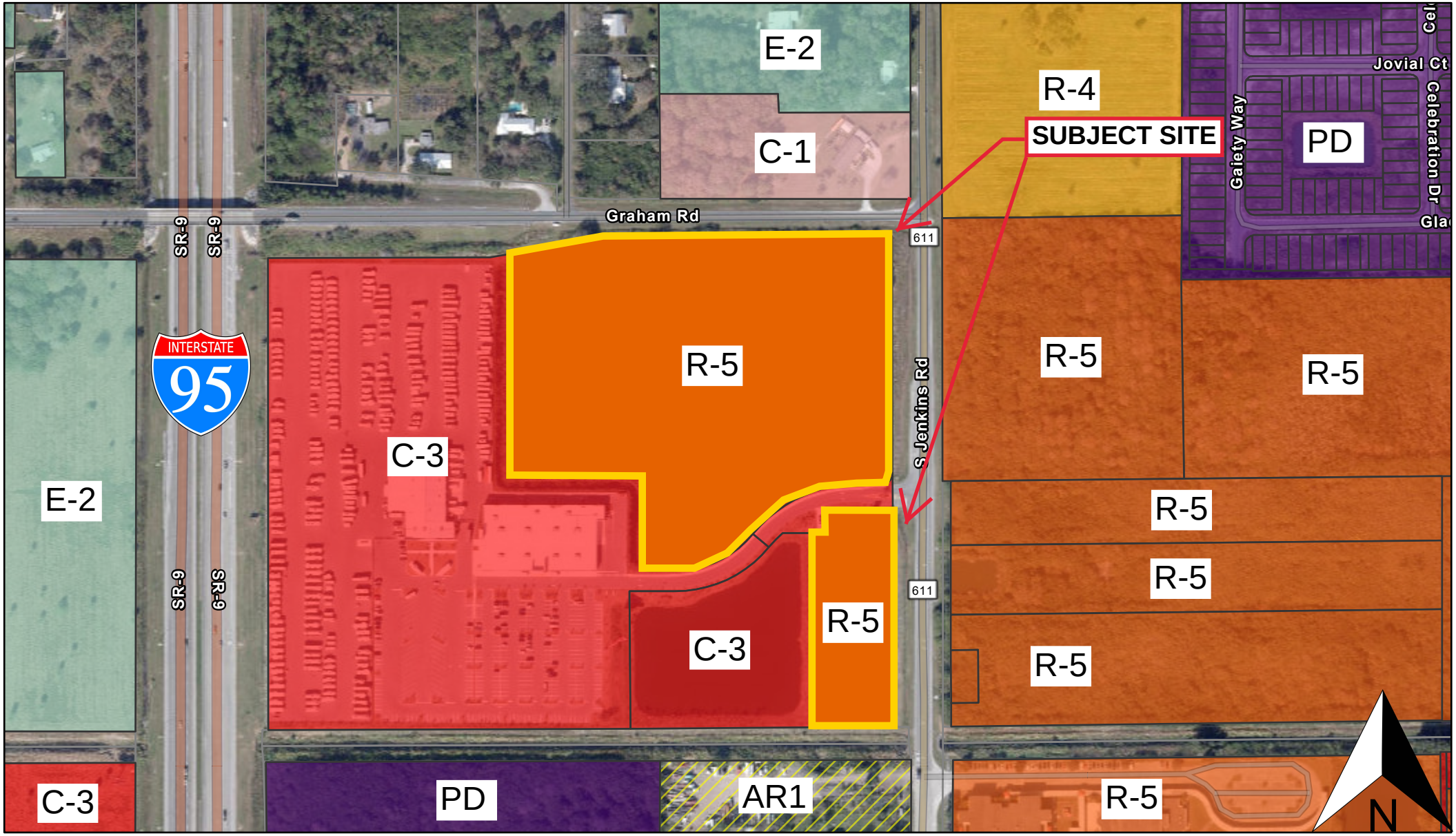
ES/Airbus DS, USDA, Sources: Esri, HERE, ors, and the GIS User

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

AppBuilder for ArcGIS

ent & St Lucie County.

Proposed Zoning



3/23/2022, 2:54:37 PM

Zoning

- AR1, Agriculture Residential - 1
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:S/Airbus DS, USDA, ources: Esri, HERE, rs, and the GIS User

ENGINEERS ◓ SURVEYORS
ENVIRONMENTAL ◓ LAND PLANNERS
INTERIOR DESIGNERS

AppBuilder for ArcGIS

ent & St Lucie County.

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who ~~did~~ (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez
Printed Name of Notary

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26
(Notary Seal)

2/16/26
My commission expires

Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270
Street Address

Lincolnshire, IL 60069
City, State, Zip

mauricio.rodriguez@campingworld.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

●**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

●**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☑ Warranty Deed & Legal Description
- ☑ St. Lucie County Property Record Card
- ☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☑ Current Survey
- ☑ Environmental Study
- ☐ Traffic Impact Report
- ☑ *** Capacity Analysis-Separate Form
- ☑ Drainage Analysis
- ☑ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2101 & 2151 S. Jenkins Road

2. Property Tax ID(s): 2313-800-0002-000-7 & 2313-800-0004-000-1

3. Total Acreage: 17.25 Acres

4. Existing Future Land Use Designation: General Commercial (GC)

5. Existing Zoning Classification: General Commercial Zone(C-3)

6. Proposed Zoning Classification: High-Density Residential Zone (R-5)

7. Other applications being submitted concurrent with this application, if any: Application for Future Land Use Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: The subject parcels are currently vacant with no improvements or structures

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To allow for high density residential units exceeding 20% of GFA

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
Proposed	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
Proposed Zoning	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
Change in Demand	**Total gallons per day** 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people		17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning Enrollment Demand	76.29	178.02
Proposed Zoning Enrollment Demand	74.52	173.88
Change in Demand	Decrease 1.77	Decrease 4.14

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	751,410 x 0.05 per sf = 37,571cy
Proposed Zoning	252 d/u x 0.47 cy per du = 118.44 cy
Change in Demand	Decrease: -37,452.56

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

Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	LU Code 842 - 4,901	833/755
Proposed Zoning	LU Code 222 - 1,144	84/101
Change in Demand	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

12. Name of Owner(s): Brent Moody; FreedomRoads Property Company, LLC
Mailing Address: 250 Parkway Drive, Suite 270
City Lincolnshire State Illinois Zip 60069
Phone #
E-mail: mauricio.rodriguez@campingworld.com

13. Name of Applicant: Nick Everly; Hillpointe, LLC
Mailing Address: 1031 W. Morse Boulevard, Suite 240
City Winter Park State Florida Zip 32789
Phone # 1-303-656-8506 Fax #
E-mail: neverly@hillpointe.com

14. Name of Representative: Alejandro Toro ; Engineering Design & Construction, Inc
Mailing Address: 10250 SW Village Parkway
City Port St. Lucie State Florida Zip 34987
Phone # 772-462-2455 Fax #
E-mail: alejandrotoro@edc-inc.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 05/11/22 Date

05/11/22

1031 W Morse Blvd, Ste 240	FL	32789
Address	State	Zip
303-656-8506	neverly@hillpointe.com	
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

FreedomRoads Property Company, LLC

Property Owner's Name (Please Print) Phone

250 Parkway Dr, Ste 270	IL	60069
Address	State	Zip

Brent Moody, President 5/11/22

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Brent Moody who is personally known to me or has produced NA as ident

Mauricio Rod
Signature of Notary (seal)

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4606311 OR BOOK 4309 PAGE 826, Recorded 08/15/2019 03:48:00 PM Doc Tax $3675.00

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 ("**Grantor**"), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: David W. Gigger

Linda M. Briglia
Print Name: Linda M. Briglia

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

By: Stephen Doyle
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Linda M. Briglia
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

{Notary Stamp}

LINDA M BRIGLIA
Commission # FF 899597
Expires September 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

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

Property Identification

Site Address: 2101 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185066
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 1

Current Values

Just/Market Value:	$645,800
Assessed Value:	$645,800
Exemptions:	$0
Taxable Value:	$645,800

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	14.83
Land Size (SF):	645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$645,800
Just/Market:	$645,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$645,800
Exemption(s):	$0
Taxable:	$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	$303.91

Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$645,800	$645,800	$0	$645,800
2020	$645,800	$645,800	$0	$645,800
2019	$645,800	$645,800	$0	$645,800

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185068
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value:	$105,900
Assessed Value:	$105,900
Exemptions:	$0
Taxable Value:	$105,900

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.43
Land Size (SF):	105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$105,900
Just/Market:	$105,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$105,900
Exemption(s):	$0
Taxable:	$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	$49.84

Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	$455.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$105,900	$105,900	$0	$105,900
2020	$105,900	$105,900	$0	$105,900
2019	$105,900	$105,900	$0	$105,900

Permits

Number	Issue Date	Description	Amount	Fee

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

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

Hillpointe Residential – South Jenkins Road

2101 & 2151 South Jenkins Road

PARCEL ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA,

AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80,

PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce land developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Flatsedge	*Cyperus spp.*
Saltbush	*Baccharis halimifolia*
Grassleaf Rush	*Juncus marginatus*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*
Giant Reed**	*Arundo donax*
Torpedo Grass**	*Panicum repens*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as "other surface waters" (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows, or habitat were identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (**Sec. 123-66**).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

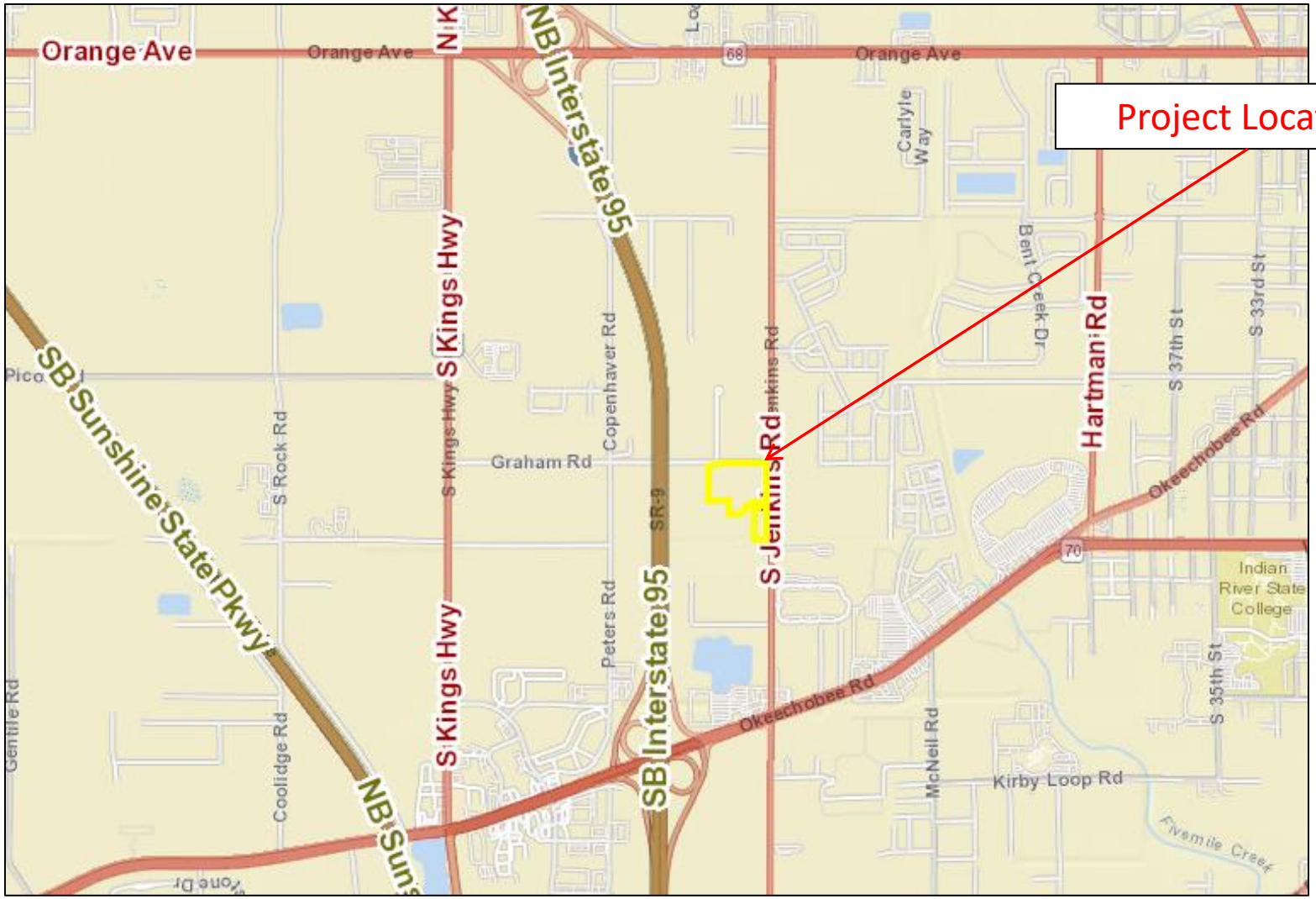
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

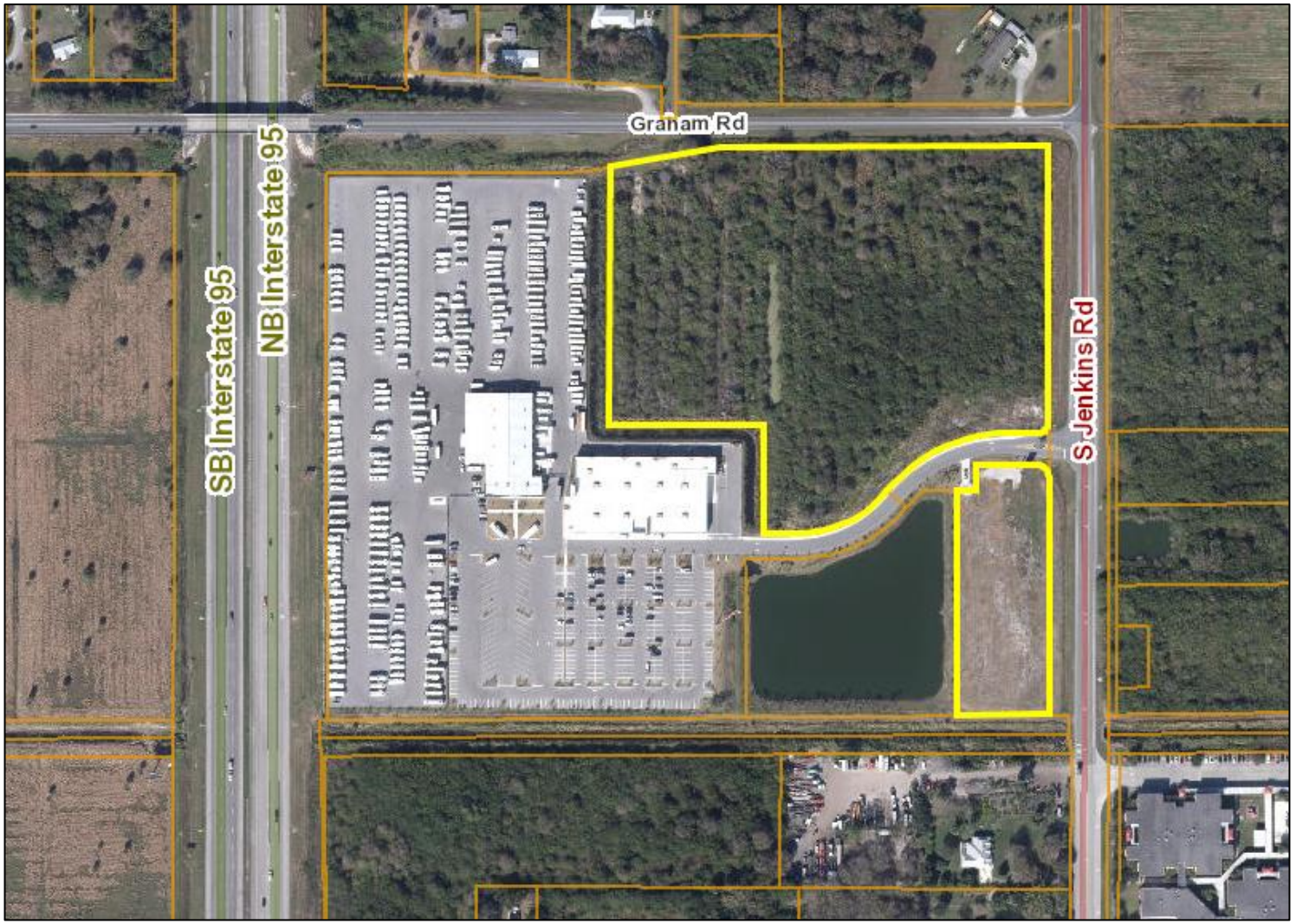
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

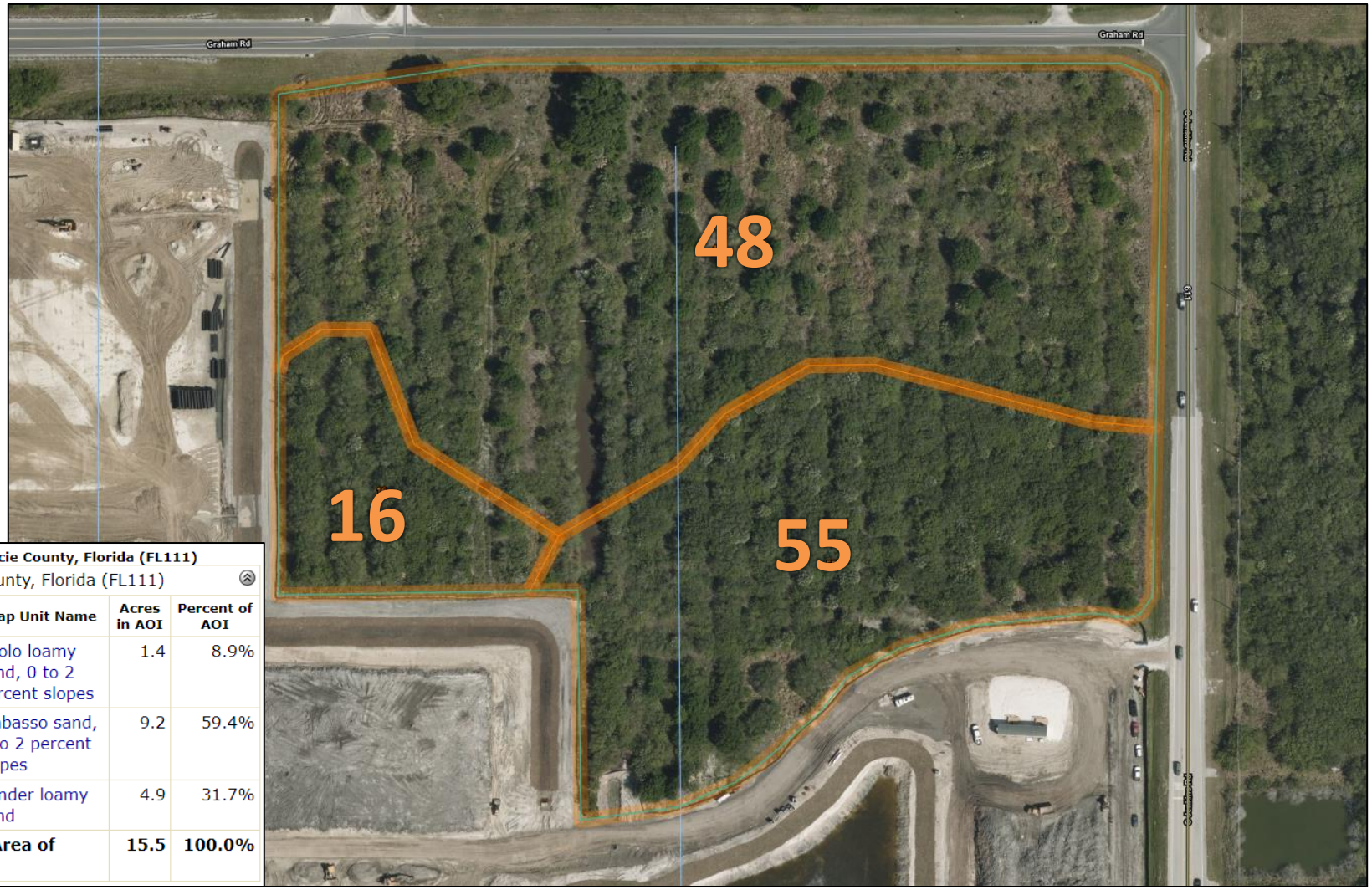
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		**15.5**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

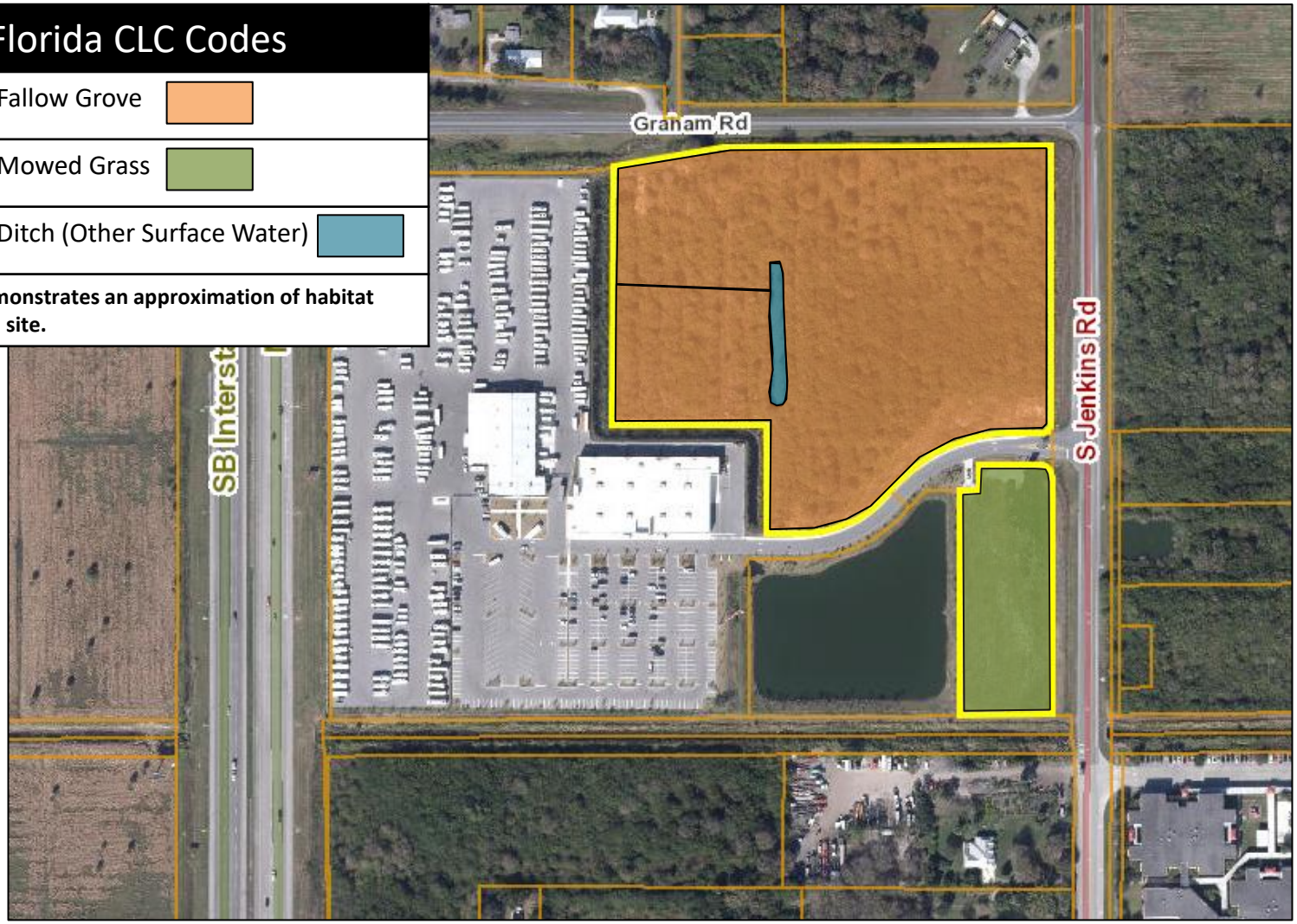
Florida Cooperative Land Cover (CLC) Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

Florida CLC Codes	
214	Fallow Grove
1810	Mowed Grass
4220	Ditch (Other Surface Water)

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154	Hillpointe LLC	04/25/2022

N

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial (GC)	General Commercial Zone (C-3)	15 du/acre	17.25	x
****Proposed**	High Density Residential (RH)	High Density Residential Zone (R-5)	12-18 du/acre	17.25	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.125 = 93,926 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 28,406 gpd)

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 751,410 sf x 0.1 = 75,141 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 9,621)

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	2,244	2,224
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning/FLU Enrollment Demand	76.29	178.02
****Proposed Zoning/FLU Enrollment Demand**	74.52	173.88
****Change in Demand**	Decrease 1.77	Decrease 4.14

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	751,410 x 0.05 per sf = 37,571cy
****Proposed Zoning/FLU**	252 d/u x 0.47 cy per du = 118.44 cy
***Change in Demand**	Decrease: -37,452.56

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

Impact	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	LU Code 842 - 4,901	833/755
****Proposed Zoning/FLU**	LU Code 222 - 1,144	84/101
***Change in Demand**	Trips 3757	Trips 749/654
Impact to Capacity	Decreased	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐ Yes ☑ No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: 252		Single Family: N/A		Multifamily: 252	
Non-residential (square footage): N/A					
Mixed-use (describe use): N/A					
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	I	252	17.25	01/2023	01/2025
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
N/A					
N/A					
N/A					
N/A					
N/A					

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

PROJECT NARRARTIVE & JUSTIFICATION STATEMENT
HILLPOINTE, LLC – RESIDENTIAL
Future Land Use & Zoning Atlas Map Amendment
May 12, 2022

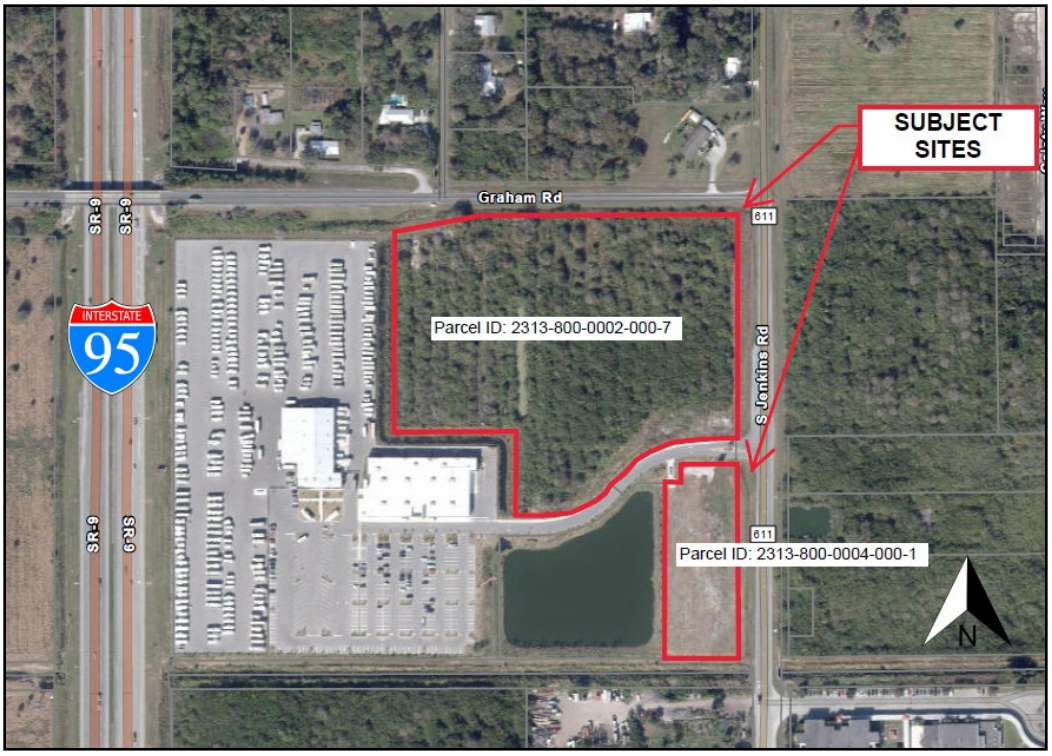
REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a Future Land Use and Zoning Atlas Map Amendment for two (2) parcels located on the southwest corner of Graham Road and South Jenkins Road in Fort Pierce, Florida. The applicant is requesting to change the Future Land Use from General Commercial (GC) to High Density Residential (RH) and rezone the properties from General Commercial (C-3) Zoning district to High Density Residential (R-5) Zoning district.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located at the southwest corner of Graham Road and South Jenkins Road in Fort Pierce Florida. The following table identifies the parcels associated with this request.

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning	Proposed FLU	Proposed Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	GC	C-3	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	GC	C-3	RH	R-5
	TOTAL ACRES:	**17.25**				



On Monday, August 20, 2018, the City Commission adopted ordinance numbers 18-017 and 18-018, approving a Future Land Use and Zoning amendments for five (5) parcels located at 2191 S. Jenkins Road to allow for three developments of a project known as Camping World.

The petitioner is requesting approval to change the existing Future Land Use designation and Zoning district for two (2) of the original parcels.

To the north of the property lies the right-of-way of Graham Road. Graham Road has a right of way (ROW) width that varies from 93 feet along the eastern portion of the northern property line and a ROW width of 181 feet along the western portion of the northern property line. There are three (3) properties to the north of Graham Road. The eastern most 3.47-acre property has a Future Land Use (FLU) designation of Low Density Residential (RL) and is located in the Office Commercial (C-1) Zoning District. This property is currently developed with a single-family house. The middle .77-acre property and the westernmost property lie in the St. Lucie County Jurisdiction and have a FLU designation of Residential Urban (RU) and are located in the Residential, Single Family -2 (RS-2) zoning district. The middle property is currently vacant and the western property consists of a single-family house.

To the south of the subject property lies the North Saint Lucie River Water Control District (NSLRWCD) Canal No.38 followed by two parcels with a Future Land Use of Low Density Residential (RL). The south eastern 4.18-acre parcel consists of an outdoor storage area and lies in the AR-1 Zoning District. The south western 9.120-acre parcel is currently vacant and lies in the Planned Development (PD) Zoning District.

To the west of the subject property lies the Camping World and Gander Mountain commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district.

To the east of the subject property lies the right-of-way of South Jenkins Road. South Jenkins Road is an urban minor arterial road with an ultimate right of way (ROW) width of 160 feet. There are five (5) vacant parcels across this road. These vacant lots have a Future Land Use Designation of High Density Residential (RH) and are located in the High Density Residential (R-5) Zoning District.

The Figures below illustrate the existing and proposed Future Land Use and Zoning designations for each parcel associated with this application.

Figure 1: Existing FLU vs Proposed FLU

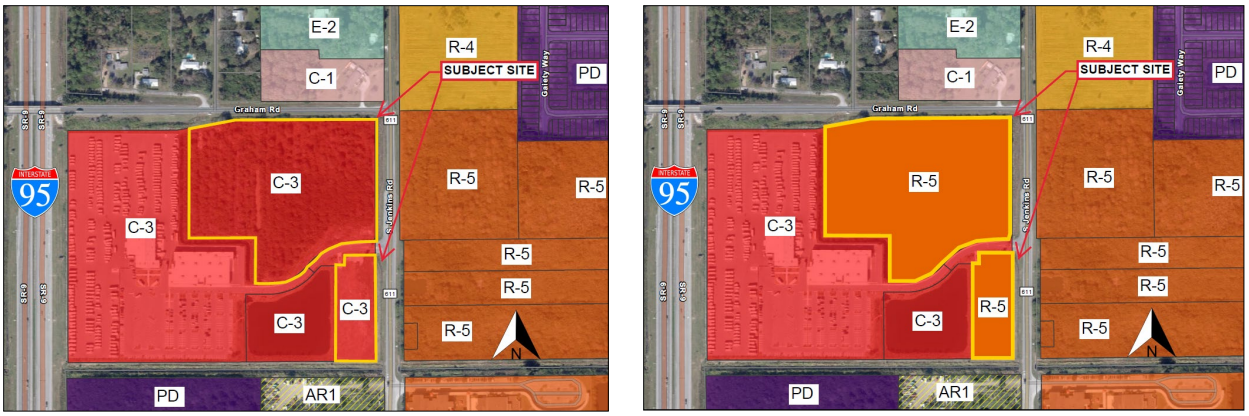


Figure 2: Existing Zoning vs Proposed Zoning

NEED FOR FUTURE LAND USE AND ZONING ADMENDMENT

The subject properties currently have a Future Land Use of General Commercial (GC). Per Policy 1.1.6 (B) of the Fort Pierce Comprehensive Plan, the General Commercial (GC) Future Land Use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. However, this FLU may only allow residential uses with the condition that these uses comprise up to 20% of the total floor area of the General Commercial (GC) Future Land Use Designation.

The applicant wishes to develop multifamily dwellings on the entire site. In order to develop the properties as desired by the applicant, the properties will require a change of the Future Land Use designation to High Density Residential (RH) and Rezone to High Density Residential (R-5).

The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes.

It is the professional opinion of EDC that changing the Future Land Use designation to High Density Residential (RH) and rezoning to High Density Residential (R-5) is consistent with the neighborhood character. Within ½ mile of the subject properties lie nine (9) parcels with a FLU of RH and a R-5 Zoning designation. five (5) of these parcels lie across the street from the subject properties.

Based on the capacity analysis included with this application, there is capacity in the area for water, wastewater, transportation systems, and schools. A K-8 school is within 0.23 miles of the site. within 2.03 miles lies Fort Pierce Westwood High School.

As part of the previous Camping World development, a 40-foot right-of-way dedication was given on the western property line in anticipation for future development.

The is an existing stub out located to south of the north property for future sewer connections well as an existing 12-inch PVC water main runs adjacent to the south side of the northern property that will be utilized to supply the project with potable water.

The existing lake south of the subject site will be expanded to serve the proposed project for stormwater retention. Ultimate outfall is available via NSLRWCD Canal No. 38 located to the south of the subject site.

Based on the above and attached information, the applicant respectfully requests approval of this application. If you have any questions regarding his application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Alejandro Toro
Planner

Z:\EDC-2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-05-12_Hillpointe_FLU_Amendment_Justification_Statement_22-154.docx

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

May 11, 2022

Alejandro Toro
Planner l Planning Division
ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987
O: 772.462.2455

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

In response to your request on May 11, 2022, the Florida Master Site File lists no cultural resources recorded at 2151 & 2101 S Jenkins Rd Fort Pierce, FL 34647, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.**

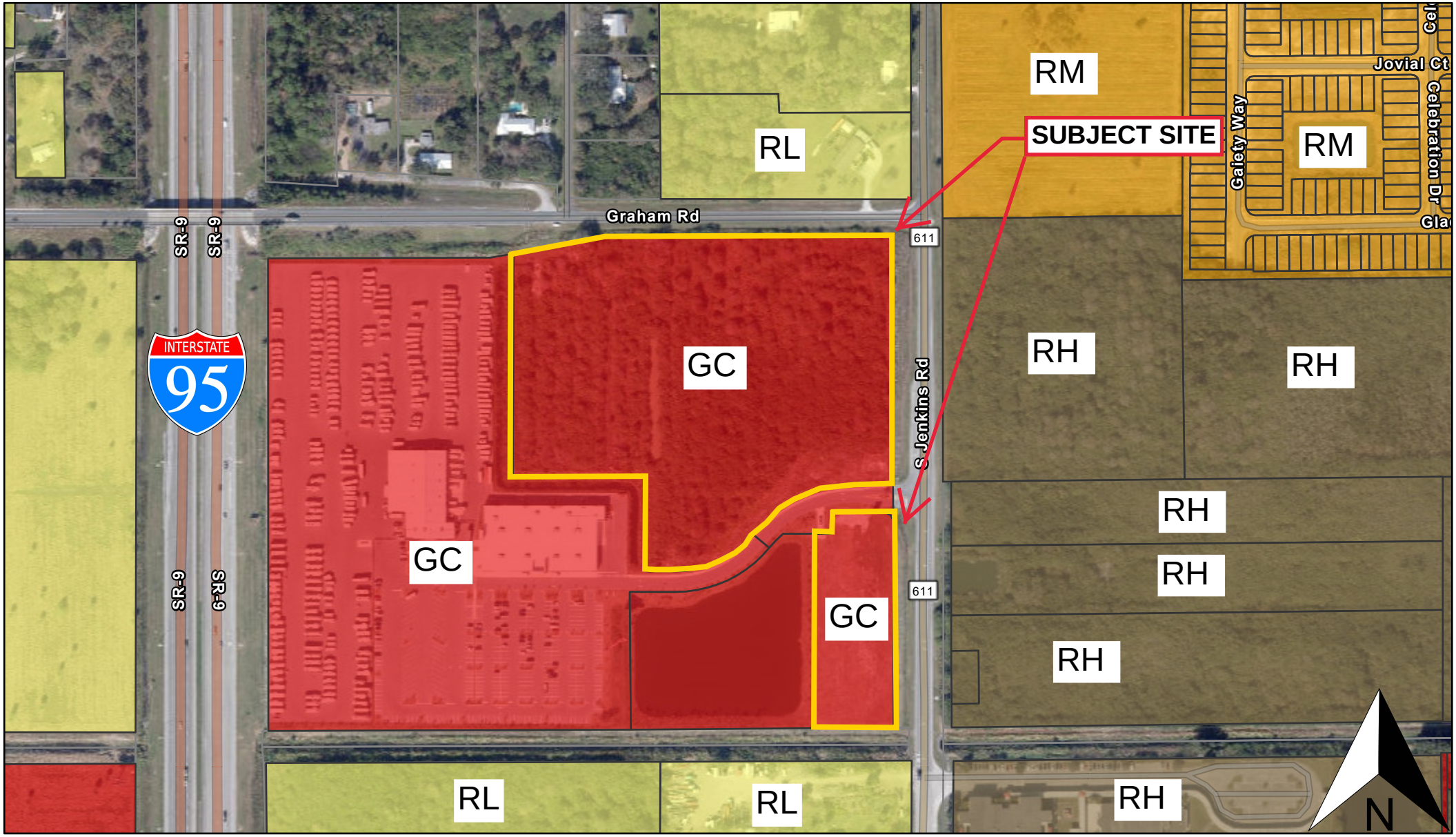
Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

subject property
Jenkins Road
Canal No. 37
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing Future Land Use



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Future Land Use

- GC, General Commercial
- RH - High Density Residential
- RL - Low Density Residential
- RM - Medium Density Residential
- Parcel Boundaries

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

1:4,514

0 0.03 0.07 0.13 mi

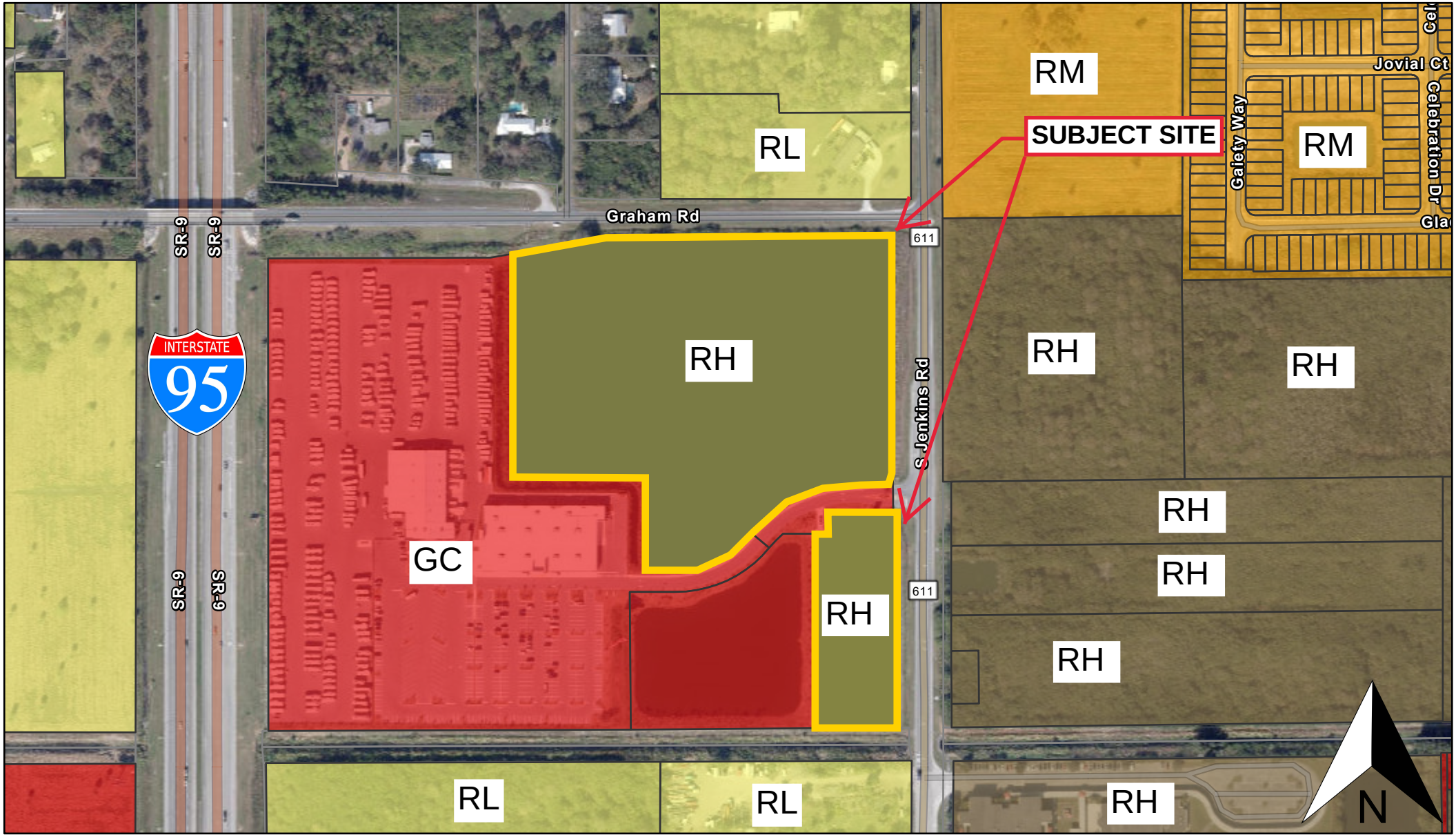
0 0.05 0.1 0.2 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Proposed Future Land Use



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Future Land Use

- GC, General Commercial
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ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
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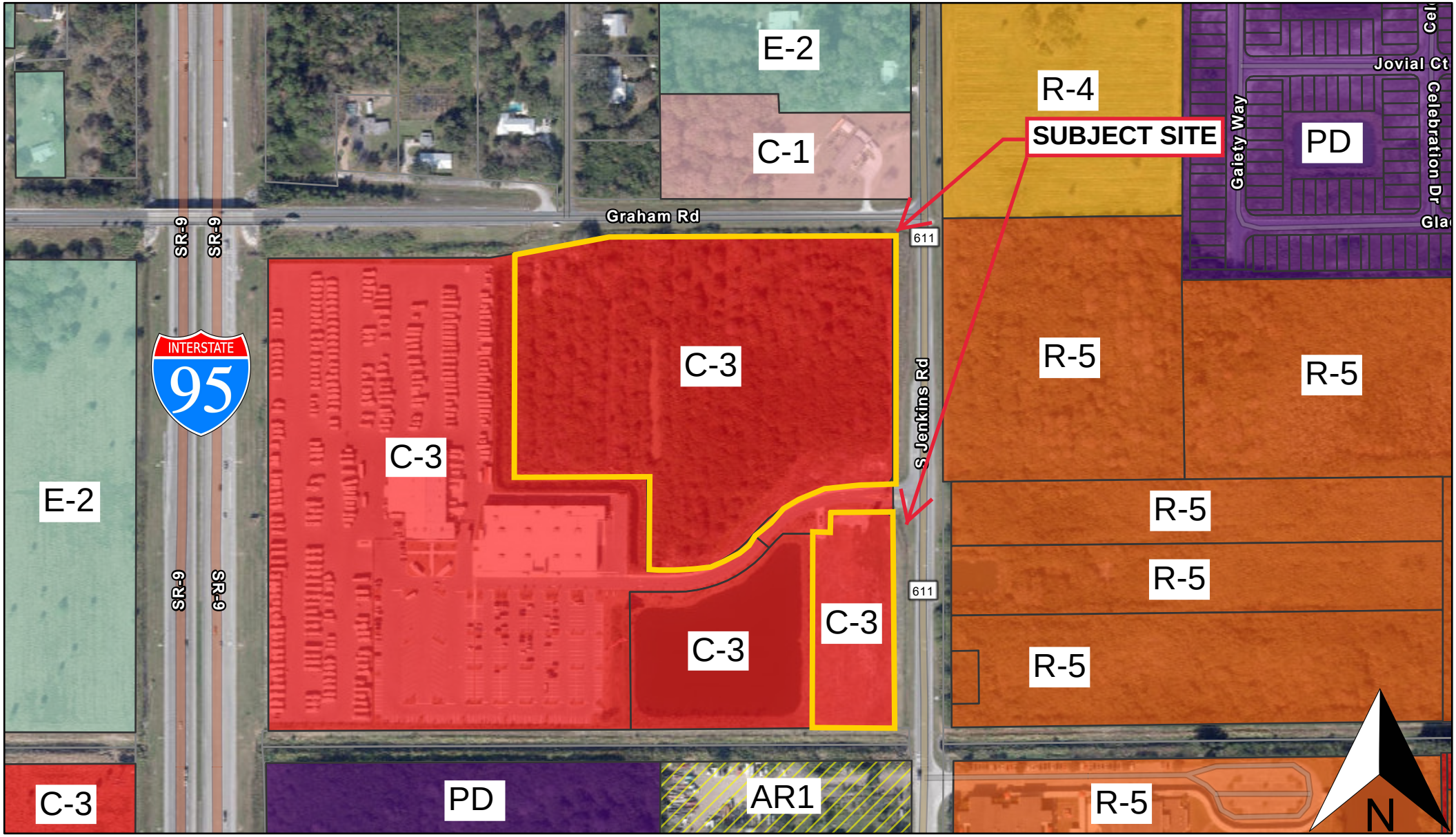
Web AppBuilder for ArcGIS

City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Existing Zoning



3/23/2022, 2:54:37 PM

Zoning

- AR1, Agriculture Residential - 1
- C-1, Office Commercial
- C-3, General Commercial
- E-2, Residential Single Family 2 Units/Acre
- PD, Planned Development
- R-4, Medium Density Residential
- R-5, High Density Residential
- Parcel Boundaries

0.13 mi

0.2 km

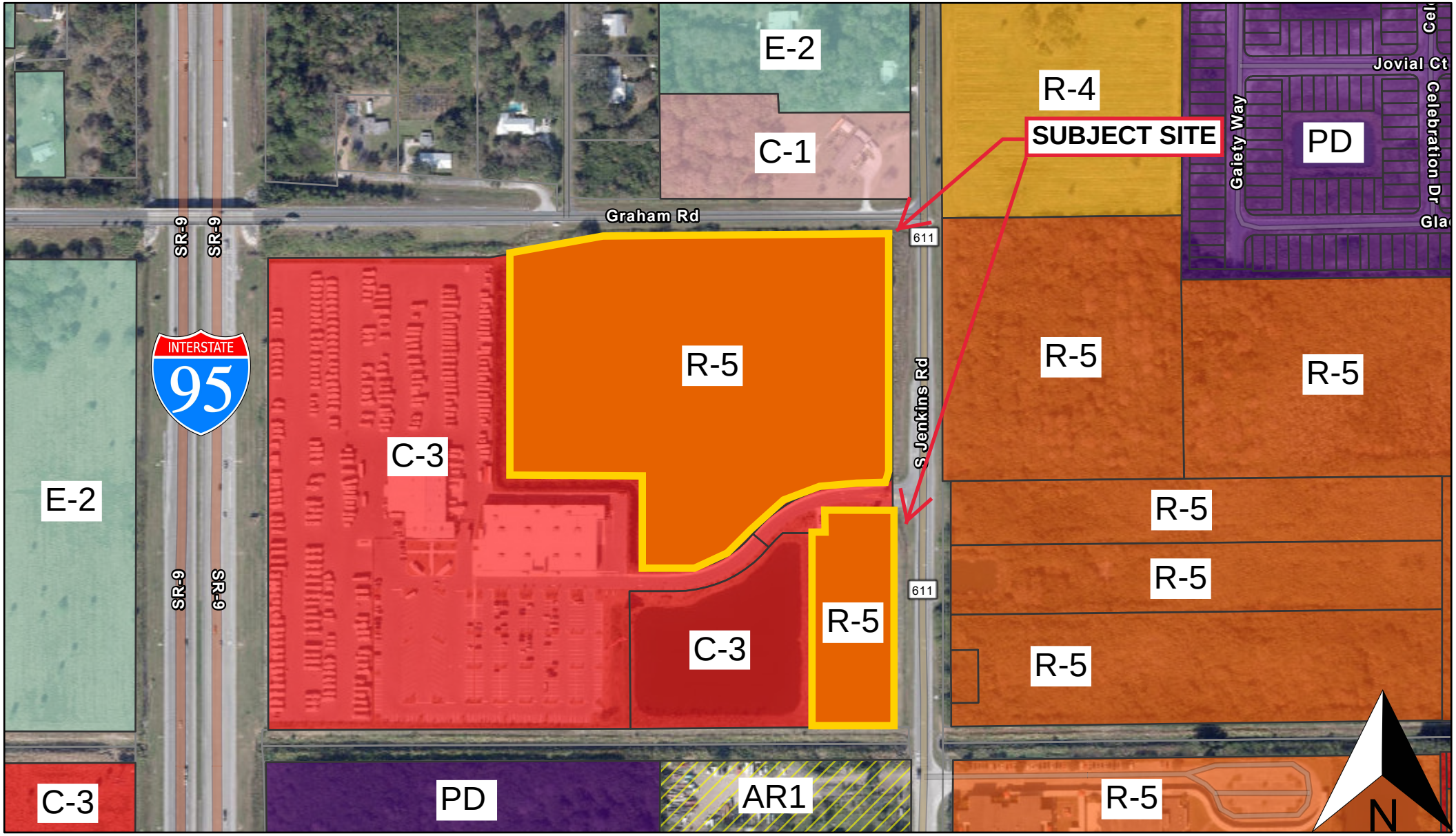
ES/Airbus DS, USDA, Sources: Esri, HERE, ors, and the GIS User

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL ◔ LAND PLANNERS
INTERIOR DESIGNERS

AppBuilder for ArcGIS

ent & St Lucie County.

Proposed Zoning



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ENGINEERS ◓ SURVEYORS
ENVIRONMENTAL ◓ LAND PLANNERS
INTERIOR DESIGNERS

AppBuilder for ArcGIS

ent & St Lucie County.

Planning Board **7. b.**

Meeting Date: 07/13/2022

Re: City Initiated Rezoning- St. Peters Church 2900 S Jenkins Road

Information

SUBJECT:

City Initiated Rezoning - St. Peters Church - 2900 S. Jenkins Road

SUMMARY:

- The applicant is requesting the review and approval of a Rezoning from R-2, Single Family Intermediate Density, to C-3, General Commercial, and a FLUMA from RM, Residential Medium Density, to GC, General Commercial.

RECOMMENDATION:

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from Single-Family Intermediate Density (R-2) to General Commercial Zone (C-3) and the proposed Future Land Use Map Amendment from Residential Medium Density (RM) to General Commercial (GC).

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 07/06/2022 02:39 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Vennis Gilmore, Senior Planner

FROM: Ryan Altizer, Planner

RE: **City Initiated Rezoning/FLUMA- St. Peters Church – 22-06000001**
2900 S Jenkins Road

BOARD DATE: July 13, 2022

STAFF REPORT

Owner: St. Peter Evangelical Lutheran Church
2900 S Jenkins Road
Fort Pierce, FL 34981

Representative: The City of Fort Pierce
100 N US Highway 1
Fort Pierce, FL 34950

Applicant's Request: Approval of a Rezoning from R-2, Single Family Intermediate Density, to C-3, General Commercial, and a FLUMA from RM, Residential Medium Density, to GC, General Commercial.

Location(s): 2900 S Jenkins RD

Parcel ID: 2419-333-0001-000-2

Future Land Use: Residential Medium Density (RM)

Current Zoning: Single Family Intermediate Density (R-2)

Surrounding FLU:

North	East	South	West
GC (FP)/ RM (FP)	RM (FP)	GC (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-3 (FP)/ PD (FP)	R-2 (FP)	PD (FP)	C-3 (FP)

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Rezoning from R-2, Single Family Intermediate Density, to C-3, General Commercial, and a FLUMA from RM, Residential Medium Density, to GC, General Commercial.

As displayed on the maps below, the 11.51-acre subject property is surrounded by properties with the Future Land Use of General Commercial (GC) and Residential Medium Density (RM). The subject parcel is also surrounded by properties zoned as General Commercial (C-3), Planned Developments (PD) and Single-Family Intermediate Density (R-2).

FLUMA Map

S Jenkins Rd
Garner St
Sears St
Fort Pierce
Peck Rd
Happiness St
Melvin Rd

Zoning Map

Zoning Designation Comparison

The subject property currently has a Future Land Use of Residential Medium Density (RM) and a Zoning designation that is Single-Family Intermediate Density (R-2). The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. The Single-Family Intermediate Density (R-2) district is designed mainly for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

The Requested Future Land Use of General Commercial (GC) is intended to provide for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses.

The requested zoning of General Commercial (C-3) is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

It is staff's professional opinion that the more appropriate zoning for the subject site is C-3 and thus to have a Future Land Use of GC.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.

(2) The amendment will not have an adverse effect on the ability of the City to:
a. Satisfy land and water use needs; and
b. Meet transportation demands and provide community facilities and services.
(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety, and general welfare as the request as proposed is in character and similar with the surrounding area, land uses and zoning designations

Technical Review Committee

All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Amendment and Future Land Use Map Amendment

The requested Application for Zoning Atlas Map Amendment and Future Land Use Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the proposed Rezoning from Single-Family Intermediate Density (R-2) to General Commercial Zone (C-3) and the proposed Future Land Use Map Amendment from Residential Medium Density (RM) to General Commercial (GC).

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Technical Review Project: #22-06000001
(Zoning Atlas Map Amendment, Future Land Use Map Amendment)

BOARD DATE : May 19, 2022

City Initiated Rezoning & FLUMA
Grace Church fka St. Peters Lutheran Church
2900 S. Jenkins Road

The above referenced project is being submitted for your review and comments. On May 3, 2021, St Peters Lutheran Church petitioned to the City Commission to appeal a decision made by the Board of Adjustment of the City of Fort Pierce on February 25, 2021 to deny a Sign Variance. City Commission recommended approval of the Variance request for a 9'2" sign. The Mayor and Commission agreed that staff should initiate a rezoning of the property. A Future Land Use Map Amendment is also a required to be consisted with the Zoning change.

The subject parcel has a Future Land Use designation of Medium Density Residential (RM) and will be amended to General Commercial (GC) and a Zoning designation of Single-Family Intermediate Density Zone (R-2) that is being amended to General Commercial (C-3).

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department.

If you have comments, please respond prior to Tuesday, May 17, 2022.

If you have any questions, please contact the Planning Department at 772-467-3737.

Thank You

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 6:00 P.M. ON MONDAY, **MAY 3, 2021.**

1. CALL TO ORDER

Mayor Hudson called the May 3, 2021 Regular Meeting of the City Commission to order at 6:00 PM.

2. OPENING PRAYER - Pastor Arndrea Dampier, Fresh Wind Fresh Fire

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Rufus Alexander; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

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

Commissioner Alexander participated by telephone.

5. APPROVAL OF MINUTES

a. Approval of Minutes from the April 19, 2021 Regular Meeting

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the April 19, 2021 Regular Meeting.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

6. PROCLAMATIONS

a. Fort Pierce Inlet 100th Anniversary

b. Mental Health Awareness Month Proclamation being received by Debbie Hawley of New Horizons.

7. LETTERS TO COMMISSION

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

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

Reginald Sessions

Aisha Nash
Susan Baker

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve and set the agenda.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

10. MISCELLANEOUS REPORTS

a. Presentation of Lincoln Park Main Street's recommendation for honorees of bronze plaque at NW Pioneers Park

City Manager Nick Mimms introduced Mrs. Pamela Carrithers. Pamela Carrithers presented criteria, matrix, and procedures for nominees and honorees of the bronze plaque at NW Pioneers Park.

11. CONSENT AGENDA

a. Approval of the Interlocal Agreement for the Downtown Fort Pierce Smart City Initiative between the Fort Pierce Utilities Authority, the City of Fort Pierce, and the Fort Pierce Redevelopment Agency.

b. Approve purchase from SHI., Somerset, NJ for Microsoft O365 licenses and Azure AD for Fort Pierce Police Department in the amount not to exceed $67,617.60.

c. Approval of NUE Urban Concepts scope of services in the amount of $174,125.00 for development of a combined mobility plan and mobility fee for the City of Fort Pierce.

d. Approval of Communitywide Council Recommendation for the program year 2020-2021 Public Service Grant Awards to five (5) entities in the total amount of $23K.

e. Approve staff recommendation in response to request to reduce lot clearing fees in the amount of $809.04 against 1501 Avenue J, Fort Pierce, FL, Parcel ID # 2404-810-0007-000/2 owned by Kenneth Mills and Albert Russo, by waiving the interest, penalties and administrative costs in the amount of $234.04 leaving a **balance due of $575.00 payable in 60 days.**

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Jeremiah Johnson to approve the consent agenda.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Resolution No. 21-R25 and Quasi-Judicial Hearing – A hearing to allow the owners and/or parties of interest in the property identified as 515 N 14th Street to show cause why the

structure located on the premises should not be condemned and demolished.

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

Resolution 21-R25

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

Before commencing this Quasi-Judicial Hearing, Peter Sweeney, City Attorney, reminded the City Commission that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the commission engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the commission applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal commission meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and decisions must be made based on competent substantial evidence.Therefore, Commissioners have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the commission has established the uniform procedures for quasi-judicial hearings that will be followed this evening. Finally, no one should approach any member on the Commission on the Dioceses, City Attorney, or City Clerk during the hearing. If documents are to be given to the City Clerk please give them to the Sergeant at Arms, which are either of the two police officers in the Chamber.

Mayor Linda Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Rufus Alexander - No
Commissioner Curtis Johnson Jr–No.
Commissioner Jeremiah Johnson - No.
Commissioner Thomas Perona – No
Mayor Hudson – No.

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

Code Compliance Manager Peggy Arraiz presented the history leading to the

determination of Condemnation and Demolition. As of 04/23/2021 Demolition permit 21-2552 is still in plan check. Notices were sent to all involved parties including the current owner. There is no code enforcement activity other than the condemnation. This property is considered historic. Actions that may be taken by the City Commission are:
Approve the Resolution for Demolition
Amend
Deny

Commissioner Curtis Johnson, Jr. inquired if the demolition permit from 2020 was for the same contractor for 2021. He requested clarification if the process was discontinued because the property was deemed historical. Mrs. Arraiz stated that she was unaware if this is the same contractor and verified that the property has been approved as historical.

Commissioner Jeremiah Johnson inquired if the plans submitted by the applicant are part of the demolition permit and if FPUA has any involvement. He also requested confirmation on the structure of the home. Mrs. Arraiz responded that the demolition permit is the only item submitted, and that there are no utilities provided to the property. She also conformed that the home is concrete block.

Commissioner Thomas Perona requested clarification of the demolition permit process timeline. Mrs. Arraiz explained that they are given sixty (60) days to complete the work. Once the work is completed there is no other timeline.

Commissioner Rufus Alexander inquired if the property and structure are insured.

Mayor Linda Hudson inquired about historic preservation. Mrs. Arraiz explained the Commission comes first because this is an issue of life, health, and safety. The Commission has the option to approve demolition, amend changes such as dates, table the matter, or deny completely.

Mayor Linda Hudson opened the public hearing.

Eugene Brown, owner, communicated that he was held up due to Covid 19 and issues with the architect but is prepared to move forward. His goal is to have the property completed in one year if the Commission will grant him the time.

Commissioner Jeremiah Johnson inquired if issues with the architect had been resolved. Also asked to confirm if the structure was CBS block and the flooring material. Mr. Brown stated that this is a new architect and confirmed home is CBS block. He also clarified that the floors are wood but plans to cover with concrete.

Commissioner Thomas Perona inquired as to the applicants expected completion date. Mr. Brown does not have a specific date in mind but has a goal for one year if the Commission approves.

Commissioner Curtis Johnson inquired if the plan was demolition with the four walls remaining with plans to move forward thereafter.

City Manager Nick Mimms responded to a question raised by Commissioner Jeremiah Johnson if the home can be built on a non-conforming lot. This is a platted non-conforming lot which allows the house to be built as it sits currently.

Seeing no one else, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 21-R25 with the following conditions: Owner shall remove the roof structure and interior walls within 45 days of demolition permit issuance; owner shall submit plans and a building permit application for reconstruction within 60 days from the date of this hearing on May 3, 2021; and owner shall cause the first building inspection to occur within 45 days after reconstruction building permit is issued.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Legislative Hearing - Ordinance 21-004 - extending the territorial limits of the City of Fort Pierce, to include two (2) properties at or near 2398 Peters Road in Fort Pierce, Florida. FIRST READING

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

ORDINANCE NO. 21-004

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR 2398 PETERS ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Planner Brandon Creagan presented an overview of the approval of annexation. Staff recommends approval of the annexation as it meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11. Planning staff recommends approval.

Mayor Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No 21-004.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 21-012 Amending Chapter 103, Article IX, Property Maintenance Ordinance and Housing Code and creating Article XI, Mobile and Manufactured Homes. FIRST READING

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

ORDINANCE NO. 21-012
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 103, CREATING ARTICLE XI, OF THE CODE OF ORDINANCES ENTITLED "MOBILE AND MANUFACTURED HOMES"; PROVIDING FOR ADOPTION OF THE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES MOBILE/MANUFACTURED HOME REPAIR AND REMODELING GUIDELINES; PROVIDING FOR APPLICABILITY AND NATURE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.
Building official Paul Thomas, sworn, explained the International Property Maintenance Code (IPMC) is not enforceable for mobile and manufactured homes as they are not considered structures rather vehicles. Any alternation can jeopardize the structure. This Ordinance establishes criteria based on the Department of Motor Vehicles for repair and maintenance.

Commissioner Thomas Perona inquired if there are foreseen conflicts between vehicle and structure standards. Mr. Thomas explained standards for the structures are very different.

Commissioner Curtis Johnson commented on Mr. Thomas being proactive with measures for the community.

Mayor Linda Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Ordinance No 21-012.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Legislative Hearing - Ordinance 21-013 - extending the territorial limits of the City of Fort Pierce, to include one (1) property at or near 2192 Copenhaver Road in Fort Pierce, Florida. FIRST READING

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

ORDINANCE NO. 21-013

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR 2192 COPENHAVER ROAD IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE

IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2021; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Planner Brandon Creagan presented an overview of the approval of annexation. Staff recommends approval of the annexation as it meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11. Planning staff recommends approval.

Commissioner Jeremiah Johnson inquired if staff had discussed making the street name consistent. Mr. Creagan commented that no discussion had taken place regarding the street name. City Manager Nick Mimms clarified that the roads are county, therefore would require approval to change name.

Mayor Linda Hudson opened the public hearing.

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve ORDINANCE NO. 21-013.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Hearing on notice of appeal filed by St. Peter Lutheran Church, 2900 Jenkins Road, to appeal a decision made by the Board of Adjustment of the City of Fort Pierce on February 25, 2021, pursuant to the Fort Pierce Code of Ordinances, Sec. 125-108.

Attorney Pete Sweeney explained this is an appeal from the Board of Adjustments decision and the time for deliberation. No new evidence should be considered.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:
Commissioner Rufus Alexander - No
Commissioner Curtis Johnson Jr–No.
Commissioner Jeremiah Johnson - No.
Commissioner Thomas Perona – No
Mayor Hudson – Yes

Pastor Ted Rice discussed the history of his sign being removed and why the sign is needed at the requested dimensions.

Commissioner Thomas Perona inquired if rezoning had been considered.

Pastor Ted Rice responded rezoning had been considered, cost is a factor.

Mayor Linda Hudson requested clarification as to the reason the sign was removed.

Pastor Ted Rice responded the sign was removed for installation of turning lane for the charter school.

Commissioner Curtis Johnson, Jr. inquired as to the type of sign the church planned to install.

Pastor Ted Rice responded the purchased sign is digital.

Commissioner Jeremiah Johnson inquired if the base can be modified for the sign.

Pastor Ted Rice responded that the sign would be unreadable at the proposed base height.

Assistant Planning Director Rebeca Guerra provided an overview of staff recommendation that the Commission uphold the Board of Adjustments decision to deny the height variance request.

Commissioner Curtis Johnson expressed concern with potential placement of the sign and inquired on the cost of rezoning.

Rebeca Guerra explained that the sign may be affected by future expansion. In addition, the estimated cost to the church for rezoning is $10,000.

The Mayor and Commission discussed the request before them. They agreed that staff should initiate rezoning of the property and the sign variance should be granted.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Rufus Alexander to grant the variance request for a 9'.2" sign.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Tabled from April 19, 2021 - Commission deliberations on an application for Conditional Use with No New Construction submitted by property owner, Susan Baker, and applicant, Michelle Longarzo, for Conditional Use Approval to operate a Dwelling Rental with a rental period of 30 days or less. The property is located at 1577 Thumb Point Drive and is zoned Single-Family Intermediate density zone (R-2). Parcel ID: 2401-605-0105-000-0.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to bring from the table.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

Conditional Use Deliberation

Mayor Linda Hudson voiced traffic and safety concerns.

Commissioner Curtis Johnson, Jr. commented on concerns with the lack of Competent Substantial Evidence needed to deny the request.

Commissioner Jeremiah Johnson expressed concerns with State of Florida inconsistency with law.

Commissioner Thomas Perona finds lack of Competent Substantial Evidence needed to deny the request.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona to deny request.

AYE: Commissioner Jeremiah Johnson, Mayor Linda Hudson

NAY: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Thomas Perona

Failed

Motion was made by Commissioner Rufus Alexander, seconded by Commissioner Thomas Perona to approve with five staff recommendations.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Thomas Perona

NAY: Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

c. Resolution 22-R20 authorizing the sale of surplus property on Cortez Boulevard (parcel ID: 2421-500-0060-000-2) to the successful bidder, Miguel Aguilar.

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

RESOLUTION NO. 21-R20

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS LOTS 48 AND 50 OF MARAVILLA SUBDIVISION ON CORTEZ BOULEVARD, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve RESOLUTION NO. 21-R20.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Resolution 21-R21 authorizing the sale of surplus property on South 11th Street to the successful bidder, KIB Construction Corp.

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

RESOLUTION NO. 21-R21

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS LOT 1 AND NORTH HALF OF LOT 2 OF RICHARD'S SUBDIVISION, BLOCK B, ON SOUTH 11TH STREET, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve RESOLUTION NO. 21-R21.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

e. Resolution 21-R22 authorizing the sale of 1207 Avenue L to the successful bidder, Team Facey Real Estate, LLC.

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

RESOLUTION NO. 21-R22

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 1207 AVENUE L, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve RESOLUTION NO. 21-R22.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

f. Resolution 21-R23, adopting the State Housing Initiatives Partnership (SHIP) Local Housing Assistance Plan (LHAP) for program years 2021-2022, 2022-2023, 2023-2024.

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

RESOLUTION NO. 21-R23

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA, DETERMINING THE TRANSFER OF THE REAL PROPERTY COMMONLY KNOWN AS 1207 AVENUE L, FORT PIERCE, FLORIDA, PREVIOUSLY DECLARED AS SURPLUS PROPERTY TO BE IN THE BEST INTEREST OF THE PUBLIC; DETERMINING THAT A BID FOR THE REAL PROPERTY FROM A THIRD PARTY PURCHASER FOR VALUE TO BE IN THE PUBLIC INTEREST, AND AUTHORIZING AND DIRECTING THE OFFICERS, ATTORNEYS AND AGENTS OF THE CITY OF FORT PIERCE TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve RESOLUTION NO. 21-R23.

AYE: Commissioner Rufus Alexander, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

Eugene Cochran

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms announced that City Hall is now open to the public. Thanks to the partnership with the Department of Health (DOH), over 8,700 vaccines have been administered. The Highwaymen license plate campaign has launched. Support is needed to meet the 2023 goal of 3000 vouchers. On May 6th, an in person Joint Meeting with the Board of County Commissioners will take place. Finally, the Conference Agenda meeting is scheduled for May 10, 2021.

City Attorney Peter Sweeney has no comments.
City Clerk Linda Cox has no comments.

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Rufus Alexander has no comments.

Commissioner Curtis Johnson, Jr. wished all mothers Happy Mother's Day. He will be attending IEMO training this weekend. On April 29th he held is first Town Hall Meeting. He encouraged the Commission to continue to engage with the community.

Commissioner Thomas Perona addressed the mischaracterzation of the Commission. He expressed that we are One Fort Pierce.

Commissioner Jeremiah Johnson appreciates the positivity of One Fort Pierce. Annual meeting at the Backus House, and the Mainstreet Golf Tournament the following week.

Mayor Linda Hudson highlighted the upcoming events for the Centennial Celebration.

17. ADJOURNMENT

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

Mayor Linda Hudson adjourned the meeting at 9:01 pm.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

CITY OF FORT PIERCE

BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, FEBRUARY 25, 2021, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: James Crist; Charles Hayek; Stanley Hula; Darryl Bey; William Nunn, Chair

Staff Present: Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Vennis Gilmore, Planner
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

All Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the December 3, 2020 meeting

Motion was made by Charles Hayek, and seconded by Stanley Hula to approve the minutes from the December 3, 2020 meeting.

AYE: Darryl Bey, James Crist, Charles Hayek, Stanley Hula, Chair William Nunn

Passed

6. PUBLIC HEARINGS

a. **Variance - Frontier Development Sign - 5000 Okeechobee Road**

The clerk introduced the Variance for the Frontier Development located at 5000 Okeechobee Road.

Chairman Nunn asked the Assistant City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Tanya Earley, Assistant City Attorney, explained to the Board of Adjustment that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Chairman Nunn called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Chairman Nunn inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Hayek– no
Mr. Hula – no
Mr. Bey - no
Mr. Crist - no
Chairman Nunn - no

Chairman Nunn opened the public hearing.

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

Staff Presentation:
Vennis Gilmore, Planner, gave an overview of the application. The applicant is requesting approval of two variances (1) to deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall facade and (2) to deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the General Commercial Zone (C-3). The applicant is requesting both variances to increase signage visibility as much as possible and to mirror the Okeechobee Road facade. The applicant believes that the main frontage facade should not consider the Okeechobee Road frontage but rather the side facing the parking lot where patrons will access the building. The Planning Department recommends approval of the requested variances to deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall facade and to deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the General Commercial Zone (C-3); based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in City Code Section 125-100.

Board questions for Staff: Mr. Nunn asked if the parking lot is being reconfigured. Mr. Crist asked if the sign on the north and south side of the building are the same size. Mr.

Hayek asked if the 20% sign area is for each tenant or the entire wall. Mr. Crist asked if landscaping and irrigation will be included.

Applicant questions for Staff: None

Applicant presentation: Luis Davila, of Frontier Development, sworn, stated the rear of the building is the front of the business. Mr. Davila explained the back side of the property faces Okeechobee Road and signage is needed on Okeechobee Road for visibility. Mr. Davila stated that St. Augustine grass and irrigation has been approved on the landscape plan.

Ms. Guerra clarified the location of the building and its orientation on the site.

Board questions for Applicant: None

Public comment: None

Chairman Nunn, seeing no one else, closed the public hearing.

Motion was made by Darryl Bey, and seconded by Charles Hayek to approve the requested variances to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall facade and to allow for up to a 588 square foot rear entrance wall sign per tenant.

AYE: Charles Hayek, Stanley Hula, Darryl Bey, James Crist, Chair William Nunn
Passed

b. **Variance - St. Peter's Lutheran Church Sign - 2900 Jenkins Road**

The clerk introduced the sign Variance for St. Peter's Lutheran Church located at 2900 Jenkins Road.

Chairman Nunn called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Chairman Nunn inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Crist - no
Mr. Hayek– no
Mr. Hula – no
Mr. Bey - no
Chairman Nunn - yes

Chairman Nunn opened the public hearing.

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

Staff Presentation:

Rebeca Guerra, Assistant Planning Director, said the applicant is requesting the Board of Adjustment approve two (2) Variances to deviate from Sections 117-7(1)b. and 117-7(3)a.3. in order to install a 36 square foot pole sign with a height of 9'2". The subject site has a lot size of 11.51 acres and has been home to St. Peter's Evangelical Lutheran Church since the year 2000. At that time, the church property had a six (6)-foot high, 36-square foot monument sign, with shrubbery encircling the foundation, along its front entry adjacent to Jenkins Road. As a result of nearby development, the church was required to remove the sign in order to allow for infrastructure improvements, including a sidewalk. The church is now seeking to install a larger and taller pole sign in the same general area as the previous monument sign. City Code Section 117-7(1)b. states that signage within the R-2 zone shall not exceed 32 square feet in size. Additionally, Section 117-7(3)a.3. restricts the maximum height of signage within the R-2 zone to six (6) feet. Staff recommends that the Board of Adjustment approve the Variance from Section 117-7(1)b. to allow for a 36 square foot ground sign in lieu of the Code maximum of 18 square feet, subject to the condition of approval that the perimeter landscaping around the entire base of the sign shall be provided in the form of drought-tolerant shrubbery a minimum of 18 inches tall at the time of planting. Staff recommends that the Board of Adjustment deny a Variance from Section 117-7(3)a.3. to allow for a 9'2" tall ground sign in lieu of the Code maximum of six (6) feet.

Ms. Guerra stated a like-for-like sign would be supported by staff as it would make the applicant whole after having to remove the previous sign and was consistent with other signs in the area for properties with similar zoning/uses. She stated that the second Variance is not as a result of a hardship, but rather, because the applicant wished to have a taller sign than was previously approved and did not want to go through the appropriate process of rezoning the property in order to obtain it. Ms. Guerra explained that if the property was rezoned to commercial, C-3, a larger sign would be allowed by right. Ms. Guerra noted that the church could have a 6-foot monument sign with the same copy area as what was being proposed in the application.

Board questions for Staff:

Mr. Bey asked who has the responsibility to make appropriate zoning changes. Ms. Guerra explained that a developer normally makes zoning changes to the property , but that in certain circumstances, a city can initiate zoning for a large area. In this case, a Comprehensive Plan amendment and a Rezoning would be required. Mr. Hayek asked the cost of a rezoning application. Mr. Brandon Creagan stated the cost would be around $9500.00 for the Comprehensive Plan Amendment and the Rezoning the church property.

Applicant questions for Staff: None

Applicant presentation: Pastor Rice, owner, sworn, explained the church sign was torn down when the sidewalk was widened for a commercial building being built behind the church. Pastor Rice said the church is surrounded by commercial property and the church is only requesting an additional nine feet in height. Pastor Rice stated it is unfair for the church to not have a large sign like the neighboring businesses. Pastor Rice noted that it would be a different circumstance if the church was located in the middle of a residential area.

Board questions for Applicant: Mr. Bey asked Pastor Rice if he has an aversion to changing the zoning.

Public comment: None

Mr. Crist stated other properties in the area have rezoned due to changing times. Mr. Bey said rezoning should have been considered to simplify the matter. Mr. Hayek explained that

approving the height of the sign would open the flood gates in the R-2 zoning and that is the whole reason for having zoning codes. Mr. Hayek pointed out that commercial zoning would make the church property more valuable.

Chairman Nunn, seeing no one else, closed the public hearing.

Motion was made by Charles Hayek, and seconded by James Crist to approve the Variance to allow for a 36- square foot ground sign with the condition that the perimeter landscaping around the entire base of the sign shall be provided in the form of drought-tolerant shrubbery a minimum of 18 inches tall at the time of planting. .

AYE: James Crist, Charles Hayek, Stanley Hula, Darryl Bey, Chair William Nunn
Passed

Motion was made by Charles Hayek, and seconded by Darryl Bey to deny the Variance to allow for a 9'2" tall ground sign

AYE: Darryl Bey, James Crist, Charles Hayek
NAY: Stanley Hula, Chair William Nunn
Passed

After the motion to deny, Ms. Earley clarified with the members of the Board, who voted in support of the motion, that they are following the recommendation of staff and are in agreement with the recommendation and the reasons set forth in the PowerPoint presentation.

Mr. Hayek stated that dropping the base to 1 foot rather than 4 feet solved the problem.

7. DISCUSSION / OTHER BUSINESS

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. ADJOURNMENT

Publication Date
7/3/2022

Ad Number
GCI0909193 / GCI0909195

Publication
St. Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
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Fort Pierce, FL 34954-1480

Account Number (If Known)
463454

Name
Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Jennifer DeWitt

Email Address
jldewitt@gannett.com

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

7/3/2022

Subscribed and sworn to before on the 3rd of July, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

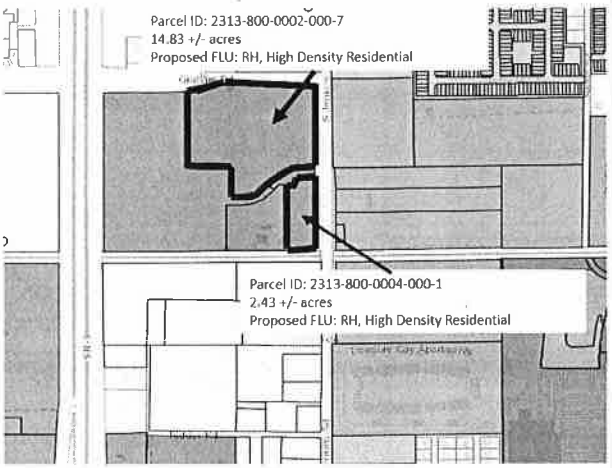
Publication Cost: $315.00
Ad No: GCI0909193
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Wednesday, July 13th, 2022, at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Engineering Design & Construction, Inc, and property owner, FreedomRoads Property Company, LLC for a Future Land Use Map Amendment for one (2) parcels of land to change the future land use designations from GC, General Commercial to RH, High Density Residential. Said parcels are generally located at 2102 and 2152 S Jenkins RD.

The legal description of the parcels are as follows:

CAMPING WORLD (PB 80-7) TRACT 1
CAMPING WORLD (PB 80-7) TRACT 3



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

Dated this 3rd day of July 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Ryan Altizer, Planner

Treasure Coast Newspapers

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St. Lucie News-Tribune
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7/3/2022

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Notary, State of WI, County of Brown
My commission expires: 5-15-23

Publication Cost: $315.00
Ad No: GCI0909195
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

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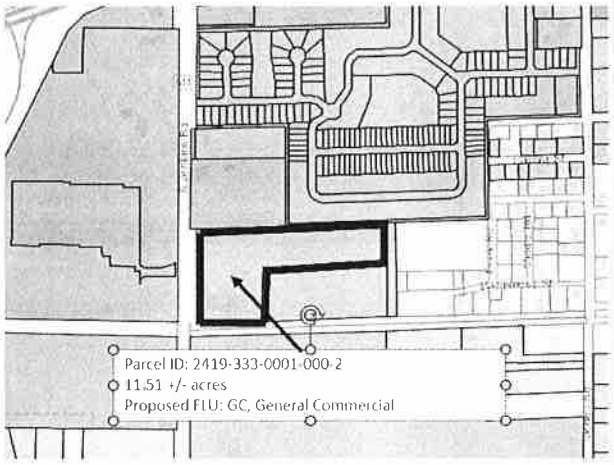

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Dated this 3rd day of July 2022.

Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

_____

Ryan Altizer, Planner

NATION & WORLD

Nev. clerks complete recount

Gabe Stern
ASSOCIATED PRESS/REPORT FOR AMERICA

RENO, Nev. – County election officials wrapped up a two-day statewide recount of ballots in the Nevada GOP primary for governor Friday and the outcome did not appear to change in the state's two most populous counties, showing second-place finisher Joey Gilbert losing to Clark County Sheriff Joe Lombardo in a crowded field.

The Nevada secretary of state's office confirmed Friday afternoon that all 17 counties had finished their recounts. Though officials did not post or comment on the unofficial results, Clark and Washoe counties confirmed that Lombardo had beaten Gilbert, who paid for the recount despite trailing Lombardo by 11 percentage points following the June 14 vote.

Clark and Washoe counties account for 75% of the ballots cast in the Nevada Republican primary for governor.

For Republicans, Gilbert's apparent rejection of the results reflects growing challenges two years after many in the party embraced disproven claims of election fraud. Party leaders want to encourage voting while also appealing to the tens of thousands who backed Gilbert and distrust elections.

The day after the election, state GOP chair Michael McDonald – who rejected the results of the 2020 election – rebuked Gilbert and said it was time to unite behind Lombardo in a rare instance of criticism of the far-right within the state party.

"The election is over. It's been called. Joe Lombardo has won. We need to come together and unite," he said, calling Gilbert's reaction "emotional."

As COVID spikes, France weighs return to masks

Influx of tourists makes stricter rules unlikely

Barbara Surk and Jade Le Daley
ASSOCIATED PRESS

NICE, France – Tourism is booming again in France – and so is COVID-19. French officials have "invited" or "recommended" people to go back to using masks but stopped short of renewing restrictions that would scare visitors away or revive antigovernment protests.

From Paris commuters to tourists on the French Riviera, many people seem to welcome the government's light touch, although some worry that required prevention measures might be needed.

Virus-related hospitalizations rose quickly in France over the past two weeks, with nearly 1,000 patients with COVID-19 hospitalized a day, according to government data. Infections are also rising across Europe and the United States, but France has an exceptionally high proportion of people in the hospital, according to Our World in Data estimates.

French government spokesperson Olivia Gregoire has said there are no plans to reintroduce national regulations that limit or set conditions for gathering indoors and other activities.

"The French people are sick of restrictions," she said Wednesday on BFMTV. "We are confident that people will behave responsibly."

France's parliamentary elections last month resulted in President Emmanuel Macron losing his majority in the national legislature, with parties on the far right and the far left that had protested his government's earlier vaccine and mask rules gaining seats.

With tourists thronging Paris and other cities, the French government is recommending a return to mask-wearing in public transport and crowded areas but has stopped short of imposing new rules. MICHEL EULER/AP

After the prime minister last week recommended that people resume wearing masks on public transportation, commuter Raphaelle Vertaldi said, "We need to deal with the virus, but we can't stop living because of it."

Vertaldi, who was boarding a train in Boussy-Saint-Antoine south of Paris, said she opposed mandatory mask use but would cover her mouth and nose again, if the government requires it.

Hassani Mohammed, a postal worker in Paris, didn't wait for the government to decide. He masks up before his daily commute. With his wife recovering from surgery and two children at home, he does not want to risk contracting the coronavirus a third time.

"I realized that the pandemic does not belong to the past," Mohammed said.

Masks have been contentious in France. Early in the pandemic, the French government suggested masks weren't helpful. It ultimately introduced some of Europe's toughest restrictions, including an indoors and outside mask mandate that lasted more than a year, along with strict lockdowns.

A Paris court ruled Tuesday that the French government failed to sufficiently stock up on surgical masks at the start of the pandemic and to prevent the virus from spreading. The administrative court in Paris also ruled the government was wrong to suggest early on that that masks did not protect people from becoming infected.

The government lifted most virus rules by April, and foreign tourists have returned by land, sea and air to French Mediterranean beaches, restaurants and bars.

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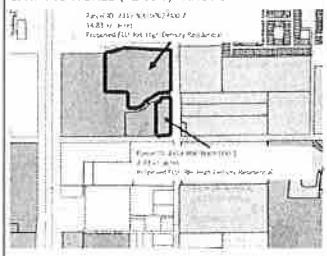

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Local Planning Agency
City of Fort Pierce, Florida

Ryan Altizer, Planner

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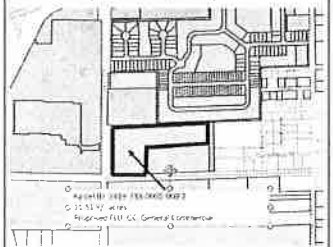

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Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Ryan Altizer, Planner

REGIONAL BRIEFS

Alabama state senator withdraws challenge after one-vote defeat

MONTGOMERY, Ala. – A state senator has dropped a challenge to his one-vote defeat in the Republican primary.

State Sen. Tom Whatley withdrew before the latest re-hearing in the dispute, party officials said. Auburn City Councilman Jay Hovey is the Republican nominee in the race. He will face Democratic nominee Sherri Reese in November.

Whatley filed a challenge after losing the primary race by a single vote. Party officials then declared the race a tie, overruling local officials over the eligibility of a voter who maintained she was wrongly left off voter rolls. Party officials planned to decide the race by a coin flip.

The party scheduled a re-hearing at Hovey's request after the Alabama Law Enforcement Agency said they had no record of the woman completing the voter registration process. Whatley withdrew before the re-hearing was held, party officials said.

Patsy Kenney had cast a provisional ballot for Whatley. She said she registered to vote when she went to get her Alabama driver's license. The law enforcement agency said she did not complete the process of getting a license and voter registration is sent only after, "the credential is issued and the customer signs the required declaration."

A lawyer for Kenney said she is reviewing options.

Police in North Carolina fatally shoot armed woman

FAYETTEVILLE, N.C. – Police in North Carolina fatally shot a woman after an unsuccessful de-escalation attempt and struggle over a weapon, authorities said Saturday.

The incident began when Fayetteville police officers were called Friday night to a home for a reported attempted break-in, the Fayetteville Observer reported.

Assistant Fayetteville Police Chief James Nolette said a female caller had reported four armed men were trying to break into the home but after a 30-minute discussion, officers found no such evidence. The woman then pulled out a weapon and threatened to harm herself, Nolette said.

Nolette said officers spent nearly an hour within feet of the woman trying to de-escalate the situation and get her to relinquish the handgun. The woman's young child and another relative were nearby as well, he said.

"They're in harm's way, the officers are in harm's way," Nolette said.

When one or both officers attempted to disarm the woman, the struggle "went to the ground" and at least one officer fired a gun. The woman, who was not immediately identified, was pronounced dead at the scene.

Nolette said the officers are on administrative leave and the State Bureau of Investigation will conduct a probe into the shooting.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

☒ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 2900 Jenkins Rd
2. Property Tax ID(s): 2419 - 333 - 0001 - 000-2
3. Total Acreage: 11.51
4. Existing Future Land Use Designation: RM (Residential Medium Density)
5. Existing Zoning Classification: R-2 (Single Family Intermediate Density)
6. Proposed Zoning Classification: C-3 (General Commercial)
7. Other applications being submitted concurrent with this application, if any: _____
8. Describe the existing uses, improvements and structures on the amendment lands: _____
9. Are there any identified or possible historical structures on the amendment lands? _____
10. The reason for making this request: _____

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____

Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) RONALD McCASKILL Phone 772-979-5051

Address Ronald McCaskill State FL Zip 34982

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Ronald McCaskill who is personally known to me or has produced Drivers License as identification.

Dawn M. Moonsammy
Signature of Notary (seal)

Notary Public State of Florida
Dawn M. Moonsammy
My Commission
HH 255015
Exp. 4/19/2026

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

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3. Total Acreage: 11.51
4. Existing Future Land Use Designation: RM (Residential Medium Density)
5. Existing Zoning Classification: R-2 (Single Family Intermediate Density)
6. Proposed Zoning Classification: C-3 (General Commercial)
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: _____

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☐ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

_____
Applicant's Signature Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Ronald W Caskill 5-5-2022

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Ronald W Caskill who is personally known to me or has produced Known as ident

Dawn M. Moonsammy

Signature of Notary (seal)

Notary Public State of Florida
Dawn M. Moonsammy
My Commission
HH 255015
Exp. 4/19/2026

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

Planning Board **7. c.**

Meeting Date: 07/13/2022

Re: Lindsay School of the Arts- Conditional Use- 515 Avenue A

Information

SUBJECT:

Conditional Use - Lindsay School of the Arts -- 515 Avenue A

SUMMARY:

- The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a School of the Arts.
- The applicant is seeking to operate the school in an existing 23,742 square foot structure. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3).
- The proposed facility is approximately 23,742 square-feet. The applicant has submitted a floor plan that will consist of 3 classrooms and 3 restrooms. No meals will be provided for students and employees from onsite, meaning food must be provided by the students and employees themselves. The site is located inside the First United Methodist Church with access to adequate parking spaces for the use of employees and visitors. The facility can be accessed by vehicle from the Church entrance located on Avenue A and by Pedestrians on Orange Avenue and Avenue A.
- Operation of the facility will be from 8:30 am to 3:30 pm, Monday through Friday. There will be a total of 3 employees and the site will accommodate approximately 25-30 students. The school is geared to students in grades 6th through 11th.

RECOMMENDATION:

The proposed use offers a provision of Elementary, Middle and High School representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL.**

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 07/07/2022 02:59 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Vennis Gilmore, Senior Planner

FROM: Ryan Altizer, Planner

RE: **Lindsay School of the Arts- Conditional Use- 22-41800034**
515 Avenue A

BOARD DATE: July 13, 2022

STAFF REPORT

Owner: First United Methodist Church
515 Avenue A
Fort Pierce, FL 34950

Representative: Cindy Bridges; Director of the Lindsay School of the Arts
1717 Orange Ave, Suite 4225
Fort Pierce, FL 34950

Applicant's Request: Approval of a Conditional Use with No New Construction to operate a 23,742 square-foot School of the Arts

Location(s): 2101 & 2151 S Jenkins RD

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial (C-3)

Surrounding FLU:

North	East	South	West
C-3 (FP)	C-3 (FP)	C-3 (FP)	C-3 (FP)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	C-3 (FP)	C-3 (FP)	C-3 (FP)

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-76 and 125-133 of the City Code, Article 5 of Chapter 125 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a School of the Arts. The applicant is seeking to operate the school in an existing 23,742 square foot structure. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3).

The property is located South of Avenue A and North of Orange Avenue, West of US Highway 1 and East of 7th Street. The surrounding uses are all general commercial.

The proposed facility is approximately 23,742 square-feet. The applicant has submitted a floor plan that will consist of 3 classrooms and 3 restrooms. No meals will be provided for students and employees from onsite, meaning food must be provided by the students and employees themselves. The site is located inside the First United Methodist Church with access to adequate parking spaces for the use of employees and visitors. The facility can be accessed by vehicle from the Church entrance located on Avenue A and by Pedestrians on Orange Avenue and Avenue A.

Operation of the facility will be from 8:30 am to 3:30 pm, Monday through Friday. There will be a total of 3 employees and the site will accommodate approximately 25-30 students. The school is geared to students in grades 6th through 11th.

Future Land Use and Zoning

The GC designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation. Regarding zoning, the subject site is located within the C-3 district, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Conditional Use

As stated in City Code Section 125-76, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

The proposed use offers a provision of Elementary, Middle and High School representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Cindy Bridges- Director of the Lindsay School of the Arts
1717 Orange Ave Suite 4225
Fort Pierce, FL 34948

Subject: Lindsay School of the Arts- 515 Ave A – Technical Review Committee Comments for June 16, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. How many classrooms will be in the school?
2. Consider specifying how the different grades will be separated on the floor plan. This question may be asked at Planning Board or City Commission.
3. Please show on the site plan where the parent pick-up and drop-off area will be located.
4. Will there be transportation provided to the children?
5. Will food be prepared at the facility, or will there be catering of food?

Fort Pierce Engineering Department

1. Provide a traffic plan for arrivals and dismissals. No standing or parking shall be allowed in the Avenue A, North 7th Street or Orange Avenue rights-of-way for drop-off and pick-up.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

Fort Pierce Police Department

1. Temporary approval granted pending (if required for this application) a photometric plan. In any event, please ensure exterior lighting is adequate and meets / exceeds city code requirements.

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: The TRC application for the Lindsay School of the Arts located at 515 Avenue A is approved. This location is a current water and wastewater customer of FPUA.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Lindsay Sch of the Arts – 515 Avenue A. Approved.

Current electrical service is underground. Please contact Sal Scimeca for project coordination (If needed).

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering 1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

St. Lucie County Fire District

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

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

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

4. 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.

5. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.

6. 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.

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

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

Subject: Lindsay School of the Arts- 515 Ave A – Technical Review Committee Comments for June 16, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. How many classrooms will be in the school?

Three

2. Consider specifying how the different grades will be separated on the floor plan.

All on the same floor, the second floor, 6th-7th in one classroom, 8th-9th in one classrooms, 10th- 11th in one classrooms no classrooms will exceed 10 students

This question may be asked at Planning Board or City Commission.

3. Please show on the site plan where the parent pick-up and drop-off area will be located.

Our architect is ready to prepare this

4. Will there be transportation provided to the children?

No

5. Will food be prepared at the facility, or will there be catering of food?

No

Fort Pierce Engineering Department

1. Provide a traffic plan for arrivals and dismissals. No standing or parking shall be allowed in the Avenue A, North 7 th Street or Orange Avenue rights-of-way for drop-off and pick-up.

Will figure out how to complete

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
St. Lucie County Planning Department
Comments may be forthcoming
St. Lucie County PW/Engineering

Comments may be forthcoming
Fort Pierce Police Department
1. Temporary approval granted pending (if required for this application) a photometric plan. In any event, please ensure exterior lighting is adequate

and meets / exceeds city code requirements.

City Clerk Office
Comments may be forthcoming
Code Enforcement
Comments may be forthcoming
Fort Pierce Utilities Authority
FPUA W/WW Engineering: The TRC application for the Lindsay School of the Arts located at 515 Avenue A is approved. This location is a current water and wastewater customer of FPUA.
FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed
the application – TRC Lindsay Sch of the Arts – 515 Avenue A. Approved.
Current electrical service is underground. Please contact Sal Scimeca for project coordination (If needed).
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering 1701 S. 37th Street, Fort Pierce, FL 34947
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5. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.
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7. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
Florida Department of Transportation
Comments may be forthcoming
St. Lucie County School Board
Comments may be forthcoming

We are in compliance with all check list with the Department of Education all inspections has been completed and submitted to the state. We are in need of the fire inspection, as many of students and parent are in need to make their deadline by the next school year. Please advise if

there is any way possible to work through this together so we do not effect out students scholarships for 2022/2023.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location

515 Avenue A Fort Pierce FL 34950

Parcel ID #(s)

2410-606-0005-000-0

Project description

6th 11-th Private Arts School

Site Information

Building Si 23,742 + Parking Spaces: 185 / plus Street park & lot next store they own

First United Methodist Church	Cindy Bridges Director The Lindsay School of the Arts
Property Owner(s)	**Applicant/Representative, Title, Company**
515 Avenue A	1717 Orange Ave Suite 4225
Street Address	Street Address
Fort Pierce FL 34950	Fort Pierce FL 34948
City State Zip	City State Zip
772-464-0440	772-342-8651
Phone Number	Phone Number
firstunitedftp@gmail.com	Cindy@theLindsaySchoolofthearts.com
Email Address	Email Address

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

Sue Blume- Office Administrator

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

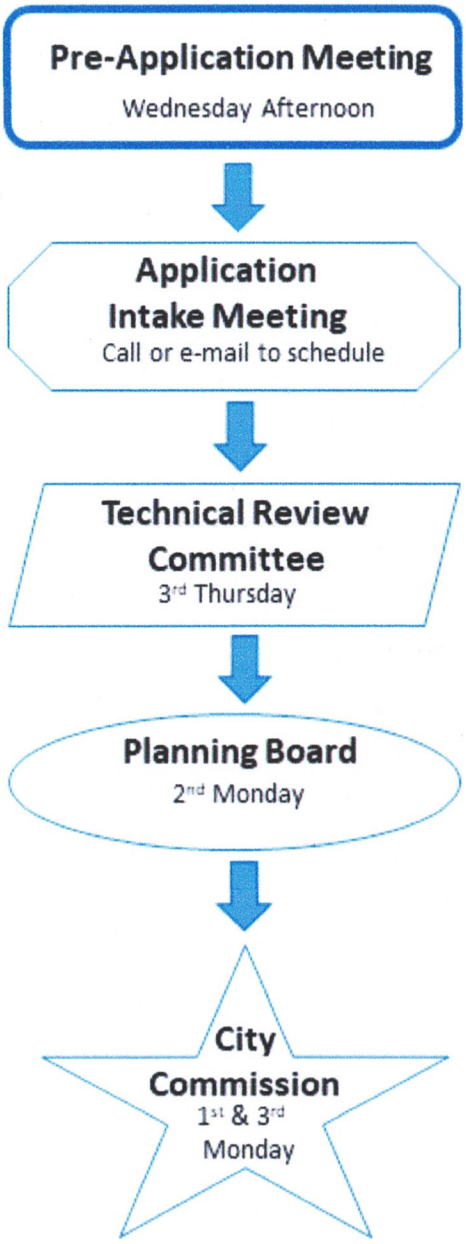
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



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.

- ☑ As-built Survey
- ☑ Floor Plan of Existing Buildings
- ☑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- ☑ Lighting Plan
- ☑ Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.

2. In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Project Narrative

The Lindsay School of the Arts(LSA) Private School is a comprehensive academic arts experience. Birthed out of the overwhelming need of working families whose children's schools kept going into quarantine; LSA has transitioned into a private school after the parents sharing their desire for their children to receive an in-depth art curriculum.

The LSA Arts School will be operating as a junior and senior high school out of First United Methodist Church at 515 Ave A Fort Pierce, FL. LSA will be following a 4-4 3-3 accredited curriculum of 4 English, 4 Math, 4 History, and 4 Science, and offer arts electives, STEM, language, health, and physical fitness. Honoring the mission of the organization, LSA will remaining free to students by allowing families to receive Step Up scholarship funds.

Upon opening we're expecting to enroll 25-30 students in 2022/2023. We're currently in partnership with IRSC as well as Berklee Music College to develop dual enrollment, transition, and continuing education opportunities. We'll be providing our students with mentorships, work studies, as well as employment opportunities in their desired artistic area.

Florida is one of the top five states for growth in STEAM-related employment. STEMFlorida projects that in the next 10 years, 80% of new jobs in Florida will demand STEM preparation: jobs that require college education, and highly skilled tradesmen. These inspired LSA's planning team to identify our need for education in Science, Technology, Engineering, Art, and Mathematics.

We are in compliance with the Department of Education, and have fulfilled all compliance requirements as a new school.

Health Inspection
Radon Testings
Annual Reporting
Suety Bond
Scholarship Applications
Both DCF & VECH Finger Prints
Ethic Policies
Ownership Documents

Have all been completed and issued to the state, we are only missing a fire inspection at this time. Florida Department of Education is ready to come for a site visit as well.

School Break Down

25-30 Male and Female Students Grades 6th-11th in 2022/20233

School Day is 8:30am-3:30pm Monday-Friday- Following the St Lucie County School Board Calendar 180 School Days
Drop Off is 7:30am-8:30am
Pick Up is 3:30pm-4:30pm

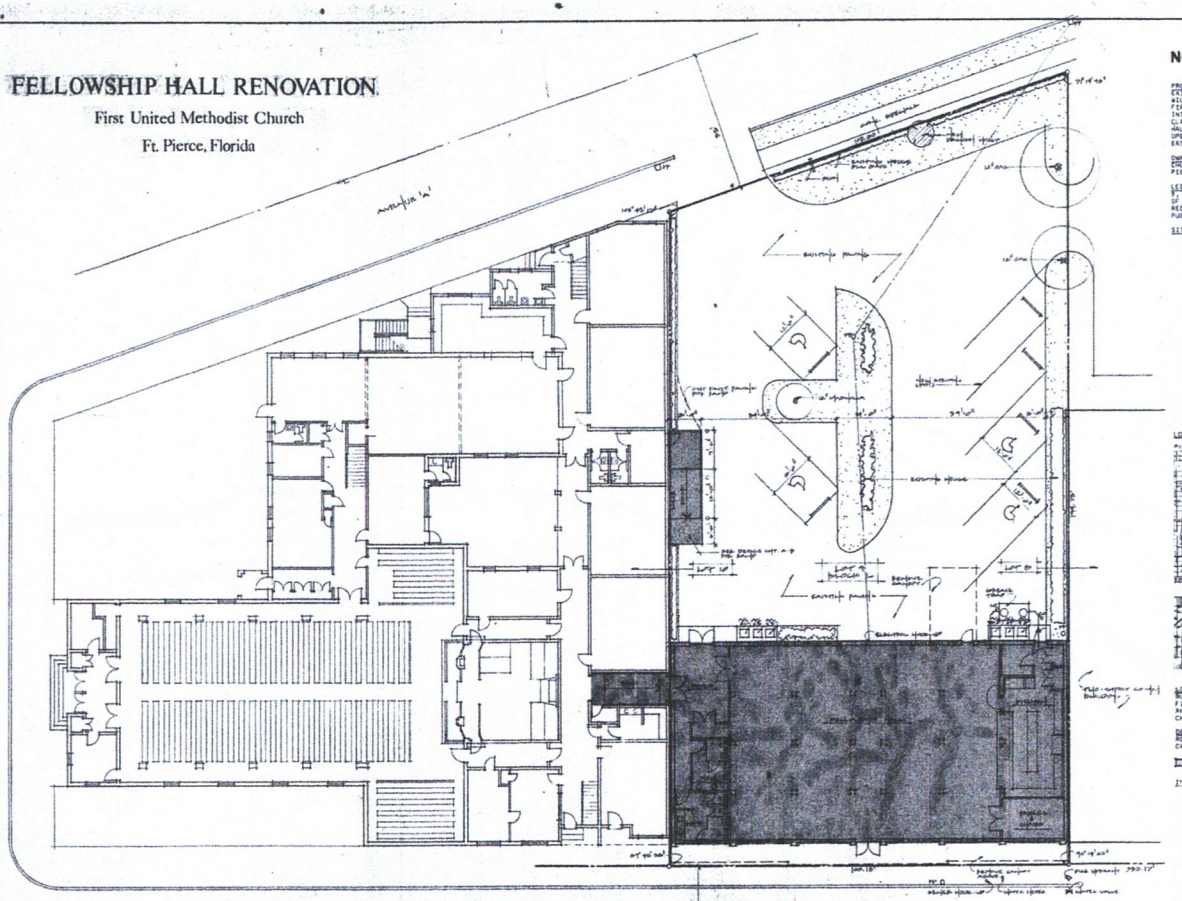
No food will be provided student must bring their own

Health Inspection has been completed and submitted to the State for this location

FELLOWSHIP HALL RENOVATION

First United Methodist Church

Ft. Pierce, Florida



1 SITE PLAN

NOTES

PROJECT DESCRIPTION - RENOVATION OF EXISTING 5000 S.F. BUILDING WHICH WILL SERVE AS A FELLOWSHIP HALL FOR FIRST UNITED METHODIST CHURCH. INTERIOR RAMP BETWEEN EXISTING CLASSROOM BUILDING AND FELLOWSHIP HALL WILL BE PROVIDED WITH RATED OPENING. ZOOM WILL ALSO BE ADDED TO EAST WALL OF SCHOOL WITH RAMP.

OWNER - FIRST UNITED METHODIST CHURCH, 816 ORANGE AVENUE, FT. PIERCE, FL, 34950.

LEGAL DESCRIPTION - BEING ALL OF LOT 9, BLOCK ___ ACCORDING TO THE PLAT OF "BREIDENS SUBDIVISION", AS RECORDED IN PLAT BOOK 1, PAGE 113, PUBLIC RECORDS OF ST. LUCIE COUNTY.

SITE DATA

BUILDING AREA	5000 SF
PAVING, WALKS	9144 SF
GREEN AREA	3293 SF
TOTAL LOT AREA	17,437SF
BUILDING LOT COVERAGE	28%
ZONING	C-3

PARKING - [illegible] HANDICAP

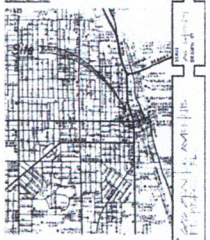
WATER. EXISTING PUBLIC WATER/ SEE SITE PLAN FOR HOOK-UP.

SEWER. EXISTING PUBLIC SEWER/ SEE SITE PLAN FOR HOOK-UP.

DRAINAGE. NO NEW PAVING REQUIRED.

LANDSCAPING. 10' LANDSCAPED STRIP ALONG AVENUE A R.O.W.- REPLACE DEAD HEDGING MATERIAL AND PLANT 1 DAHOON HOLLY. NO INTERIOR LANDSCAPE REQUIRED.

LOCATOR MAP



LOCATION: CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT OF ANY CHANGES OR DISCREPENCIES.

DEMOLITION: REMOVE EXISTING MANSARD ROOF ON SOUTH WALL AND EXISTING CANOPY ON NORTH WALL.

[illegible]

INDEX

A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	ELEVATIONS
A-4	SECTIONS/DETAILS
A-5	RAMP/DETAILS
A-6	INTERIOR ELEVATIONS
M-1	PLUMBING PLAN
M-2	HVAC PLAN
E-1	ELECTRICAL PLAN
E-2	LIGHTING PLAN

ROBERT E.A. TERRY, JR. - ARCHITECT AIA
3640 NORTH MILITARY ROAD FORT PIERCE, FLORIDA 34946

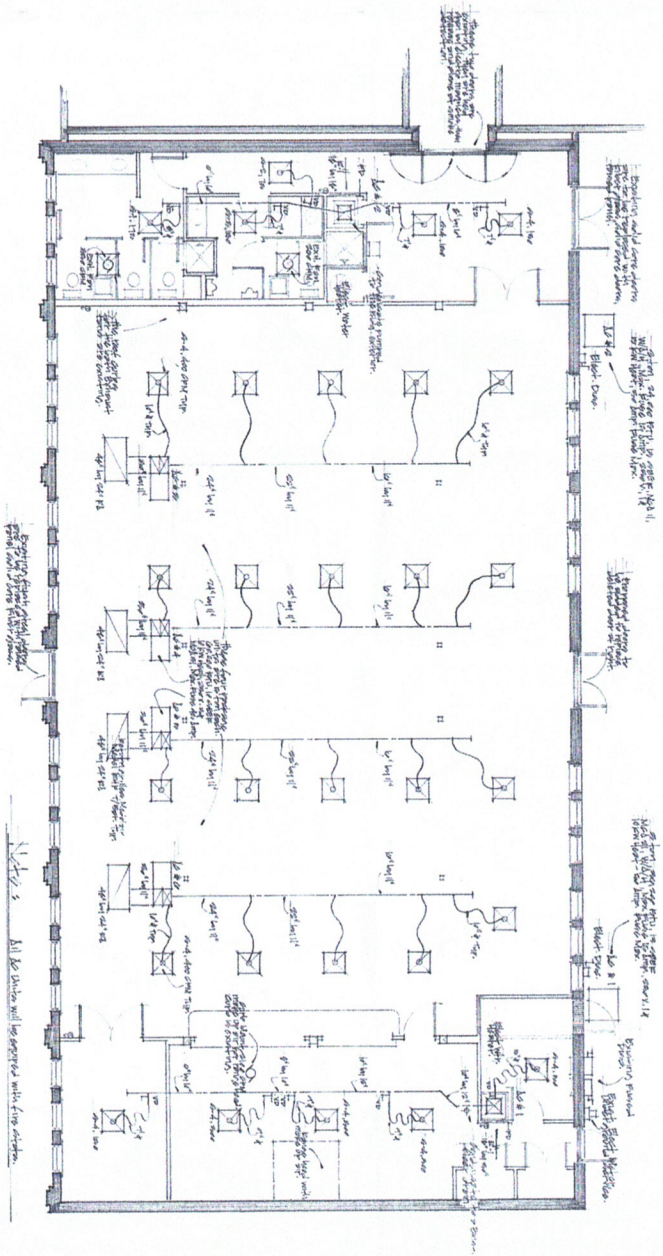
FEB 06 2004

A1-1

Note:
Elevation "A"
Elevation "B"
Elevation "C"
Elevation "D"
Front View
Rear View
Left Side View
Right Side View
Floor Plan
Lighting Plan
Electrical Plan
Foundation Plan
OFFICE COPY
OFFICE COPY
REVIEWED FOR CODE COMPLIANCE
ST. LUCIE COUNTY FIRE DISTRICT
REVIEWED FOR COMPLIANCE
SUBJECT TO FINAL FIELD INSPECTION
SEE ATTACHED REVISION SHEET
Construction Plans Prepared For:
First United Methodist Inc.
Mike Foster Construction CGC 060950

Proposed Additions & Alterations
Social Room
Kitchen
Women
Men
Foyer
Note:
Proposed Additions & Alterations to the Existing Floor Plans
First United Methodist Church
Port St. Lucie, FL

Preferred Additions & Renovations to the Existing First Floor
First United Methodist Church
Fort St. Lucie Drafting, Service
Mike Foster Construction, Inc.
Women
Men
Nave
Choir Room
Kitchen
Narthex
Plumbing Riser Diagram
Existing Wood Windows & Doors to be Removed
Existing Slate Roof
Existing Brick Veneer
Existing Concrete Block Wall
Existing Wood Windows & Doors
Existing Wood Doors



Floor Plan

Scale: 1/4" = 1'-0"

Floor Plan Prepared for
First United Methodist Church
616 Orange Avenue, Fort Pierce, Florida.

Plan Prepared By:
Fort St. Lucie Drafting Service
A Division of:
Mike Foster Construction, Inc.

Ocean Avenue - South Elevation
First United Methodist Church

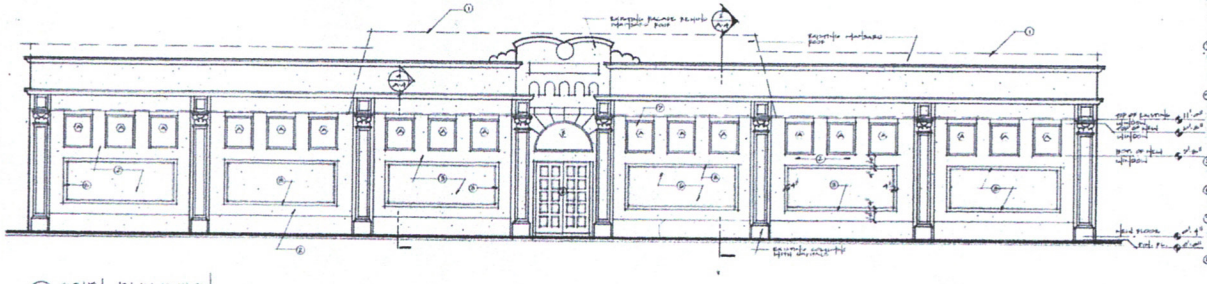
First United Methodist Church

610 Orange Avenue, Fort Pierce, Florida 34950

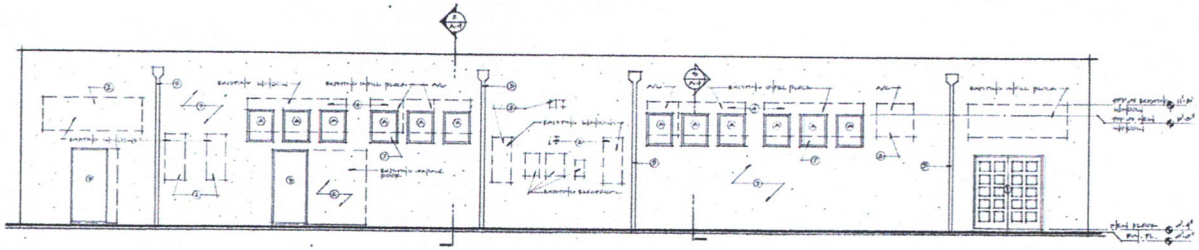
Patterson Drafting Service 878-0807

Mike Foster Construction, Inc. 466-0830

door schedule
window schedule
NOTES
1 FLOOR PLAN
ROBERT E.A. TERRY, JR.-ARCHITECT
3640 NORTH MILTON ROAD-FORT PIERCE, FLORIDA 34946
AIA
(407)461-3311



1 SOUTH ELEVATION 1/4"=1'-0"



2 NORTH ELEVATION 1/4" 1'-0"

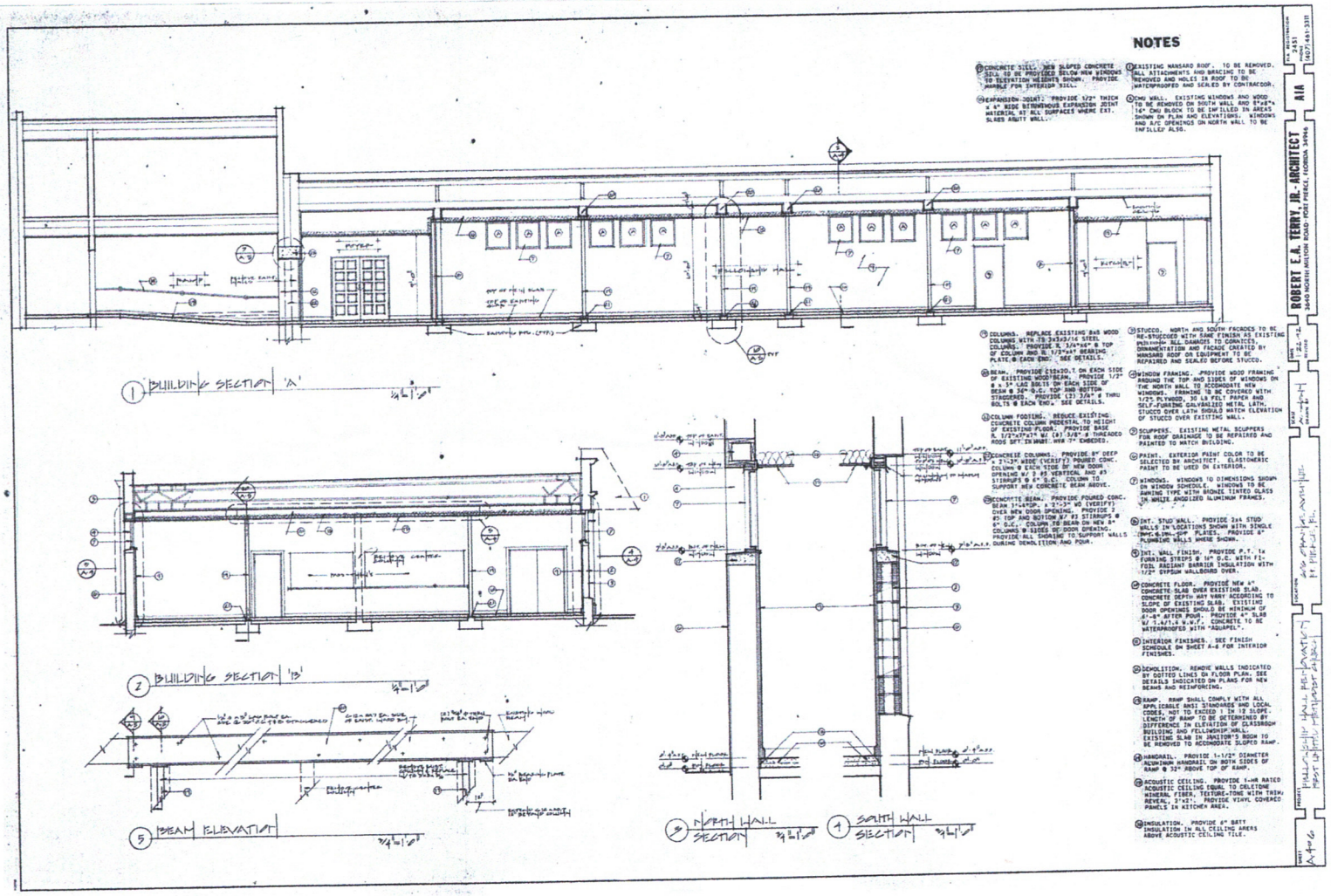
NOTES

1. EXISTING MANSARD ROOF. TO BE REMOVED. ALL ATTACHMENTS AND BRACING TO BE REMOVED AND HOLES IN ROOF TO BE WATERPROOFED AND SEALED BY CONTRACTOR.
2. CMU WALL. EXISTING WINDOWS AND WOOD TO BE REMOVED ON SOUTH WALL AND 8"x8"x 16" CMU BLOCK TO BE INFILLED IN AREAS SHOWN ON PLAN AND ELEVATIONS. WINDOWS AND A/C OPENINGS ON NORTH WALL TO BE INFILLED ALSO.
3. STUCCO. NORTH AND SOUTH FACADES TO BE RE-STUCCOED WITH SAME FINISH AS EXISTING. REPAIR ALL DAMAGES TO CORNICES, ORNAMENTATION AND FACADE CREATED BY MANSARD ROOF OR EQUIPMENT TO BE REPAIRED AND SEALED BEFORE STUCCO.
4. WINDOW FRAMING. PROVIDE WOOD FRAMING AROUND THE TOP AND SIDES OF WINDOWS ON THE NORTH WALL TO ACCOMODATE NEW WINDOWS. FRAMING TO BE COVERED WITH 1/2" PLYWOOD, 30 LB FELT PAPER AND SELF-FURRING GALVANIZED METAL LATH. STUCCO OVER LATH SHOULD MATCH ELEVATION OF STUCCO OVER EXISTING WALL.
5. SCUPPERS. EXISTING METAL SCUPPERS FOR ROOF DRAINAGE TO BE REPAIRED AND PAINTED TO MATCH BUILDING.
6. PAINT. EXTERIOR PAINT COLOR TO BE SELECTED BY ARCHITECT. ELASTOMERIC PAINT TO BE USED ON EXTERIOR.
7. WINDOWS. WINDOWS TO DIMENSIONS SHOWN ON WINDOW SCHEDULE. WINDOWS TO BE AWNING TYPE WITH BRONZE TINTED GLASS IN WHITE ANODIZED ALUMINUM FRAMES.
8. STUCCO TRIM. PROVIDE STUCCO TRIM TO DIMENSIONS SHOWN. TYPICAL WITH 3/4" REVEAL. Adjust below windows.

ROBERT E.A. TERRY, JR. - ARCHITECT AIA
3440 NORTH JAUDON ROAD · FORT PIERCE, FLORIDA 34946
(407) 461-3311

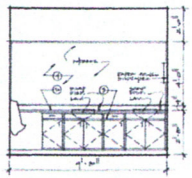
PROJECT: BELLA VISTA APARTMENTS
FORT PIERCE, FLORIDA

SHEET: A-3

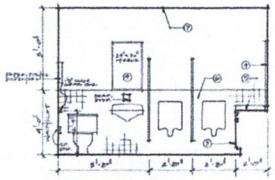

NOTES
1 BUILDING SECTION 'A'
2 BUILDING SECTION 'B'
5 BEAM ELEVATION
3 NORTH WALL SECTION
1 SOUTH WALL SECTION
ROBERT E.A. TERRY, JR. - ARCHITECT
3640 NORTH MILTON ROAD · FORT PIERCE, FLORIDA 34946
AIA
PHILADELPHIA HALL RESTORATION
FORT LAUDERDALE, FLORIDA
A-4.6

NOTES

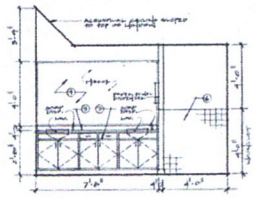
ROBERT E.A. TERRY, JR.- ARCHITECT
3640 NORTH MILTON ROAD · FORT PIERCE, FLORIDA 34946
AIA



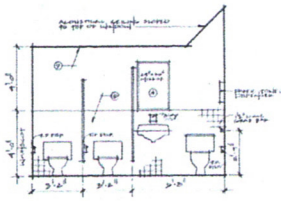
1 MEN'S ROOM



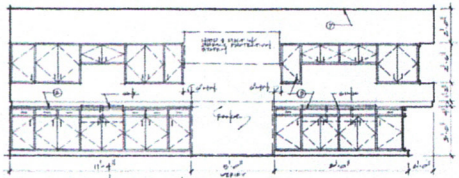
2 MEN'S ROOM



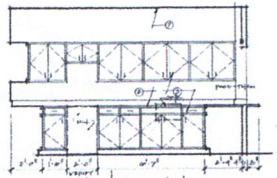
3 WOMEN'S ROOM



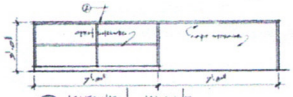
4 WOMEN'S ROOM



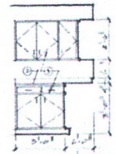
5 KITCHEN - EAST WALL



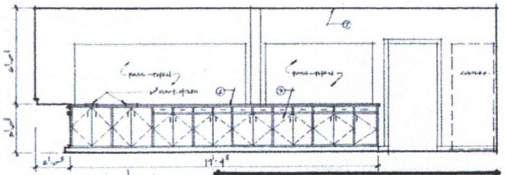
6 KITCHEN - SOUTH WALL



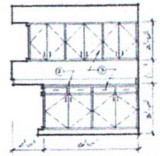
7 KITCHEN - ISLAND



10 PANTRY - NORTH WALL



8 KITCHEN - WEST WALL



9 PANTRY - EAST WALL

NOTES

1. INTERIOR ELEVATIONS. REFER TO FLOOR PLAN TO VERIFY ALL CABINET SIZES SHOWN WITH ACTUAL FIELD CONDITIONS.
2. COUNTERTOP. ALL COUNTERTOPS [illegible] LAMINATE EQUAL TO FORMICA, OVER 1/2" PLYWOOD WITH 4" MATCHING BACK SPLASH AND SIDE SPLASH. COLOR TO BE SELECTED BY ARCHITECT.
3. CABINETS. WALL AND BASE CABINETS SHALL BE FULL FACE CABINETS WITH SELF-EDGE PLASTIC LAMINATE EQUAL TO FORMICA ON 1/2" PLYWOOD. ALL CABINETS SHALL BE PROVIDED WITH 4 @ 4' V 1300 DRAWER GLIDES. CONT. SHALL PROVIDE ALL HINGES, CABINETS, KNOBS AND PULLS.
4. MIRRORS. PROVIDE 1/4" POLISHED PLATE MIRROR OVER BATHROOM LAVATORY TO SIZE SHOWN. PROVIDE ANCHORAGE AS REQUIRED.
5. BATHROOM COUNTERTOPS. ALL COUNTERTOPS IN MEN AND WOMEN'S BATHROOMS SHALL BE CULTURED MARBLE. COLOR SELECTED BY ARCHITECT.
6. CERAMIC TILE. SHALL BE EQUAL TO CRYSTALINE AS MANUFACTURED BY DAL-TILE CORP. ALL CAPS, BASES AND NECESSARY TRIM, ETC., SHALL BE INCLUDED. TILE TO BE 4-1/4" x 4-1/4" SCORED. COLOR AND PATTERN TO BE SELECTED BY ARCHITECT.
7. ACOUSTIC CEILING. PROVIDE 1-HR RATED ACOUSTIC CEILING EQUAL TO CELOTEX MINERAL FIBER, TEXTURE-TONE WITH TRIM/REVEAL, 2'x2'. PROVIDE VINYL COVERED PANELS IN KITCHEN AREA.

equipment schedule

equipment	model
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

Room Finish Schedule

Room	Floor	Base	Wall	Ceiling	Remarks
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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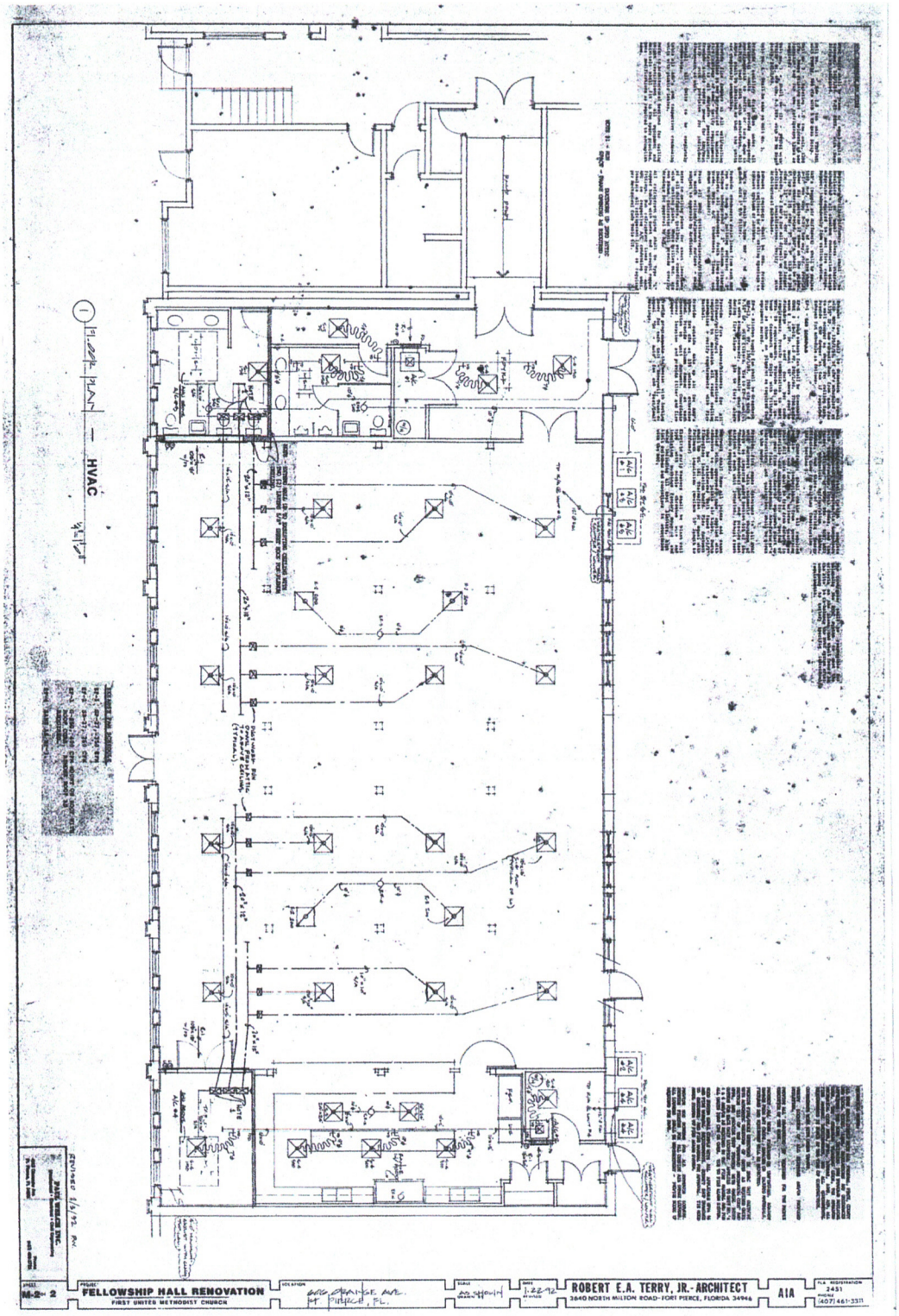
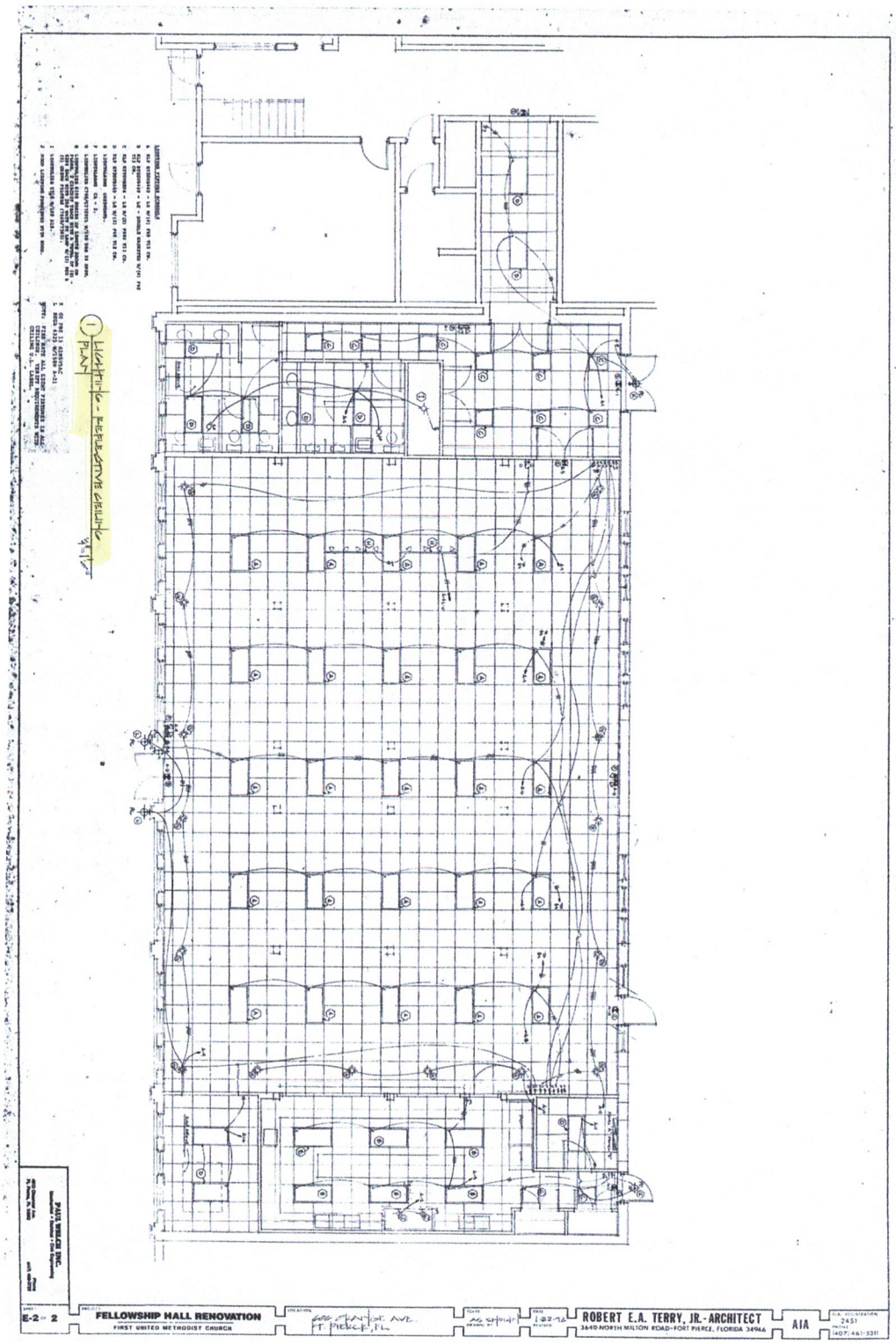
[illegible]

ROBERT E.A. TERRY, JR. - ARCHITECT AIA
9949 NORTH MILTON ROAD - FORT PIERCE, FLORIDA 34946
(407) 461-3331

1 FLOOR PLAN — PLUMBING
PLUMBING RISER #2
PLUMBING RISER #1
RISER #1
WATER RISER #1
WATER RISER #2
RISER #2
SECTION
GREASE TRAP DETAIL
M-1 2
FELLOWSHIP HALL RENOVATION
FIRST UNITED METHODIST CHURCH
605 ORANGE AVE.
FT. PIERCE, FL.
1-22-91
ROBERT E.A. TERRY, JR.-ARCHITECT
3640 NORTH MILTON ROAD-FORT PIERCE, FLORIDA 34946
AIA
2451
(407) 461-2311


1 FLOOR PLAN - HVAC
REVISED 6/5/92 RV
M-2- 2
FELLOWSHIP HALL RENOVATION
FIRST UNITED METHODIST CHURCH
ROBERT E.A. TERRY, JR.- ARCHITECT
3840 NORTH HILTON ROAD- FORT PIERCE, FLORIDA 34946
AIA
2451
(407)461-3311

1 FLOOR PLAN ELECTRICAL
PANEL "A" (240 VOLT 1 PHASE 3 WIRE)
PANEL "B" (120/208 VOLT 3 PHASE 4 WIRE)
ELECTRICAL DISTRIBUTION
E-1 of 2
FELLOWSHIP HALL RENOVATION
FIRST UNITED METHODIST CHURCH
661 ORANGE AVE.
FT. PIERCE, FL.
1-22-92
ROBERT E.A. TERRY, JR.- ARCHITECT
3640 NORTH MILTON ROAD-FORT PIERCE, FLORIDA 34946
AIA
(407) 461-3311



1 LIGHTING PLAN

LIGHTING - REFLECTIVE CEILING PLAN

E-2 of 2

FELLOWSHIP HALL RENOVATION
FIRST UNITED METHODIST CHURCH

LOCATION: 600 S. Indian River Ave. Ft. Pierce, FL.

SCALE: AS SHOWN

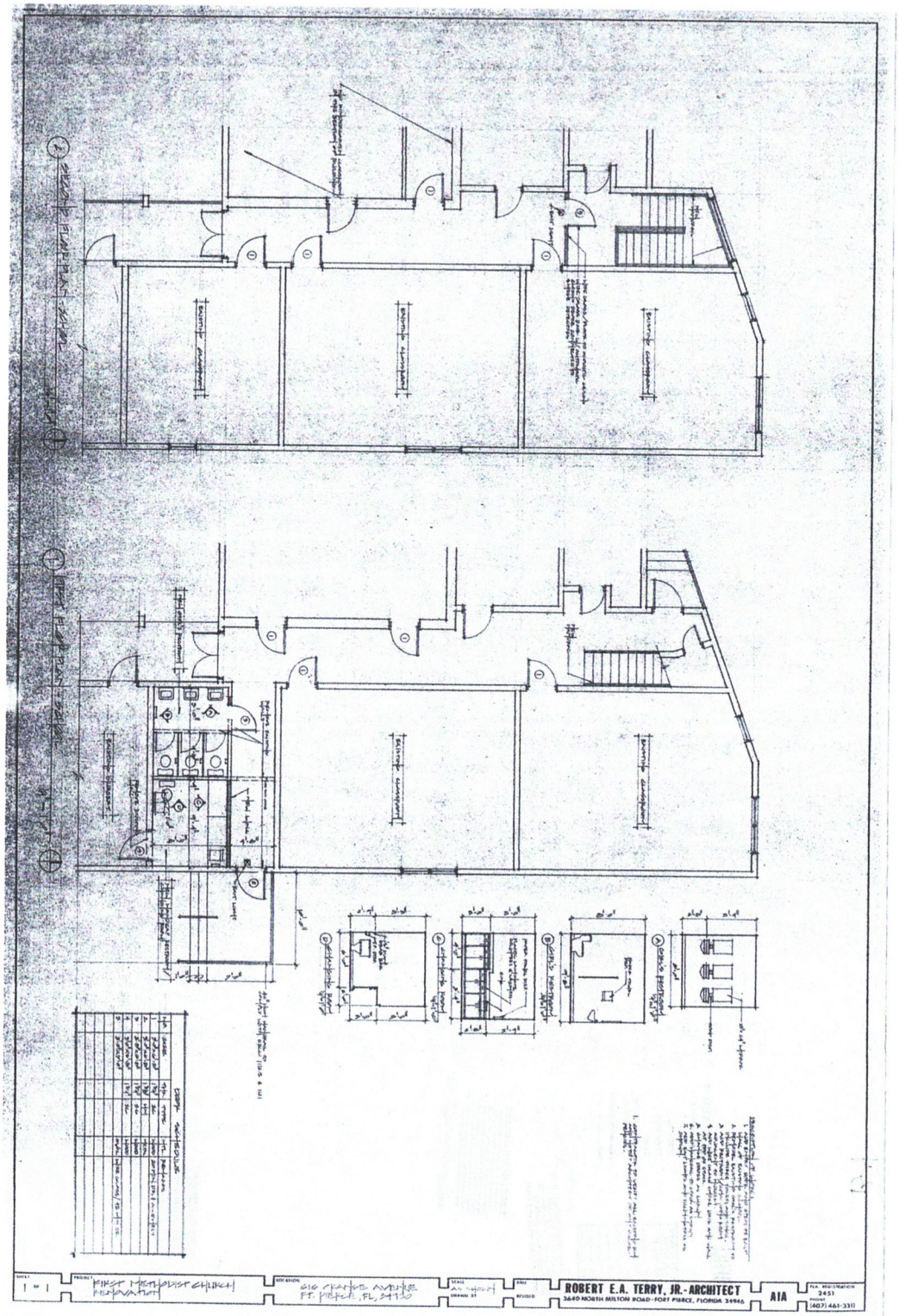
DATE: 1-22-14

ROBERT E.A. TERRY, JR. - ARCHITECT
3640 NORTH MILTON ROAD - FORT PIERCE, FLORIDA 34946

AIA

FLA. REGISTRATION 2451
PHONE (407) 461-3311

PARTIAL VERSION ONLY



SCALE 1" = 1'

PROJECT FIRST METHODIST CHURCH RENOVATION

LOCATION 616 CHARLES AVENUE FT. PIERCE, FL. 34950

SCALE AS SHOWN

DRAWN ST

REVISED

ROBERT E.A. TERRY, JR.-ARCHITECT
3640 NORTH MILTON ROAD-FORT PIERCE, FLORIDA 34946

AIA

FLA. REGISTRATION 2451

PHONE (407) 461-3311

B-4

CRLC 16
616 Orange Ave
Mike Foster Const, Inc

OFFICE COPY

CITY OF FT. PIERCE
PLAN REVIEW
REVIEWED BY:
BLDG:
DATE:
ELEC:
DATE:
PLMB:
DATE:
MECH:
DATE:

REJECTED
- ☐ Structural/Bldg.
- ☐ Electrical
- ☐ Plumbing
- ☐ Mechanical
- ☐ Gas
- ☐ FL Accms Code
- ☐ FL Energy Code

Please Resubmit Revised Plans.
Date:

condition satisfied
5/3/06
JTH

THESE PLANS AND ALL PROPOSED WORK ARE SUBJECT TO ANY CORRECTIONS REQUIRED BY THE INSPECTORS THAT MAY BE NECESSARY IN ORDER TO COMPLY WITH ALL APPLICABLE CODES.

"REVIEWED FOR CODE COMPLIANCE"

It is the responsibility of the owner / contractor to insure that all trades involved with the work performed to and meet all applicable codes including, but not limited to, plumbing, mechanical, gas and electrical. Florida Building Code, Florida Energy Code and all other applicable codes. In signing, acknowledgement and agreement of the subcontractor is hereby made that he has received from you a copy of Construction Plan that received approval and has received permit number and that he has complied with all requirements of Chapter 1, Section 104.5 Florida Building Code 2004.

Building Official — Date: 5/30/06

FT. PIERCE CITY HALL
REVIEWED FOR COMPLIANCE
SUBJECT TO FIELD INSPECTIONS
SEE ATTACHED REVISOR SHEET
REVIEWED BY:
DATE: 5-31-06

616 Orange Ave

616 Orange Ave.

Planning Board **7. d.**

Meeting Date: 07/13/2022

Re: Site Plan (Development Review and Design Review) - Bev Smith South - 3350 S US HWY 1

Information

SUBJECT:

Site Plan (Development Review and Design Review) - Bev Smith Toyota South - 3350 S. US Highway 1

SUMMARY:

Approval of a Site Plan (Development and Design Review) to construct a 21,162 square foot building expansion to the existing Automobile Sales and Service Facility, including adjacent site improvements consisting of drainage, sanitary and parking lot adjustments.

RECOMMENDATION:

The proposed Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

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

2. Bicycle Parking (bike racks or lockers) shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a).

3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.

4. Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).

5. A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to

the north shall be provided when the site plan for the north parcel is submitted.

6. Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001-000-3) parcels.

7. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 07/07/2022 09:21 PM

Final Approval Date: 07/07/2022

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Vennis Gilmore, Senior Planner

RE: **Site Plan (Development and Design Review) – Bev Smith South Expansion – 22-07000005**
3350 S US Highway 1

BOARD DATE: July 13, 2022

STAFF REPORT

Owner/Applicant: Frank Gonzalez
3350 S. US Highway 1
Fort Pierce, FL 34982

Applicant's Request: Approval of a Site Plan (Development and Design Review) to construct a 21,162 square foot building expansion to the existing Automobile Sales and Service Facility, including adjacent site improvements consisting of drainage, sanitary and parking lot adjustments.

Location(s): 3350 S US Highway 1

Parcel ID: 2427-801-0001-000-3

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC (FP)	RH (FP)/RH (SLC)	GC (FP)/COM,RH (SLC)	GC, BC(FP)/COM (SLC)

Surrounding Zoning:

North	East	South	West
C-3 (FP)	R-5 (FP)/RM-11 (SLC)	C-3 (FP)/CG, RM-11 (SLC)	C-3, I-1(FP)/IL (SLC)

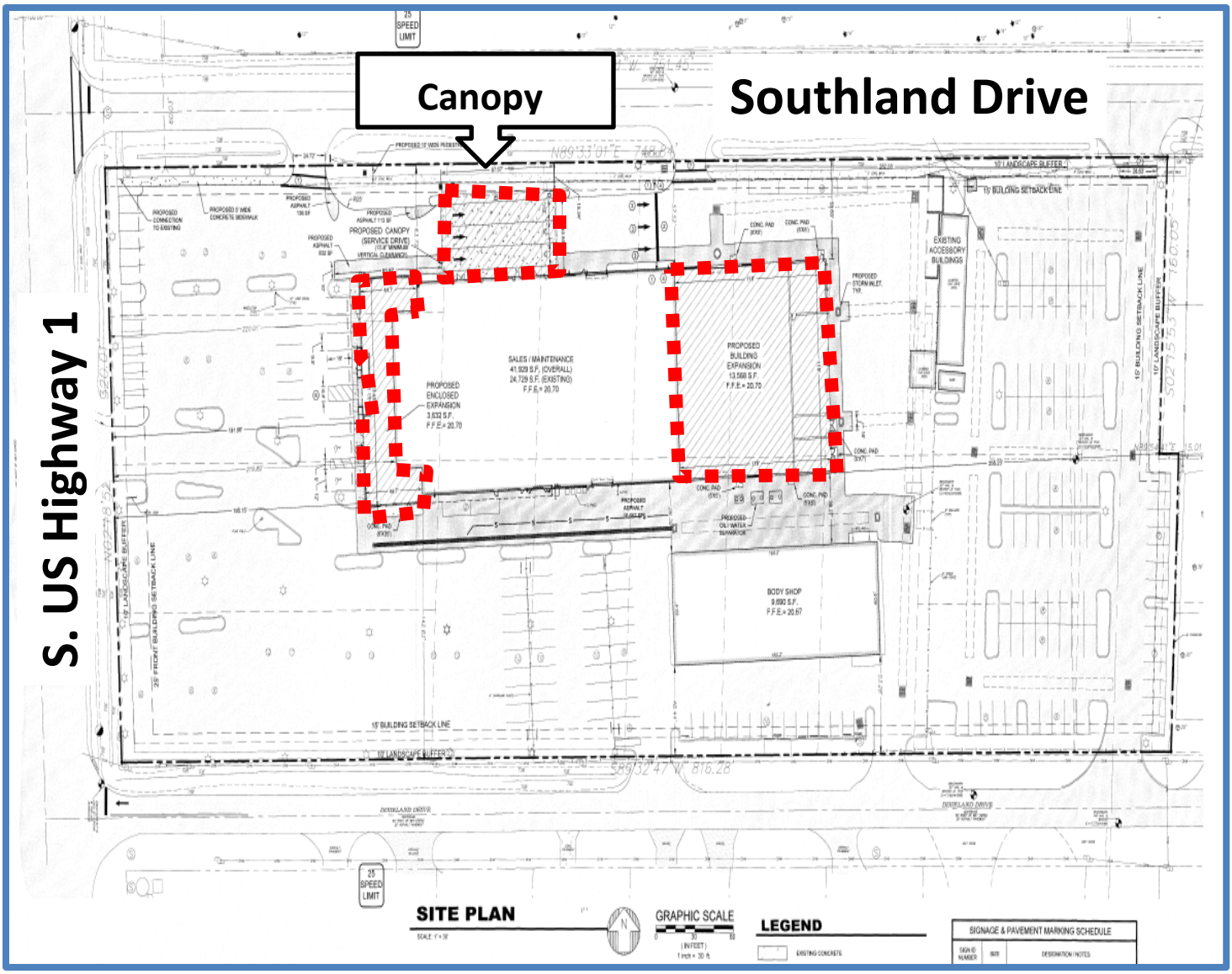
Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct a 21,162 square foot building expansion to the existing Automobile Sales and Service Facility, including adjacent site improvements consisting of drainage, sanitary and parking lot adjustments.

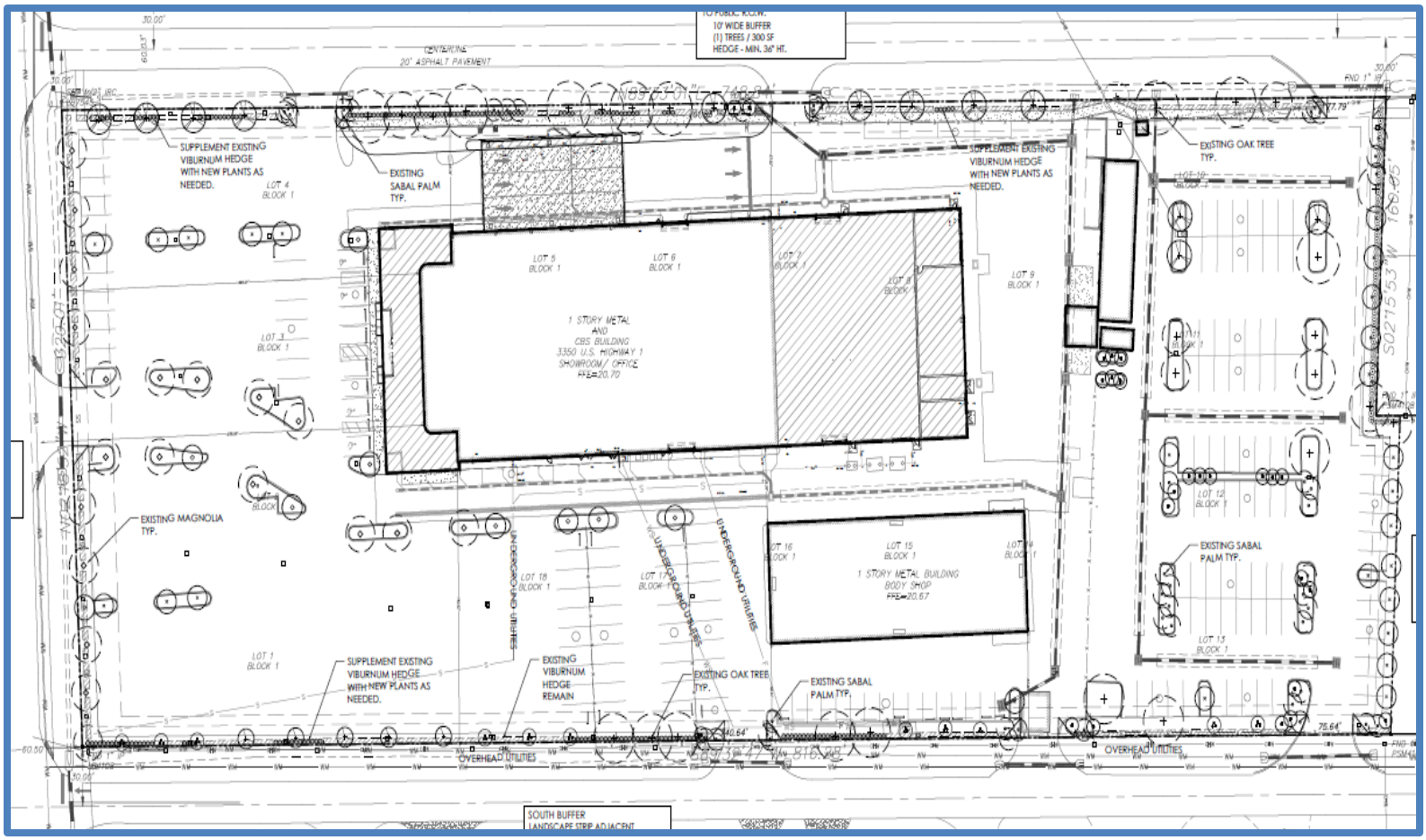
The subject parcel has a total of approximately 6.13 acres. The site is surrounded by commercial businesses and industrial uses to the west and south, vacant property to the north and residential uses to the east. The addition will include an interior expansion to the existing main building, a proposed attached canopy for car services. The eastern side of the addition will be buffered from to the residential uses by an internal parking lot, driveways, and landscaping.



Development Review (Landscaping)

The plant schedule the applicant is proposing consists of a total of (61) trees and (25) palms and (243) shrubs. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees to be planted are (24) Green Buttonwood, (5) East Palatka Holly, (9) Little Gem Magnolia, (11) Crape Myrtles, and (12) Live Oaks.
- Palms to be planted are (25) Sabal Palmetto.
- Shrubs proposed for the site include (59) Clusia and (184) Sweet Viburnum.
- Ground Covers proposed for the site include St. Augustine SOD.
- New Irrigation will be installed.

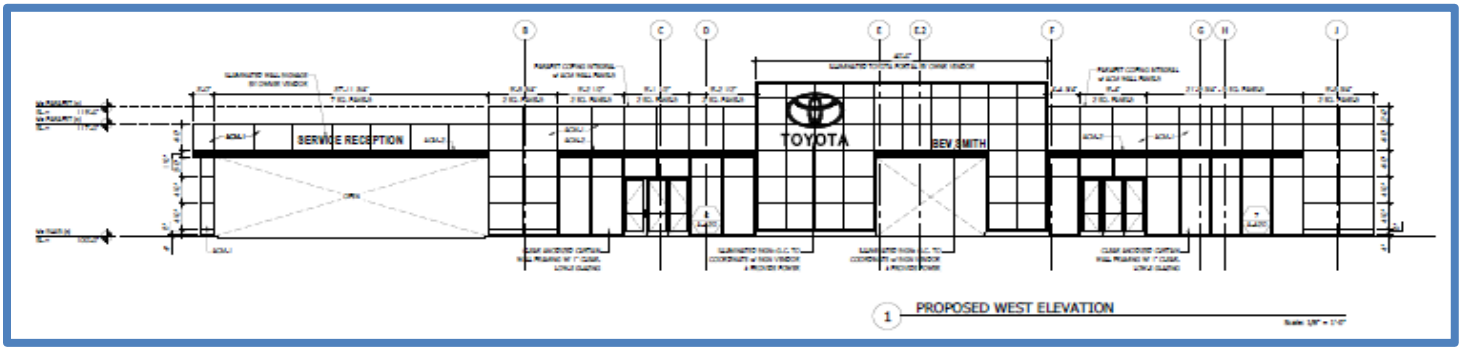


Proposed Landscape Plan

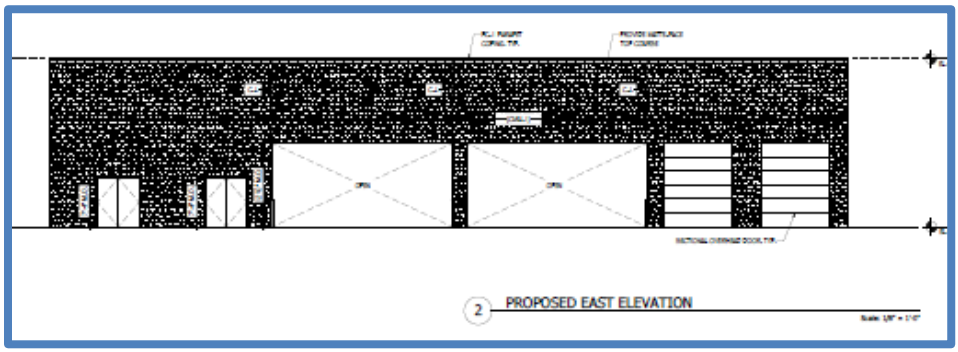
Design Review (Architecture)

The goals of the proposed project are to: expand the showroom and service components of the facility to meet customer demands, to modernize the exterior and interior finishes and aesthetics to be in line with current Toyota design standards, and to create a state-of-the-art facility focused on customer care and experience and a high-quality level of service. The exterior improvements will include removal of the existing EIFS wall finishes across the front of the building and replacement with silver and red ACM wall panels; any EIFS fascia components to remain will be cleaned and modernized (with outdated recesses and edge profiles removed and squared off). The showroom will be expanded to the existing fascia line, and so new exterior glazing systems will be installed, also enhancing the energy efficiency of the facility. A Toyota "entry portal" will be installed in front of the showroom, consistent with Toyota branding standards. The rear service department addition will be comprised of attractive, integrally colored and textured "split-face masonry block." The existing metal building service department will remain and will be painted, in keeping with the showroom EIFS/metal panel and service department addition masonry colors. Proposed colors for the facility are as follows:

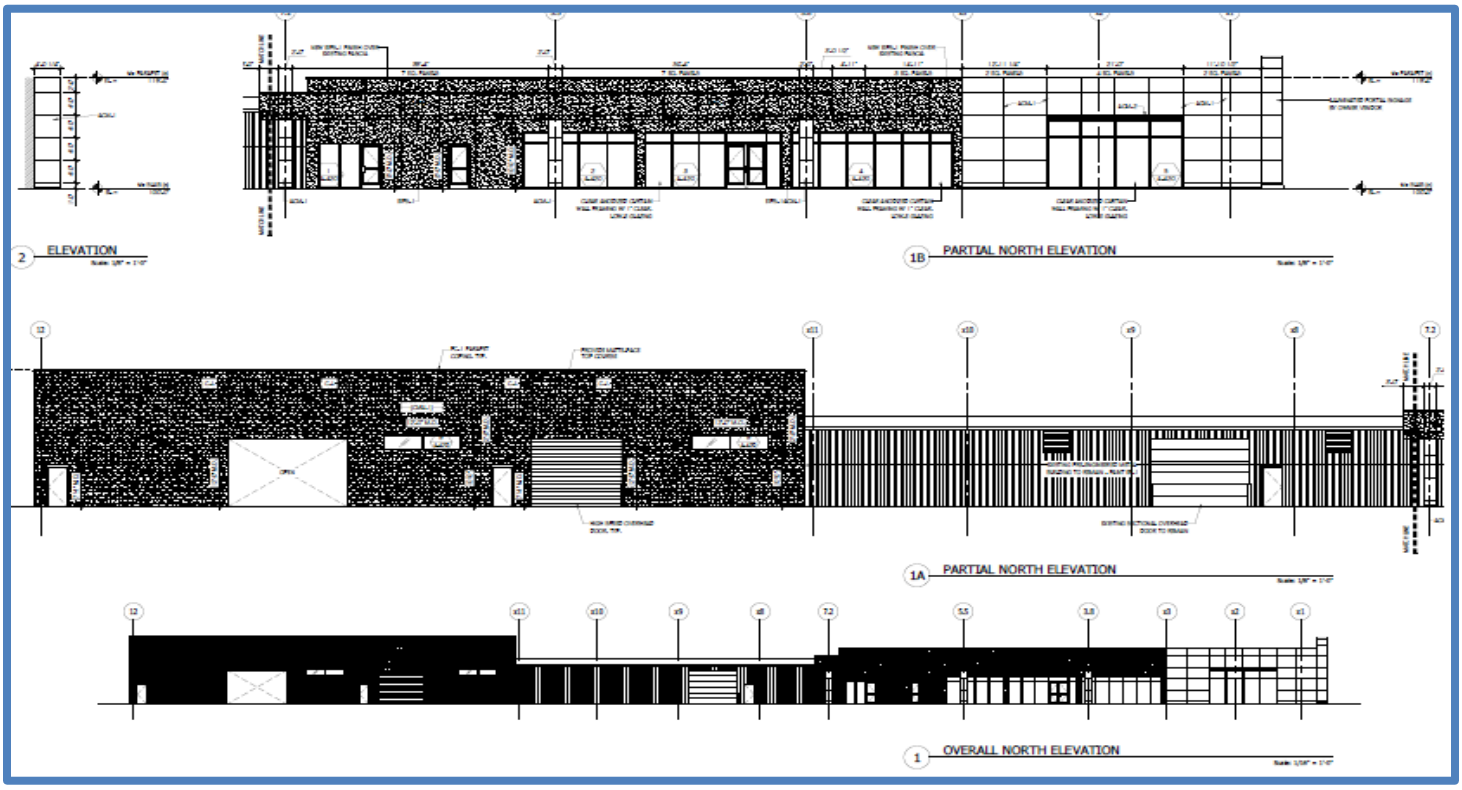
· Toyota Silver ACM wall panels across the showroom and service drive lanes canopy
· Toyota Red ACM panel accent band, used selectively to border the silver wall panels
· Light and medium gray tones for accent paints and split-face CMU masonry



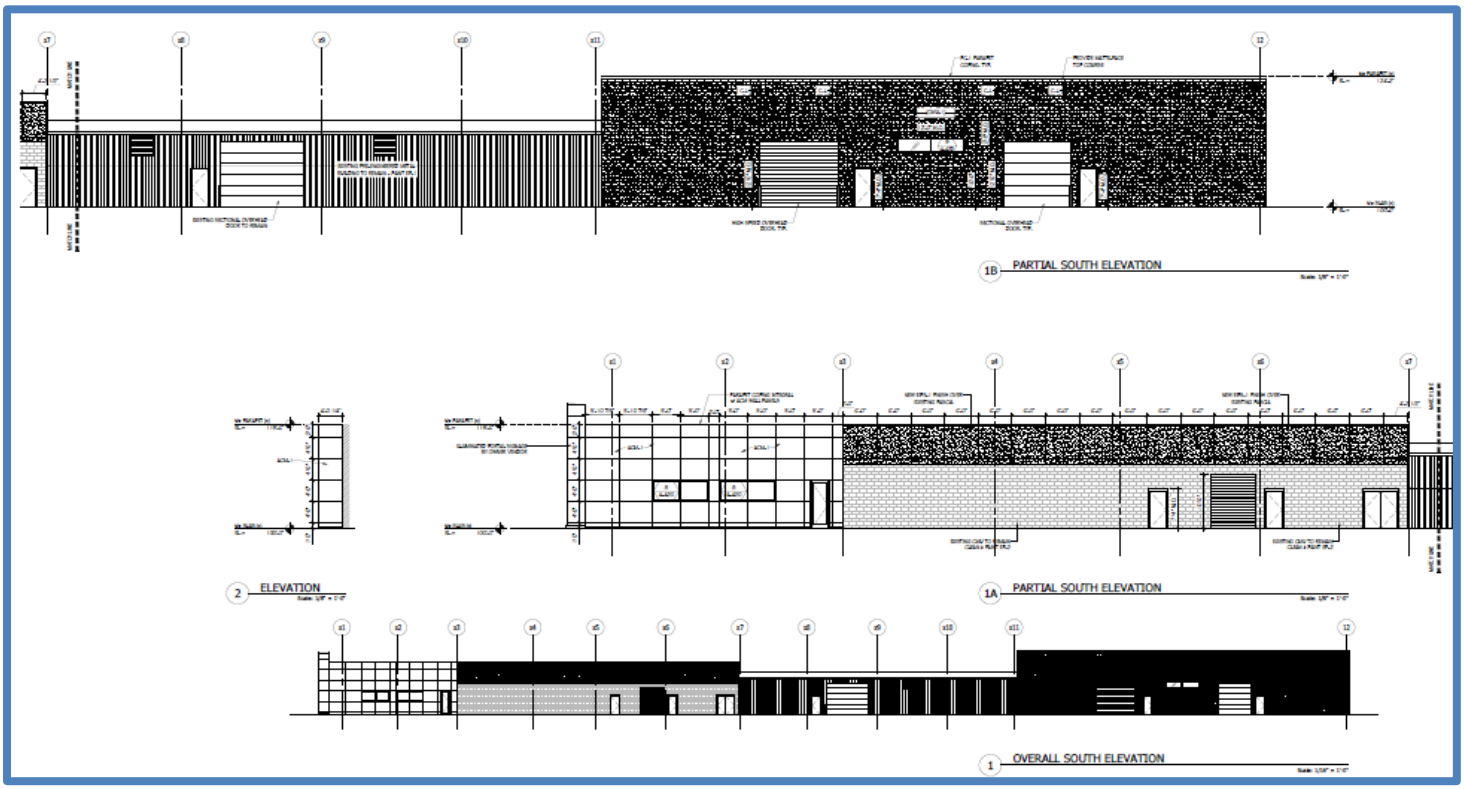
Proposed West Elevation



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation

Technical Review Committee
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation
The proposed Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

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

2. Bicycle Parking (bike racks or lockers) shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a).

3. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. Confirm that the architecture and color scheme of the new structure will match that of the existing structure.

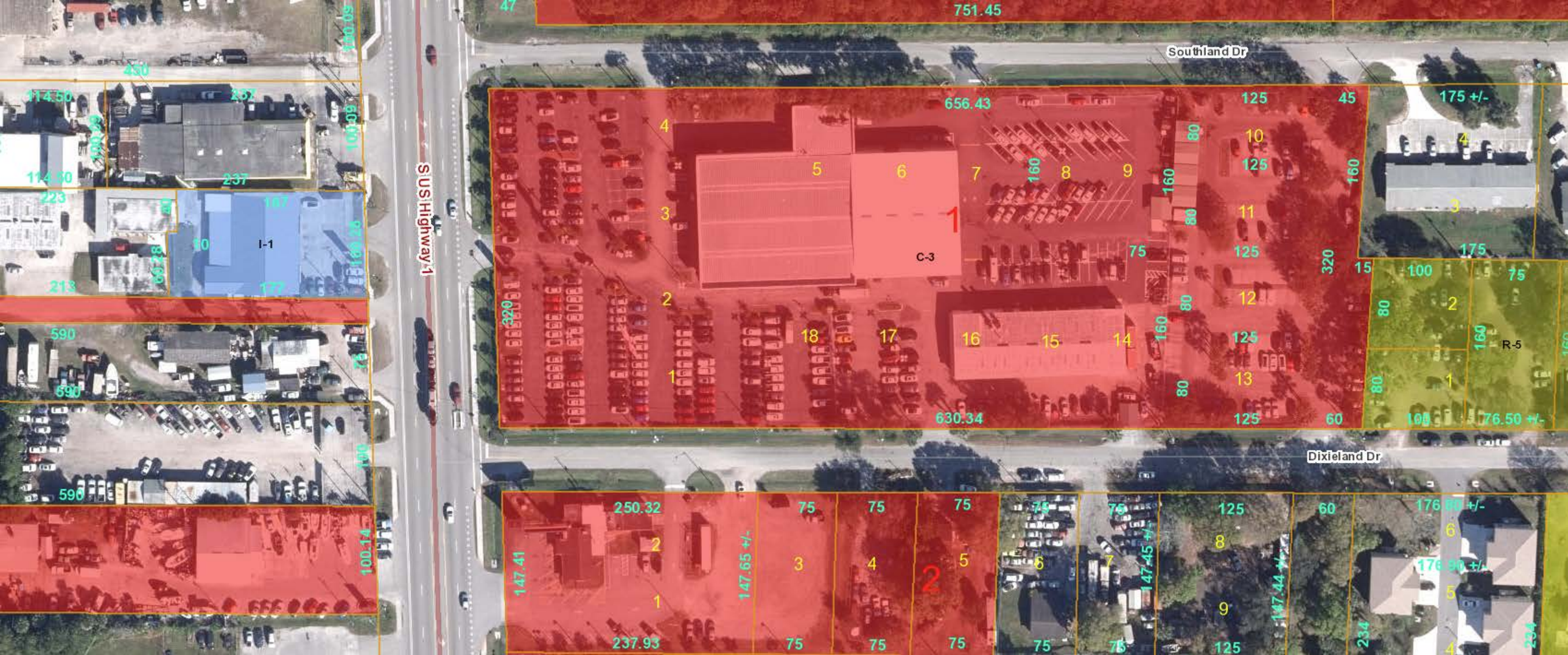
4. Provide sidewalks and sidewalk connections along abutting ROW(s) per City Code Section 125-317 (b).

5. A crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north shall be provided when the site plan for the north parcel is submitted.

6. Provide a Covenant in Lieu of Unity of Title or Shared Parking Agreement between Bev Smith Toyota north (Parcel ID: 2427-421-0002-000-4) and south (Parcel ID: 2427-801-0001-000-3) parcels.

7. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

Southland Dr
S US Highway 1
Dixieland Dr
656.43
630.34
320
GC
BC
RH
751.45
250.32
147.41
147.65 +/-
147.45 +/-
147.44 +/-
176.50 +/-
176.80 +/-
175 +/-
175
450
114.50
237
223
213
177
590
596
100.14


Southland Dr
S US Highway 1
Dixieland Dr
C-3
I-1
R-5
656.43
630.34
751.45
250.32
237.93
147.41
147.65 +/-
147.45 +/-
147.44 +/-
176.80 +/-
176.90 +/-
175 +/-
176.50 +/-
100.14
130.09
114.50
237
223
213
590
430

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Planning Department

FROM: Selena Griffett, P.E. – Project Engineer

THRU: John Andrews, P.E. – City Engineer

RE : Bev Smith Toyota South
Site Plan 22-07000005 (2nd Resubmittal)

DATE : May 23, 2022

This is to advise you that we have completed the review of the following documents as received by this office on May18, 2022:

☐ Development Permit Compliance Review ☒ Site Plan

☐ Construction Drawings ☐ Test Reports & Related Documents

☐ Executed Construction Contract ☐ Record Drawings

☐ Permits

Based on our reviews and appropriate site final inspection, we

☒ Recommend ☐ Do Not Recommend

☐ Variance Approval ☒ Site Plan Approval ☐ DPCR Approval ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for Engineering Comments

Advisory: Catch Basin #10 shows E Inv at 114.69 on plan and survey. And culvert approximately 420' east of property corner on Dixieland shows east invert at 14.2', survey shows invert at 17.17 (17.2).

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

May 2022

TECHNICAL REVIEW PROJECT # 22-07000005
Site Plan & Design Review Bev Smith Toyota South (2nd submittal)

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater services currently serve the subject property. Change in usage may require additional capacity and fees may apply. For a change in service please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

May 19, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 19, 2023
THIS LETTER IS NOT A PERMIT APPROVAL

Bill Pittsley
MBV Engineering
1835 20th Street
Vero Beach, FL 32960

Dear Bill Pittsley:
RE: Pre-application Review for **Category Safety Upgrade,** Pre-application Meeting Date: **May 12, 2022**
St. Lucie County - Fort Pierce; SR 5; Sec. # 94010000; MP: 10; Access Class - 5;
Posted Speed - 45; SIS - No; Ref. Project:

Request: Use existing full access driveway on the east side of SR 5 approximately 160 feet south of the north property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Bev Smith Toyota – 3350 US-1, Fort Pierce, FL 34982**
Property Owner: **NSS Acquisition Corp.**; Parcel Size: **6 Acres**
Development Size: **Dealership - 24,729 SF Existing, 17,200 SF Expansion, 7,329 SF Recon Center Building**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 30 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **Any driveway on the side street shall be 50 feet from the FDOT right-of-way line.**

Comments:
- **St. Lucie County must be the permit applicant for work on FDOT right-of-way at the connection with Southland Drive.**
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-05-19\2. 94010000 MP 10 SR 5_Bev Smith Toyota\94010 MP 10 SR 5_Bev Smith Toyota.docx

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

May 11, 2022

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

Subject: Bev Smith Toyota - (3350 US Hwy. 1)
Saint Lucie County, Florida
Engineer's Project Number: 20-0424

Dear Mr. Gilmore,

Enclosed you will find (3) revised sets of plans, (3) sets of updated surveys, and (3) copies of new and existing water estimates. This information has been provided in accordance to your comment letter dated April 25, 2022. The following are our responses:

FORT PIERCE PLANNING DEPARTMENT

1. Revise setback data. Sheet C4 and C5 includes various inconsistencies within the site data and the depicted setbacks on the site, see the following:
   - Sheet C4
     - Front setback as 191.66', Data Table states 192.00'. **Table updated.**
   - Sheet C5 states 195.15'
     - Side setback on Data Table states 64ft, Sheet C5 shows 48.44' **Table updated.**
     - Side setback on Data Table states 18ft, Sheet C5 shows 57.52' **Table updated.**
     - Rear setback on Data Table states 373ft, Setback not labeled on Site Plan (Sheet C5). **Table updated and plan updated.**

2. Revise verbiage to be lot coverage rather than building coverage**. Table updated.**

3. Provide setback location of the "covered car care area".
   - Please note, it appears that the covered car care area does not meet the necessary setback requirement. **The covered car care area has been proposed as removed on DEMO plan. Plan set updated accordingly.**

4. Provide sidewalk connections along abutting ROW(s). **Refer to updated site plan.**

5. Provide crosswalk from Bev Smith Toyota's south parcel to the proposed employee parking to the north. **This will be included in the NORTH parcel plans.**

6. Provide shared parking agreement between Bev Smith Toyota North and South. **This is the same company operator on property owned by the same entity.**

7. Clarify the employee parking.
   - It appears the development has employee parking for the north parcel as well as the south. Clarify the number of employee parking for each development. **See revised plan for NORTH project.**

C-3 Zoning District	REQUIRED BY CODE	PROPOSED	COMMENTS
SETBACKS			
Front Yard	The minimum depth of the front yard will be 25 feet. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of- way or residential district shall be 15 feet.	-	Provide consistency
Rear Yard Side Yard		-	Provide consistency
Lot Coverage	Buildings shall not cover more than 60 percent of the lot area.	18.97%	Revise verbiage to be lot coverage rather than building coverage.

FORT PIERCE ENGINEERING DEPARTMENT

1. Southland Drive is owned and maintained by St. Lucie County. Please coordinate with SLC for driveway and drainage permits. **Acknowledged.**

2. A permit from FWC (gopher tortoises) and SFWMD (wetland impacts) will be required. **Acknowledged. This comment appears to apply to the NORTH parcel, as there are no wetlands or tortoise on the South parcel. It is fully paved.**

3. Survey Sheets - check matchlines some references are incorrect. **See updated survey for clarified match lines.**

Plan Sheets:

Sheet C6:

1. Coordinate existing storm inverts with survey data there appear to be some inconsistencies and/or discrepancies. **The existing storm information is obtained from the survey. We are not seeing any discrepancies.**

2. Exfiltration Trench detail shows specific elevations, are these elevations valid for the entire system? Suggest adding a note to refer to structure data for inverts/elevations. **Detail has been revised to remove elevations to avoid any confusion.**

Sheet C7:

1. Section D-D 15' from fence line - what is the slope and is it drivable? **This comment appears to be from another project as there is no Section D-D on this set of plans.**

Sheet C12:

1. Details are 2012 FDOT, please update to current details. **FDOT no longer publishes these details since 2012, but are still applicable to today's standards.**

2. Where are " wattles" on the plan? **As the plan indicates, Wattles are a synthetic straw bale utilized in swales, often with roadway projects. These are a standard detail template that includes everything that may be utilized for erosion control as applicable to the project.**

3. Add the following to the Erosion and Sedimentation Control Notes: **Refer to revised plans.**

   (a) *The city engineering department shall make inspections as hereinafter required and notify the building official upon inspection approval or if the work fails to comply with the erosion and sediment control plan as approved to request a stop-work order. Plans for grading/ stripping/ excavating/ and filing work bearing the stamp of approval of the city engineer shall be maintained at the site during the duration of the work. To obtain inspections/ the permittee shall notify. The city engineering*

department at least two working days before the following:
(1) Start of construction;
(2) Installation of sediment and erosion measures;
(3) Completion of site clearing;
(4) Completion of rough grading;
(5) Completion of final grading;
(6) Close of the construction season;
(7) Completion of final landscaping.

(b) The permittee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved erosion and sediment control plan. The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.

(c) The city engineer of his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.

FORT PIERCE CODE ENFORCEMENT DIVISION
Maybe forthcoming.

FORT PIERCE BUILDING DEPARTMENT

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review. **Acknowledged.**

3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition. **Acknowledged.**

6. Must meet the following Accessibility requirements: **Acknowledged.**
   - Accessible route
   - Handicapped parking spaces
   - Means of egress

7. Change of Use required: **Acknowledged.**
   - To include a signed and sealed Life Safety Plan
   - To include a signed and sealed detailed comprehensive building plan

10. Building Permit required. **Acknowledged.**

11. Signed and sealed construction drawings required. **Acknowledged. Building Plans submitted separately from this review.**

12. Will need to meet the Fire Code. **Acknowledged.**

13. Sprinkler system is required. **Acknowledged.**

14. Smoke alarm system is required. **Acknowledged.**

Additional: Change of Use may be required. **Acknowledged. If there is a change of use, does it affect the site plan review?**

FORT PIERCE POLICE DEPARTMENT
The Fort Pierce Police Department has reviewed the above reference project and we do not have any comments or concerns. **Acknowledged.**

FORT PIERCE UTILITY AUTHORITY
W/WW Eng: Concept approved
Please provide the anticipated additional water consumption associated with the building addition and car wash. **See attached water service estimate for existing and proposed conditions, including the car wash.**

The sand oil separator must meet the requirements of standard detail S-14.
Acknowledged. Detail S-14 provided on plans. MEP Engineer is also aware of the requirements.

Electric & Gas Eng: Approved
Acknowledged.

ST. LUCIE COUNTY PUBLIC WORKS
1. The revised plan shows no changes to access or improvements within the Right-of-way. Please confirm. **That is correct. The revised NORTH plans will provide for a crosswalk between parcels.**

2. Please coordinate with the County regarding the 5-foot sidewalk requirements for Dixieland Drive. **Per discussion at City of Fort Pierce TRC meeting, Mr. Hays stated that a sidewalk will not be required along Dixieland Drive.**

3. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org. **Acknowledged.**

ST. LUCIE COUNTY SCHOOL DISTRICT

The St. Lucie County School District has reviewed the above reference project and we do not have any comments or concerns. **Acknowledged.**

ST. LUCIE COUNTY FIRE DISTRICT

Site Plan Approved with conditions:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com. **An application was submitted on March 3, 2022.**

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

3. Please send the Fire District electronic plans for the site and buildings. **Plans shall be submitted to the Fire Department as requested.**

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. **Acknowledged. Is this required under the Building Plans review or Site Plan review?**

5. 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". **Acknowledged. This shall be coordinated via the Fire Department plans review.**

6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all- weather driving surface. **Acknowledged.**

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

8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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. **Acknowledged. Note has been added to canopy – car care area.**

9. 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. **If this is required for Building Approval, it shall be addressed via Building Plans review by Architect and Contractor.**

ST. LUCIE COUNTY PLANNING

- Provide sidewalk links along abutting ROW(s). **See updated plans.**

FLORIDA DEPARTMENT OF TRANSPORTATION

A Pre-Application meeting is necessary before the applicant can apply for a permit from the Department for access close to State Road A1A. The applicant should contact FDOT to request an access Pre-Application meeting to coordinate the proposed connection. **Acknowledged. A meeting has been requested.**

Should you have any questions regarding the above subject, please do not hesitate to reach out to our office at any time.

Sincerely,

William Pittsley
Project Manager

WP/ag

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

Project Narrative – DEVELOPMENT REVIEW

This project proposes improvements to the existing building and associated site infrastructure.

The proposed building improvements include interior renovations, enclosure of the front covered patio, building expansion at the rear to expand vehicle service bays and add car washing and detailing bays. It also includes the demolition of existing covered service drive and construction of a new covered service area.

Proposed site improvements include modification to the underground stormwater system, to include new exfiltration trench to replace the removal of existing for the building expansion at the rear of building. A sand/ water separator is proposed to address the requirements of the car wash facility, designed in accordance with FPUA standards. Existing utilities shall service this facility. The site is already landscaped and is well maintained.

The facility hours shall remain as currently published on their website:

- Monday – Saturday 7:00am – 8:00pm
- Sunday 10:00am – 5:00pm

The dealership is proposing to place customer service trailers in the existing parking lot for the duration of the construction project, approximately 12-14 months. An exhibit is enclosed for reference.

No new access points are proposed.
No new utility connections are proposed.

PENNEY DESIGN GROUP

TO: City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: Bev Smith Toyota
3350 South US Highway 1
Fort Pierce, FL 34982

DATE: **MARCH 4, 2022**

To Whom it May Concern:

This letter represents our design intent for the proposed renovations and additions to the above referenced existing facility.

The project site is on the east side of US Highway 1, approximately 2 miles south of Virginia Avenue/Florida Route 70. Today, the existing Bev Smith Toyota facility occupies the site, featuring a showroom for new vehicle sales, service department for vehicle service, an un-enclosed canopy for service customer vehicle drop-off, and associated office, equipment, and support spaces. The design and aesthetics – both interior and exterior – of the existing facility are outdated, in line with Toyota's past design standards from the early 1990s.

The goals of the proposed project are to: expand the showroom and service components of the facility to meet customer demands, to modernize the exterior and interior finishes and aesthetics to be in line with current Toyota design standards, and to create a state-of-the-art facility focused on customer care and experience and a high-quality level of service.

The exterior improvements will include removal of the existing EIFS wall finishes across the front of the building and replacement with silver and red ACM wall panels; any EIFS fascia components to remain will be cleaned and modernized (with outdated recesses and edge profiles removed and squared off). The showroom will be expanded to the existing fascia line, and so new exterior glazing systems will be installed, also enhancing the energy efficiency of the facility. A Toyota "entry portal" will be installed in front of the showroom, consistent with Toyota branding standards.

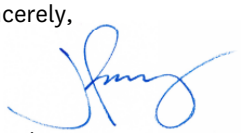
The rear service department addition will be comprised of attractive, integrally-colored and textured "split-face masonry block." The existing metal building service department will remain and will be painted, in keeping with the showroom EIFS/metal panel and service department addition masonry colors.

Proposed colors for the facility are as follows:

- Toyota Silver ACM wall panels across the showroom and service drive lanes canopy
- Toyota Red ACM panel accent band, used selectively to border the silver wall panels
- Light and medium gray tones for accent paints and split-face CMU masonry

Please do not hesitate to reach out with any comments or questions.

Sincerely,



Jonathan J. Penney, AIA
Penney Design Group, LLC
FL License No. AR97071

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

May 11, 2022

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

Subject: Bev Smith Toyota - (3350 US Hwy. 1)
Saint Lucie County, Florida
Engineer's Project Number: 20-0424

Dear Mr. Gilmore,

Enclosed you will find (3) revised sets of plans, (3) sets of updated surveys, and (3) copies of new and existing water estimates. This information has been provided in accordance to your comment letter dated April 25, 2022. The following are our responses:

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13. Sprinkler system is required. **Acknowledged.**

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FORT PIERCE UTILITY AUTHORITY
W/WW Eng: Concept approved
Please provide the anticipated additional water consumption associated with the building addition and car wash. **See attached water service estimate for existing and proposed conditions, including the car wash.**

The sand oil separator must meet the requirements of standard detail S-14.
Acknowledged. Detail S-14 provided on plans. MEP Engineer is also aware of the requirements.

Electric & Gas Eng: Approved
Acknowledged.

ST. LUCIE COUNTY PUBLIC WORKS
1. The revised plan shows no changes to access or improvements within the Right-of-way. Please confirm. **That is correct. The revised NORTH plans will provide for a crosswalk between parcels.**

2. Please coordinate with the County regarding the 5-foot sidewalk requirements for Dixieland Drive. **Per discussion at City of Fort Pierce TRC meeting, Mr. Hays stated that a sidewalk will not be required along Dixieland Drive.**

3. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org. **Acknowledged.**

ST. LUCIE COUNTY SCHOOL DISTRICT

The St. Lucie County School District has reviewed the above reference project and we do not have any comments or concerns. **Acknowledged.**

ST. LUCIE COUNTY FIRE DISTRICT

Site Plan Approved with conditions:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com. **An application was submitted on March 3, 2022.**

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

3. Please send the Fire District electronic plans for the site and buildings. **Plans shall be submitted to the Fire Department as requested.**

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. **Acknowledged. Is this required under the Building Plans review or Site Plan review?**

5. 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". **Acknowledged. This shall be coordinated via the Fire Department plans review.**

6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all- weather driving surface. **Acknowledged.**

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

8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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. **Acknowledged. Note has been added to canopy – car care area.**

9. 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. **If this is required for Building Approval, it shall be addressed via Building Plans review by Architect and Contractor.**

ST. LUCIE COUNTY PLANNING

- Provide sidewalk links along abutting ROW(s). **See updated plans.**

FLORIDA DEPARTMENT OF TRANSPORTATION

A Pre-Application meeting is necessary before the applicant can apply for a permit from the Department for access close to State Road A1A. The applicant should contact FDOT to request an access Pre-Application meeting to coordinate the proposed connection. **Acknowledged. A meeting has been requested.**

Should you have any questions regarding the above subject, please do not hesitate to reach out to our office at any time.

Sincerely,

William Pittsley
Project Manager

WP/ag

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 3350 SOUTH US HIGHWAY 1 FORT PIERCE, FL, 34982

Parcel ID #(s) 2427-801-0001-000-3, 2427-801-0103-000-8

Project description PROPOSED BUILDING EXPANSION TO THE EXISTING FACILTY. INCLUDING ADJACENT SITE IMPROVEMENTS- DRAINAGE, SANITARY AND PARKIG LOT ADJUSTMENTS.

FRANK GONZALEZ	FRANK GONZALEZ
Property Owner(s)	**Applicant/Representative, Title, Company**
3350 SOUTH US HIGHWAY 1	3350 SOUTH US HIGHWAY 1
Street Address	Street Address
FORT PIERCE FL 34982	FORT PIERCE FL 34982
City State Zip	City State Zip
561-818-2847	561-818-2847
Phone Number	Phone Number
FGONZALEZ@BEVSMITHAUTOMOTIVE.COM	FGONZALEZ@BEVSMITHAUTOMOTIVE.COM
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18 day of January, 2022, by Frank X. Gonzalez who is personally known to me or has produced _____ as identification.

Signature of Notary

JANICE FREY
MY COMMISSION # GG 338050
(seal) EXPIRES: April 3, 2022
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
☐ Site Plan	☐ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 21,145 Residential: Proposed Units:_____

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

North	South	East	West
VACANT	RESTAURANT	RESIDENTIAL	US1 CORRIDOR

Application Outlook

Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 3350 SOUTH US HIGHWAY 1 FORT PIERCE, FL, 34982

Parcel ID #(s) 2427-801-0001-000-3, 2427-801-0103-000-8

Project description PROPOSED BUILDING EXPANSION TO THE EXISTING FACILTY. INCLUDING ADJACENT SITE IMPROVEMENTS- DRAINAGE, SANITARY AND PARKIG LOT ADJUSTMENTS.

FRANK GONZALEZ	FRANK GONZALEZ
Property Owner(s)	**Applicant/Representative, Title, Company**
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TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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Choose Application Type:

Application Type		
☐ Site Plan	☐ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 21,162 Residential: Proposed Units:_____

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

North	South	East	West
VACANT	RESTAURANT	RESIDENTIAL	US1 CORRIDOR

Application Outlook

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- N/A ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- N/A ☐ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- N/A ☐ Traffic Impact Report
- ☐ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 3350 SOUTH US HIGHWAY 1 FORT PIERCE, FL 34982

Parcel ID #(s) 2427-801-0001-000-3, 2427-801-0103-000-8

Project Description PROPOSED BUILDING EXPANSION TO THE EXISTING FACILTY. INCLUDES ADJACENT SITE IMPROVEMENTS- DRAINAGE, SANITARY SEWER AND PARKING LOT ADJUSTMENTS.

Property Owner(s)	Applicant/Representative, Title, Company
FRANK GONZALEZ	FRANK GONZALEZ
3350 SOUTH US HIGHWAY 1	3350 SOUTH US HIGHWAY 1
Street Address	Street Address
FORT PIERCE FL 34982	FORT PIERCE FL 34982
City State Zip	City State Zip
561-818-2847	5618182847
Phone Number	Phone Number
FGONZALEZ@BEVSMITHAUTOMOTIVE.COM	FGONZALEZ@BEVSMITHAUTOMOTIVE.COM
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18 day of January, 20 22 by Frank X. Gonzalez who is personally known to me or has produced _____ as identification.

Signature of Notary

JANICE FREY
MY COMMISSION # GG 338050
EXPIRES: April 3, 2022
Bonded Thru Notary Public Underwriters
SEAL

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT	GC	C-3
South	RESTAURANT	GC	C-3
East	RESIDENTIAL - MULTI-FAMILY	RH	C-3
West	US-HWY 1	N/A	N/A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	24,712	6.03	X
****Proposed**	GC	C-3	41,929	6.03	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 5,241
Demand Analysis	Maximum 10,000
Current Zoning/FLU	Total gallons per day 3,089
**Proposed Zoning/FLU	Total gallons per day 5,241
**Change in Demand	Total gallons per day 2,152

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 5,241
Demand Analysis	Maximum 10,000
Current Zoning/FLU	Total gallons per day 1500
**Proposed Zoning/FLU	Total gallons per day 2500
**Change in Demand	Total gallons per day 1000

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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

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

Impact	Under the proposed conditions of this application, the impervious area is reduced.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	86	64.7
****Proposed Zoning/FLU**	124	110
***Change in Demand**	Trips 38	Trips 45
Impact to Capacity	INCREASED DAILY TRIPS	

IV. Project Description

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
AUTOMOTIVE SALES/ SERVICE EXPANSION	1	17,217	0.40	JUNE 2022	JUNE 2023

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? 24,712

2. What is the current use of the structure to be demolished or re-used? AUTOMOTIVE

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☑ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: 86 AADT CREDITS

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

Michelle Franklin

Certified Florida Appraiser

✖ Close Property Card

Basic Info | Buildings | Features/Yard Items | Values | Sales | Permits | Tax Estimate/Tools | Property Card

Property Identification

Site Address: 3350 S US HIGHWAY 1
Sec/Town/Range: 27/35S/40E
Parcel ID: 2427-801-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 2700
Account #: 32084
Map ID: 24/27S
Zoning: General Co

Ownership

NSS Acquisition Corp
3350 S US Highway 1
Fort Pierce, FL 34982

Legal Description

DIXIELAND S/D-AN UNRECORDED PLAT- SECTION 27-35-40 BLK 1 LOTS 1, 2, 3 AND 4 AND E 47 FT OF ABANDONED R/W ADJ TO SD LOTS ON W AND ALL LOTS 5, 6, 7, 8, 9, 10,11,12, 13,14, 15, 16, 17 AND 18 AND 60 FT VAC ST ADJ ON E-LESS E 15 FT OF N 160 FT OF VAC ST (6.13 AC-266,858 SF) (OR 788-2488: 946-1475: 950-1061: 973-1820:1317-1251: 1365-2529: 1388-114, 120, 122:3580-793: 3587-2215)

Current Values

Just/Market Value:	$4,316,600
Assessed Value:	$4,316,600
Exemptions:	$0
Taxable Value:	$4,316,600

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	31,671
Gross Sketched Area (SF):	43,131
Land Size (acres):	6.13
Land Size (SF):	266,858

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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FILE # 3841820 OR BOOK 3525 PAGE 1149, Recorded 06/05/2013 at 03:26
Doc Tax: $842.80

Prepared by and return to:
Terence P. McCarthy, Esq.
McCarthy, Summers, Bobko, Wood, Norman, Bass & Melby, P.A.
2400 SE Federal Highway, 4th Floor
Stuart, Florida 34994
772-286-1700
File Number: 02164372
Parcel Identification No.: 2427-801-0104-000-5

_____ (space above this line for recording data) _____

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

THIS WARRANTY DEED, made this 30th day of May, 2013, by **Daniel J. Lundstrom and Kathryn M. Lundstrom a/k/a Kathrun M. Lundstrom, husband and wife**, whose post office address is 3271 SE Fairway West, Stuart, Florida 34997 ("Grantor"), to **N.S.S. Acquisition Corp., a Florida corporation d/b/a Bev Smith Toyota**, whose post office address is 3350 South US1, Fort Pierce, Florida 34982 ("Grantee"*):

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2013, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness printed name: Pam Heiges

Witness printed name: Rene Josco

Daniel J. Lundstrom

Kathryn M. Lundstrom

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by Daniel J. Lundstrom and Kathryn M. Lundstrom a/k/a Kathrun M. Lundstrom, husband and wife, who { } is/are personally known or {X} has/have produced a driver's license as identification.

{Notary Seal}

PAM HEIGES
MY COMMISSION # EE 205389
EXPIRES: July 16, 2016
Bonded Thru Notary Public Underwriters

Notary Public

Pam Heiges

Printed Name: _____

My Commission Expires: _____

Exhibit "A"

All of Lot 2, Block 8 of the unrecorded plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida, less the West 100 feet thereof.
AND
The East 75 feet of the following property; from the South 1/4 corner of Section 27, Township 35 South, Range 40 East, run East along the South Line of section aforesaid a distance of 125.12 feet; thence North 2°5' 30" West, parallel with the East right of way line of U.S. Highway No. 1, a distance of 1428.93 feet, thence East along the North line of an existing street, a distance of 768.24 feet to the Point of Beginning, from the Point of Beginning, continue East along the North line of existing street a distance of 176.5 feet, thence North 80 feet, thence West a distance of 176.4 feet; thence South 80 feet to the Point of Beginning. This Parcel 2 being otherwise described as: The East 75 feet of Lot 1, Block 8, of an unrecorded plat of Dixieland Subdivision according to the plat attached to that certain deed recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida.
Excepting therefrom all easements for public roads and telephone and telegraph lines and electric transmissions and distribution lines.

AND

Lots 1 and 2, Block 8, of an unrecorded Plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403, Public Records of St. Lucie County, Florida.

Less and excepting therefrom the property described as follows :

All of Lot 2, Block 8 of the unrecorded plat of Dixieland Subdivision, as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida, less the West 100 feet thereof.
AND
The East 75 feet of the following property; From the South 1/4 corner of Section 27, Township 35 South, Range 40 East, run East along the South Line of section aforesaid a distance of 125.12 feet; thence North 2°5' 30" West, parallel with the East right of way line of U.S. Highway No. 1, a distance of 1428.93 feet, thence East along the North line of an existing street, a distance of 768.24 feet to the Point of Beginning, from the Point of Beginning, continue East along the North line of existing street a distance of 176.5 feet, thence North 80 feet, thence West a distance of 176.4 feet; thence South 80 feet to the Point of Beginning. This parcel 2 being otherwise described as: The East 75 feet of Lot 1, Block 8, of an unrecorded plat of Dixieland Subdivision according to the plat attached to that certain deed recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Excepting therefrom all easements for public roads and telephone and Telegraph lines and electric transmissions and distribution lines.

Return to: (enclose self-addressed stamped envelope)

Name: PHILLIPS & GALE, P.A.
The Historic Boston House
Address: 239 South Indian River Drive
Fort Pierce, Florida 34950
Courthouse Box #59

This Instrument Prepared by:
PHILLIPS & GALE, P.A.
Address: The Historic Boston House
239 South Indian River Drive
Fort Pierce, Florida 34950

Property Appraisers Parcel Identification (Folio) Number(s):
2427-801-0001-000/3

Grantee(s) S.S. #(s): 65-0309521

Gainesville Paper & Printing Co., Inc. 1987

WARRANTY DEED
FROM CORPORATION

Rec Fee $ 10.50
Doc Assump $ _____
Doc Tax $ 9000.00
Int Tax $ _____
Total 9010.50

DOUGLAS DIXON
St. Lucie County
Clerk Circuit Court
By _____
Deputy Clerk

RAMCO FORM 33

1179147

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed *Made and executed the* 30th *day of* April *A.D. 19* 92 *by*
FORT PIERCE TOYOTA, INC.
a corporation existing under the laws of Florida *, and having its principal place of business at* 3350 South U.S. #1, Fort Pierce, Florida 34982

hereinafter called the grantor, to N.S.S. ACQUISITION CORPORATION, a Florida corporation *, whose post office address is* 1210 Northlake Boulevard, Lake Park, Florida 33403

hereinafter called the grantee:

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

Witnesseth: *That the said grantor, for and in consideration of the sum of $* 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in* St. Lucie *County, State of* Florida *, viz:*

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.*

(CORPORATE SEAL)

In Witness Whereof *the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: _____ Secretary
IRVIN L. GRANT

FORT PIERCE TOYOTA, INC.

Signed, sealed and delivered in the presence of:

_____ Witness Signature (as to President)
KENDALL J. PHILLIPS Printed Name

_____ Witness Signature (as to President)
KENNETH S. BEALL, JR Printed Name

_____ President (Signature)
GERALD F. BEAN Printed Name

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GERALD F. BEAN and IRVIN L. GRANT

well known to me known to be the President and Secretary, respectively of Fort Pierce Toyota, Inc., a corporation, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of April, A.D. 1992.

KENNETH S. BEALL, JR.
MY COMMISSION EXPIRES
April 29, 1993
BONDED THRU NOTARY PUBLIC UNDERWRITERS
SEAL

_____ NOTARY SIGNATURE
KENNETH S. BEALL, JR. PRINTED NOTARY SIGNATURE
My Commission Expires:

Personally Known X OR Produced Identification ____
Type of Identification _____

OR BK 0788 PAGE 2488

Return: Gunster, Yoakley, et al (Jack)

Fort Pierce Toyota, Inc. to
N.S.S. Acquisition Corporation
Warranty Deed

LEGAL DESCRIPTION

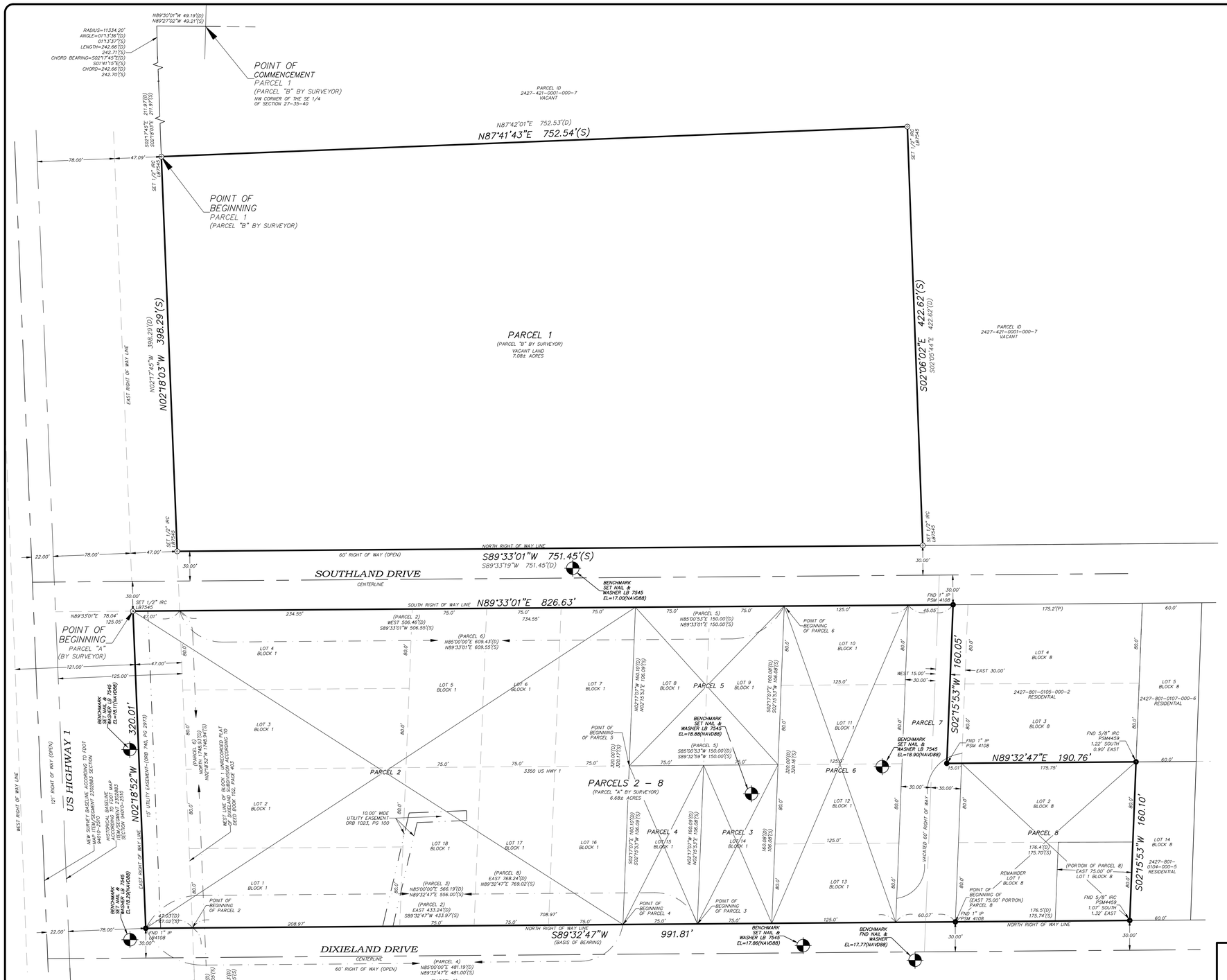
LOTS 1 THRU 7 AND 16 THRU 18 OF BLOCK 1 OF AN UNRECORDED PLAT OF SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, ALSO 47.00 FEET AS MEASURED AT RIGHT ANGLES ADJACENT TO THE WEST END OF LOTS 1 THRU 4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ON THE SOUTH LINE OF SAID SECTION 125.12 FEET; THENCE RUN NORTH PARALLEL WITH THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1, 1428.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED.

THENCE RUN EAST ALONG THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR DIXIELAND DRIVE 433.24 FEET; THENCE RUN NORTH ALONG THE EAST LINE OF LOTS 16 AND 17 OF BLOCK 1 OF DIXIELAND SUBDIVISION 320.00 FEET TO THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SOUTHLAND DRIVE; THENCE RUN WEST ALONG SAID RIGHT-OF-WAY 506.46 FEET TO A POINT THAT IS 78.00 FEET OF THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1 AS MEASURED AT RIGHT ANGLES; THENCE RUN SOUTH PARALLEL WITH THE SAID CENTERLINE OF U.S. HIGHWAY NO. 1, 320.00 FEET TO THE NORTH LINE OF DIXIELAND DRIVE; THENCE RUN EAST 47.03 FEET TO THE POINT OF BEGINNING.

1179147
'92 MAY -5 P3:00

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL



LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
CLF = CHAIN LINK FENCE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	PG. = PAGE
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EDR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

(SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTIONS)

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021
4. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
5. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
6. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
7. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
9. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0189K, DATED FEBRUARY 19, 2020.

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

GRAPHIC SCALE
0' 25' 50'
1" = 50'

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=50'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 1 OF 8

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVEN J. CARTECHINE LICENSE No. 4895 STATE OF FLORIDA

02/08/2022
DATE

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

© I:\Users\SCARTE~1\Appdata\Local\Temp\AcPublish_13424\Plat 20-615.dwt, 2/8/2022 2:34:49 PM, This Drawing is the property of Indian River Survey, Inc. and is not to be used without permission.

LEGAL DESCRIPTION:
(FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL 1:
A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4; THENCE NORTH 89°30'01" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 49.19 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,334.20 FEET, THE CHORD BEARS SOUTH 02°17'45" EAST, 242.65 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 242.66 FEET THROUGH A CENTRAL ANGLE OF 01°13'36"; THENCE SOUTH 02°17'45" EAST, A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 87°42'01" EAST, A DISTANCE OF 752.53 FEET; THENCE SOUTH 02°05'44" EAST, A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 89°33'19" WEST, ALONG THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE, A DISTANCE OF 751.45 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 02°17'45" WEST, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 1 THRU 7 AND 16 THRU 18 OF BLOCK 1 OF AN UNRECORDED PLAT OF SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, ALSO 47.00 FEET AS MEASURED AT RIGHT ANGLES ADJACENT TO THE WEST END OF LOTS 1 THRU 4 MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ON THE SOUTH LINE OF SAID SECTION 125.12 FEET; THENCE RUN NORTH PARALLEL WITH THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1, 1428.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED. THENCE RUN EAST ALONG THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR DIXIELAND DRIVE 433.24 FEET; THENCE RUN NORTH ALONG THE EAST LINE OF LOTS 16 AND 7 OF BLOCK 1 OF DIXIELAND SUBDIVISION 320.00 FEET TO THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SOUTHLAND DRIVE; THENCE RUN WEST ALONG SAID RIGHT-OF-WAY 506.46 FEET TO A POINT THAT IS 78.00 FEET OF THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1 AS MEASURED AT RIGHT ANGLES; THENCE RUN SOUTH PARALLEL WITH THE SAID CENTERLINE OF U.S. HIGHWAY NO. 1, 320.00 FEET TO THE NORTH LINE OF DIXIELAND DRIVE; THENCE RUN EAST 47.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
LOT 14, BLOCK 1, OF THE DIXIELAND SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID SUBDIVISION BEING RECORDED AS A PART OF DEED RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 556.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 15, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION", SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT, (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 14) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 160.08 FEET TO A POINT, (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 14) THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 15, (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 14) THENCE RUN SOUTH 02°12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 160.09 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 4:
KNOWN AS LOT 15, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXIELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1 OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION"; SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT; (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 15) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 160.09 FEET TO A POINT; (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 15), THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 16; (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15) THENCE RUN SOUTH 02° 12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 160.10 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 5:
KNOWN AS LOTS 8 & 9, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXIELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF DIXIELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID DIXIELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXIELAND SUBDIVISION", THENCE RUN NORTH 02°12'07" WEST ALONG SAID EASTERLY LOT LINE A DISTANCE OF 160.10 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 02°12'07" WEST A DISTANCE OF 160.10 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHLAND DRIVE (60' R/W); THENCE RUN NORTH 85°00'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 10, BLOCK 1, OF SAID "DIXIELAND SUBDIVISION";
THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 02°12'07" EAST A DISTANCE OF 160.08 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF LOT 14, BLOCK 1, OF SAID "DIXIELAND SUBDIVISION"; THENCE RUN SOUTH 85°00'00" WEST A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND.

PARCEL 6:
LOTS 10, 11 & 12, BLOCK 1, UNRECORDED PLAT OF DIXIELAND SUBDIVISION IN THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, SAID LAND BEING ALSO DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 125.12 FEET, THENCE RUN NORTHERLY PARALLEL TO THE CENTER-LINE OF ORIGINAL 66 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY 1, A DISTANCE OF 1748.93 FEET; THENCE RUN EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 609.43 FEET TO THE POINT OF BEGINNING (THE SAME BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 1, OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION); THENCE CONTINUE SAID EASTERLY COURSE 125 FEET, THENCE RUN SOUTH 240 FEET, THENCE RUN WEST 125 FEET, THENCE RUN NORTH 240 FEET TO THE POINT OF BEGINNING.

AND

LOT 13, BLOCK 1, UNRECORDED PLAT OF DIXIE LAND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN D.B. 152, PAGE(S) 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK I AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE WEST 15 FEET OF THE EASTERN 30 FEET OF THE NORTH 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK I AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE SOUTH 160 FEET OF THE OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 60 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK 1 AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

PARCEL 8:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST
100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY;
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.93 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 768.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 176.5 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 176.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS: THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE PROPERTY DESCRIBED AS FOLLOWS:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY;
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST. PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.93 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 768.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 176.5 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 176.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS: THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXIELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (BY SURVEYOR)

(BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL A

LOTS 1 THROUGH 18. BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A 47.00 FOOT WIDE PARCEL LYING BETWEEN THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE WEST LINE OF SAID BLOCK 1, UNRECORDED PLAT OF DIXIELAND, SAID PARCEL BOUND ON THE NORTH BY SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY), BOUND ON THE SOUTH BY DIXIELAND DRIVE, BOUND ON THE WEST BY U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY) AND BOUND ON THE EAST BY SAID BLOC 1 OF THE UNRECORDED PLAT OF DIXIELAND.

AND

LOTS 1 AND 2, BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE 60.00 FOOT VACATED ROAD RIGHT OF WAY LYING BETWEEN BLOCK 1 AND BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCLUDING THE EAST 15.00 FEET OF THE NORTH 160 FEET MORE OR LESS OF SAID VACATED ROAD RIGHT OF WAY LYING ADJACENT TO LOTS 3 AND 4 BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION.

ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE A DISTANCE OF 826.63 FEET TO A POINT THAT IS 15.00 FEET WEST BY PERPENDICULAR MEASUREMENT OF THE WEST LINE OF LOTS 3 AND 4, BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION; THENCE S02°15'53"W PARALLEL TO SAID WEST LINE OF SAID LOTS 3 AND LOT 4 A DISTANCE OF 160.05 FEET TO AN EXTENSION THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°32'47"E ALONG SAID SOUTH LINE AND EXTENSION THEREOF A DISTANCE OF 190.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S02°15'53"W ALONG THE EAST LINE OF LOTS 1 AND 2, BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION A DISTANCE OF 160.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE; THENCE S89°32'47"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 991.81 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE POINT OF BEGINNING. CONTAINS 6.68 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL B

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS, (COMBINED TOTAL)

NOTE:
PROPERTY DESCRIBED BY SURVEYOR BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021.

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INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE NA
FIELD DATE 11/08/21	JOB # 20-615

SHEET 2 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MATCH LINE SHEET 4

MATCH LINE SHEET 3

US HIGHWAY 1
121' RIGHT OF WAY (OPEN)

DIXIELAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT OF WAY (OPEN)

1 STORY METAL
AND
CBS COMMERCIAL BUILDING
3350 U.S. HIGHWAY 1
SHOWROOM/ OFFICE
FFE=20.70

#10 CATCH BASIN
TOP EL=18.76'
NW INV EL=14.69'
E INV EL=14.69'
BOTTOM EL=13.02'

#11 CATCH BASIN
TOP EL=19.44'
E INV EL=14.78'
BOTTOM EL=13.22'

#12 CATCH BASIN
TOP EL=19.48'
E INV EL=14.69'
BOTTOM EL=13.23'

#16 CATCH BASIN
TOP EL=20.08'
N INV EL=UNDER WATER

#17 CATCH BASIN
TOP EL=20.08'
N INV EL=UNDER WATER

#18 CATCH BASIN
TOP EL=20.07'
N INV EL=UNDER WATER

SANITARY MANHOLE
TOP EL=17.9'
N INV EL=5.07'
S INV EL=5.15'
E INV EL=5.13'

SANITARY MANHOLE
TOP EL=18.0'
N INV EL=BLOCK OFF
S INV EL=5.73'
E INV EL=6.06'
W INV EL=5.54'

BENCHMARK
WASHER SET IN N.E. HEADWALL
EL=18.21(NAVD88)

BENCHMARK
WASHER SET IN N.E. HEADWALL
EL=18.23(NAVD88)

POOL
TOP EL=10.02'
INV EL=14.74'

15" RCP 45.5' LF
INV EL=17.17

24" CMP 47.4' LF
INV EL=14.85'

24" RCP 40.8' LF
INV EL=14.93'

1X1 YARD DRAIN (TYP)
WHEELSTOP (TYP)
TRUNCATED DOME (TYP)
5' CONC WALK
SWALE
TOB
TOE
EAST RIGHT OF WAY LINE
NORTH RIGHT OF WAY LINE
UTILITY EASEMENT (ORB 140, PG 2915)
PROPERTY LINE
CONC PAD
PORTE COCHERE
SHED
A/C PADS
COVER CONCRETE
FLAG POLE
METAL SIGN
BOLLARD (TYP)
6' CHAINLINK FENCE
6" CHAINLINK FENCE CORNER 2.5' SOUTH
GATE
OHW
SWALE
TOB

220.01'
239.62'
200.3'
200.1'
431.87'
15.5'
76.2'
174.8'
25.2'
20.3'
15.3'
10.0'

LEGEND

BFP	= BACKFLOW PREVENTER	OHW	= OVERHEAD WIRES
BOC	= BACK OF CURB	O.R.B.	= OFFICIAL RECORD BOOK
BWF	= BARBED WIRE FENCE	(P)	= PLAT
CLF	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG.	= PAGE
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE	TOB	= TOP OF BANK
EDR	= EDGE OF DIRT DRIVE	TOS	= TOE OF SLOPE
EL	= ELEVATION	TRANS.	= TRANSFORMER
EM	= ELECTRIC METER	UG	= UNDERGROUND
FFE	= FINISHED FLOOR ELEVATION	WDF	= WOODEN FENCE
FM	= FORCE MAIN	WL	= WATER LINE
FND.	= FOUND	WM	= WATER METER
GV	= GATE VALVE		= FIRE HYDRANT
HW	= HEADWALL		= GUY ANCHOR
ID	= IDENTIFICATION		= UTILITY POLE
IP	= IRON PIPE		= WATER GATE VALVE
IR	= IRON ROD		= WELL
IRC	= IRON ROD WITH CAP		= CAMERA
LB	= LICENSED BUSINESS		= LIGHT POLE
LS	= LICENSED SURVEYOR		= CLEAN OUT
			= SIGN
			= PALM (73)
			= PINE (132)
			= OAK (61)

© Users\JOARO\Applications\Temp\AcPublish_10424\PG 3.dwg, Feb 25, 2022 - 4:39:45 PM, The plan is 48" x 22" Landscape, 08, 2022 - 4:39:45 PM, SHEET 3

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS	SHEET 3	
PAGE(S) 52	SCALE 1"=20'		OF 8
FIELD DATE 11/08/21	JOB # 20-615		

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MATCH LINE SHEET 5

MATCH LINE SHEET 2

#10 CATCH BASIN
TOP EL=18.02'
N INV EL=16.25'
S INV EL=15.20'
W INV EL=14.86'
BOTTOM EL=14.02'

#1 CATCH BASIN
TOP EL=18.51'
N INV EL=16.10'
S INV EL=13.95'
E INV EL=13.93'
BOTTOM EL=13.57'

#7 CATCH BASIN
TOP EL=18.02'
N INV EL=15.10'
E INV EL=15.14'
BOTTOM EL=13.24'

#8 CATCH BASIN
TOP EL=17.92'
N INV EL=15.15'
S INV EL=15.08'
W INV EL=14.79'
BOTTOM EL=13.42'

#2 CATCH BASIN
TOP EL=18.51'
N INV EL=13.98'
S INV EL=14.01'
E INV EL=14.04'
BOTTOM EL=13.88'

#4 CATCH BASIN
TOP EL=18.54'
W INV EL=14.09'
BOTTOM EL=14.03'

#3 CATCH BASIN
TOP EL=18.48'
W INV EL=14.03'
BOTTOM EL=13.61'

#9 CATCH BASIN
TOP EL=18.99'
N INV EL=14.94'
S INV EL=15.22'
BOTTOM EL=14.05'

#19 CATCH BASIN
TOP EL=19.06'
N INV EL=15.07'
S INV EL=14.66'
BOTTOM EL=13.06'

#6 CATCH BASIN
TOP EL=18.50'
N INV EL=14.02'
E INV EL=14.00'
BOTTOM EL=13.88'

#5 CATCH BASIN
TOP EL=18.54'
W INV EL=14.10'
BOTTOM EL=13.90'

#20 CATCH BASIN
TOP EL=19.03'
NE INV EL=15.09'
BOTTOM EL=14.58'

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=18.88(NAVD88)

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=18.90(NAVD88)

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=17.86(NAVD88)

BENCHMARK
FND NAIL &
WASHER
EL=17.77(NAVD88)

15" CMP 149' LF
15" CMP 153' LF
15" CMP 149.4' LF
15" CMP 51' LF
15" CMP 52.2' LF
15" CMP 54' LF
15" CMP 90' LF
15" RCP 37' LF
18" CMP 112' LF
18" CMP 117' LF
18" CMP 119' LF
18" CMP 119' LF
15" RCP 44.7' LF
16" CMP 63.2' LF

COVERED CAR CARE AREA
SHED
1 STORY METAL BUILDING
BODY SHOP
FFE=20.67

6' CHAINLINK FENCE
6' CHAINLINK FENCE CORNER 0.3' SOUTH
6' CHAINLINK FENCE CORNER 0.5' SOUTH
BOLLARD (TYP)
3'X3' BOLLARD PATTERN (TYP)
FIRE LINE STAND PIPE
SANITARY MANHOLE TOP EL=19.1'
SANITARY MANHOLE TOP EL=17.9' E INV EL=10.22' W INV EL=9.90'
INV EL=16.70
INV EL=17.14
INV EL=16.60
INV EL=16.51
GATE
SWALE
NORTH RIGHT OF WAY LINE
ESTIMATED 60' RIGHT OF WAY'
DIXIELAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT OF WAY (OPEN)

LEGEND

BFP	= BACKFLOW PREVENTER
BOC	= BACK OF CURB
BWF	= BARBED WIRE FENCE
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CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
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ID	= IDENTIFICATION
IP	= IRON PIPE
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LB	= LICENSED BUSINESS
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(S)	= SURVEYED
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TOS	= TOE OF SLOPE
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UG	= UNDERGROUND
WDF	= WOODEN FENCE
WL	= WATER LINE
WM	= WATER METER
	= FIRE HYDRANT
	= GUY ANCHOR
	= UTILITY POLE
WV	= WATER GATE VALVE
W	= WELL
	= CAMERA
	= LIGHT POLE
C/O	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK	DRAWN
79	TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 4 OF 8

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LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
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LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

MATCH LINE SHEET 7A

MATCH LINE SHEET 5

MATCH LINE SHEET 2

PARCEL 2

398.29'

60.03'

100.00'

120' RIGHT OF WAY (OPEN)
CENTERLINE
US HIGHWAY 1

60' RIGHT OF WAY (OPEN)
SOUTHLAND DRIVE
CENTERLINE

20' ASPHALT PAVEMENT

NORTH RIGHT OF WAY LINE

SOUTH RIGHT OF WAY LINE

5' CONC WALK

SWALE

TOB

TOE

EAST RIGHT OF WAY LINE

SANITARY MANHOLE
TOP EL=18.11'
8" PVC INV EL S=6.89'
INV EL N=SEALED OFF

INV EL=14.69'

INV EL=15.30

INV EL=15.62

INV EL=15.70

INV EL=15.88

INV EL=16.00

INV EL=16.08

INV EL=14.58'

15" RCP 37' LF

15" RCP 39' LF

6" CMP 35' LF

10" TRIPLE

12" TRIPLE

12" DBL

8" DBL

(A) CATCH BASIN
TOP OF EL=19.83'
S INV EL=18.09'

(B) CATCH BASIN
TOP OF EL=19.83'
S INV EL=18.03'

(C) CATCH BASIN
TOP EL=19.02'
S INV EL=17.46'

#3 CATCH BASIN
TOP EL=19.46'
SE INV EL=14.98'

#10 CATCH BASIN
TOP EL=18.76'
NW INV EL=14.69'
E INV EL=114.69'
BOTTOM EL=13.02'

#5 CATCH BASIN
TOP EL=19.42'
GATE

BENCHMARK
SET NAIL &
WASHER LB 7545
EL=17.00(NAVD88)

CONC PAD

SHED

UNDER DRAIN TO #5 CB

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
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CERTIFIED TO:
N.S.S. ACQUISITION CORP.
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WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 5 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

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LEGEND

= PALM (73)
= PINE (132)
= OAK (61)

MATCH LINE SHEET 4

MATCH LINE SHEET 7B

MATCH LINE SHEET 6

MATCH LINE SHEET 3

PARCEL 2

PARCEL ID
2427-421-0001-000-7

SOUTHLAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT

60' RIGHT OF WAY (OPEN)

SWALE TOB

6" CHAINLINK FENCE

5' CONC WALK

GATE

SHED

15" CMP 149' LF

15" RCP 37' LF

15" RCP 54' LF

18" CMP
INV EL=15.39

#1a CATCH BASIN
TOP EL=18.02'
N INV EL=16.25'
S INV EL=15.20'
W INV EL=14.86'
BOTTOM EL=14.02'

#2 CATCH BASIN
TOP EL=18.04'
N INV EL=15.92'
S INV EL=15.76'
BOTTOM EL=14.04'

INV EL=16.08
INV EL=16.27
INV EL=15.92
INV EL=15.66
INV EL=15.68

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

INDIAN RIVER SURVEY, INC.
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FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 6 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

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LEGEND

= PALM (73)
= PINE (132)
= OAK (61)

MATCH LINE SHEET 5

PARCEL ID
2427-421-0001-000-7

APPROXIMATE EDGE OF WATER
TOP OF WATER EL=12.03

15" CMP

INV EL=13.60

INV EL=13.78

SWALE

TOB

TOE

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'
NORTH

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 7 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

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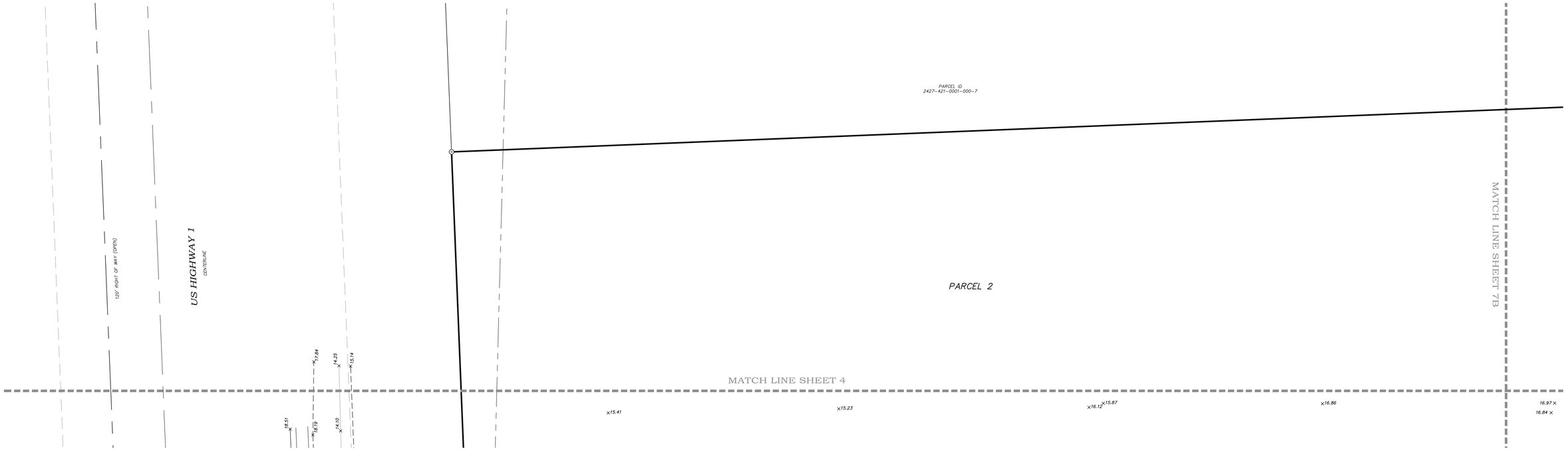
A



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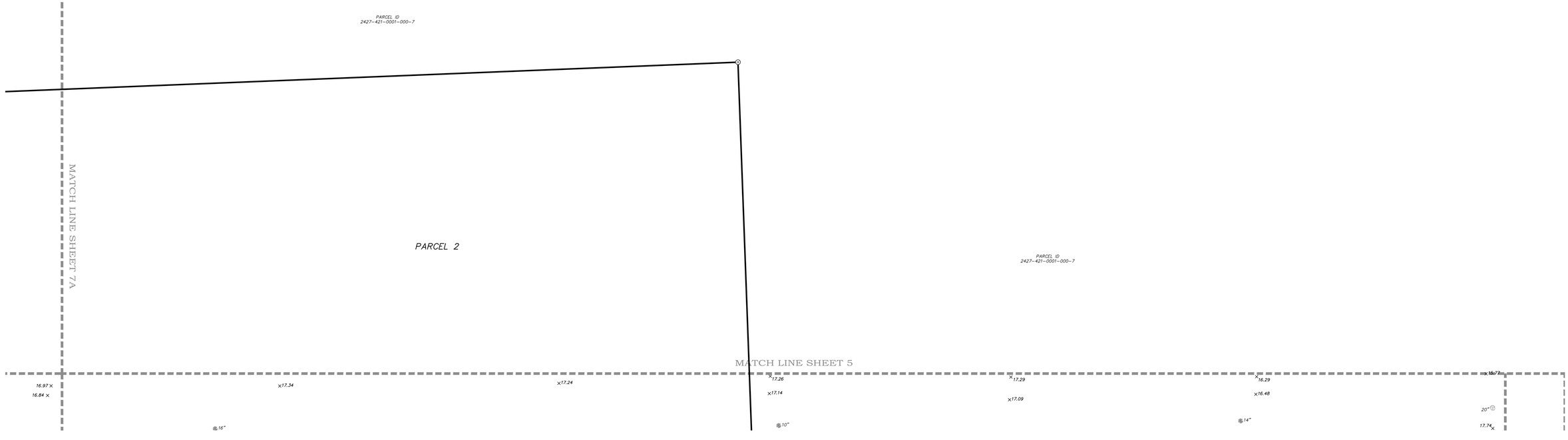

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

INDIAN RIVER SURVEY, INC.
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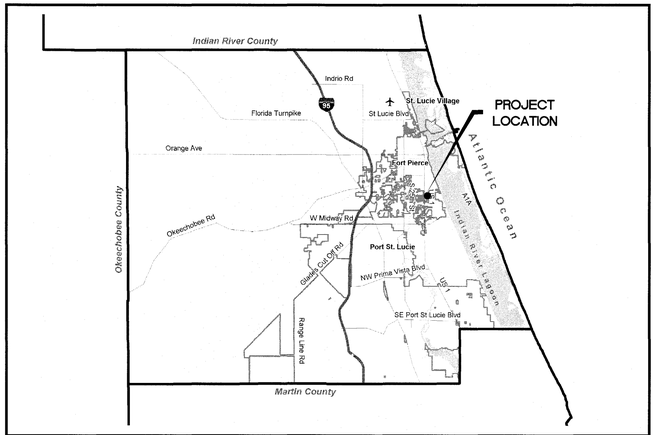
SHEET 8 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

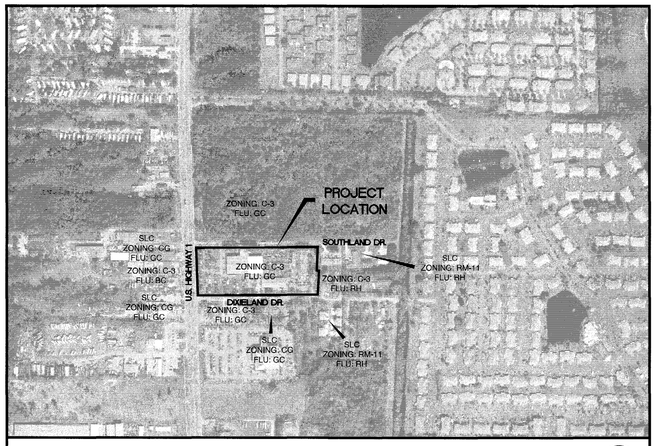
BEV SMITH TOYOTA

SECTION 27, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA

MARCH 2022



LOCATION MAP



VICINITY MAP

OWNER/APPLICANT

NSS ACQUISITION CORP.
3350 SOUTH U.S. HIGHWAY 1
FORT PIERCE, FLORIDA 34982
PH: (561) 818-2847

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
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PH: (772) 569-7880

ARCHITECT

PENNEY DESIGN GROUP, LLC
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
PH: (301) 979-7600

LANDSCAPE ARCHITECT

PATRICK D. CUNNINGHAM, LLC
519 SAPPHIRE DRIVE
SARASOTA, FL 34243
PH: (941) 351-8915

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
C4	SITE PLAN - OVERALL
C5	SITE PLAN
C6	PAVING, GRADING AND DRAINAGE PLAN
C7	CROSS SECTIONS
C8	UTILITY PLAN
C9	TEMPORARY SERVICE TRAILER EXHIBIT
C10	GENERAL DETAILS
C11	UTILITY DETAILS
C12	EROSION CONTROL DETAILS

LEGAL DESCRIPTION

LOTS 1 THROUGH 18, BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, AND THE ADJACENT 60.00 FOOT VACATED ROAD RIGHT OF WAY AND A PORTION OF LOT 14, BLOCK B ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 8 OF SAID DIXIELAND SUBDIVISION; THENCE S02°15'53"W ALONG THE WEST LINE OF LOTS 4 AND 3, BLOCK 8 A DISTANCE OF 160.05 FEET TO THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°54'41"E ALONG SAID SOUTH LINE A DISTANCE OF 190.60 FEET; THENCE S02°06'45"W A DISTANCE OF 159.93 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°53'35"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 175.80; THENCE S89° 32'47"W CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 816.26 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 748.84 FEET TO THE POINT OF BEGINNING. CONTAINS 6.68 ACRES MORE OR LESS.

DATE	REVISIONS
05-02-2022	1 TRC COMMENTS

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

DATE: 5/11/22

PROJECT: 20-0424

SHEET
C1

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

C:\ENG_ON HARD DRIVE\2020\20-0424 Bev Smith Toyota\DWG\20-0424 C1 COVER - DETAILS.dwg 5/11/2022 9:39 AM GREGA REED

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED, IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.Z
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW, ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P,R,M,'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED, THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED, IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING SWALES SHALL BE PROTECTED BY THE CONTRACTOR, ANY DAMAGE TO THE SWALE LINE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED.
44. CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT), ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL.
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO,

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A,C,S,C,)

TYPE S-III ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN. IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R,C,P,) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE, ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE, THE CONTRACTOR IS TO PLAN ACCORDINGLY.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:
1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A,C,S,C.
7. UPON COMPLETION OF CONSTRUCTION.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6,002, F.A.C,

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUME-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

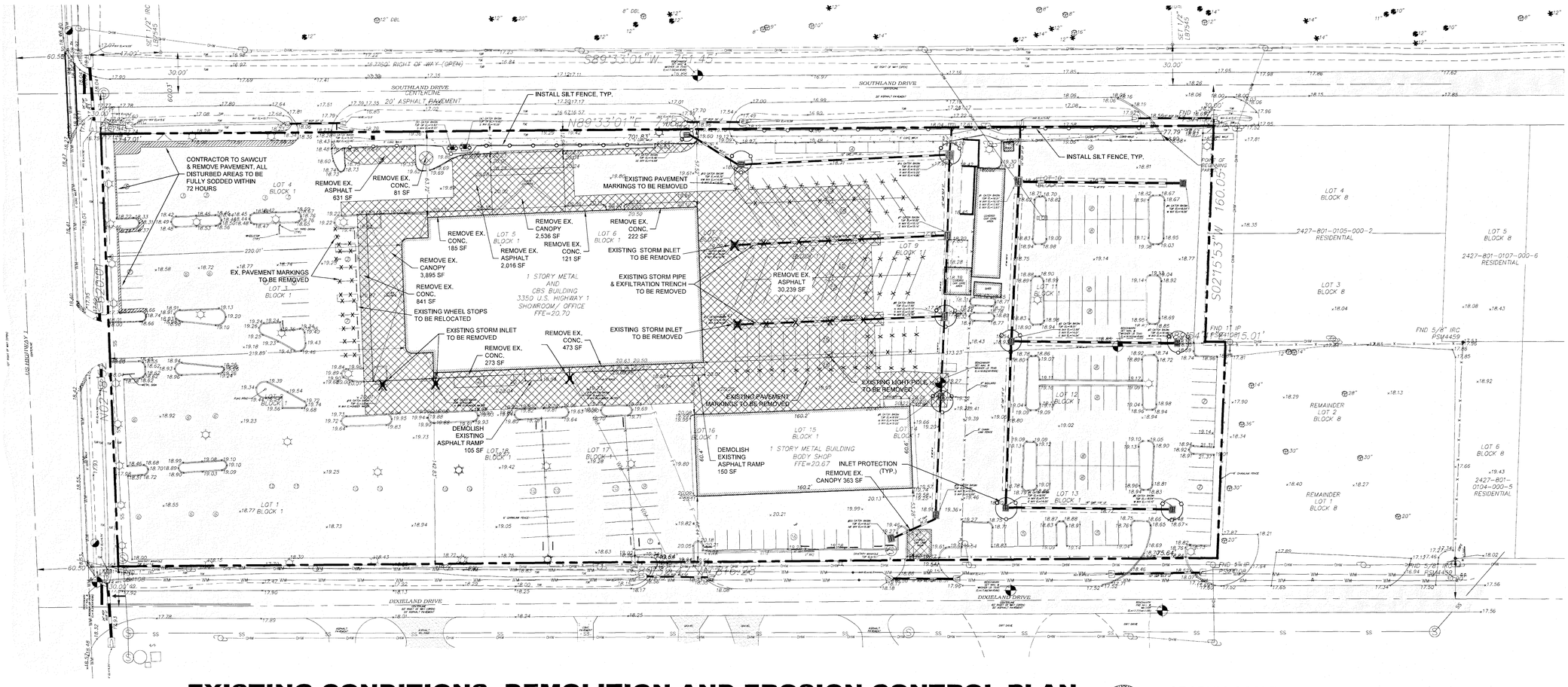
(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES, THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE, TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE, MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
20. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
21. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT, RADII SHOWN ARE TO FACE OF CURB.
22. ALL SIGNS SHALL BE PER M,U,T,C,D, STANDARDS.
23. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
24. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
25. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT, THIS INCLUDES NEW AND EXISTING SOURCES.
26. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO UTILITY CONNECTIONS, METER



EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING PAVERS
- EXISTING STABILIZED GRAVEL
- EXISTING ASPHALT
- EXISTING ASPHALT, CONCRETE, PAVERS, GRAVEL TO BE REMOVED
- PROPOSED TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- SILT FENCE
- TREE PROTECTION FENCE

DEMOLITION NOTES

1. ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONGRUENT WITH DEVELOPMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLITION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES AS PRESENTED ON THIS SHEET AND INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES, NEAR THE PROPERTY LINE, SHOULD ALSO BE PROTECTED.
5. SEE LANDSCAPE ARCHITECT SPECIFICATIONS FOR SPECIFIC INFORMATION REGARDING TREE REMOVAL / MITIGATION.
6. CONTRACTOR RESPONSIBLE TO OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION / REMOVAL OF EACH ITEMS AS IDENTIFIED IN THESE PLANS OR IDENTIFIED DURING CONSTRUCTION ACTIVITIES.

LEGAL DESCRIPTION:

PARCEL 1

LOTS 1 THROUGH 18, BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, AND THE ADJACENT 60.00 FOOT VACATED ROAD RIGHT OF WAY AND A PORTION OF LOT 14, BLOCK 8 ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 8 OF SAID DIXIELAND SUBDIVISION; THENCE S02°15'53"W ALONG THE WEST LINE OF LOTS 4 AND 3, BLOCK 8 A DISTANCE OF 160.05 FEET TO THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°54'41"E ALONG SAID SOUTH LINE A DISTANCE OF 190.60 FEET; THENCE S02°06'45"W A DISTANCE OF 159.93 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°53'35"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 176.80: THENCE S89°32'47"W CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 816.28 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 748.84 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.68 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS, (COMBINED TOTAL)

LEGEND

BFP	= BACKFLOW PREVENTER	OHW	= OVERHEAD WIRES
BOC	= BACK OF CURB	O.R.B.	= OFFICIAL RECORD BOOK
BWF	= BARBED WIRE FENCE	(P)	= PLAT
CLF	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
CM	= CONCRETE MONUMENT	PG.	= PAGE
CMP	= CORRUGATED METAL PIPE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
CONC.	= CONCRETE	PVC	= POLY VINYL CHLORIDE
COVD.	= COVERED	RCP	= REINFORCED CONCRETE PIPE
(D)	= DESCRIPTION	(S)	= SURVEYED
ECMP	= ELLIPTICAL CORRUGATED METAL PIPE	TOB	= TOP OF BANK
EDR	= EDGE OF DIRT DRIVE	TOS	= TOE OF SLOPE
EL	= ELEVATION	TRANS	= TRANSFORMER
EM	= ELECTRIC METER	UG	= UNDERGROUND
FFE	= FINISHED FLOOR ELEVATION	WDF	= WOODEN FENCE
FM	= FORCE MAIN	WL	= WATER LINE
FND.	= FOUND	WM	= WATER METER
GV	= GATE VALVE		= FIRE HYDRANT
HW	= HEADWALL		= GUY ANCHOR
ID	= IDENTIFICATION		= UTILITY POLE
IP	= IRON PIPE		= WATER GATE VALVE
IR	= IRON ROD		= WELL
IRC	= IRON ROD WITH CAP		= CAMERA
LB	= LICENSED BUSINESS		= LIGHT POLE
LS	= LICENSED SURVEYOR		= CLEAN OUT
			= SIGN
			= PALM (73)
			= PINE (132)
			= OAK (61)

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
7. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 NGS COUNTY BENCHMARK NGS B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
8. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0189K, DATED FEBRUARY 19, 2020.

72 HOURS BEFORE DIGGING
CALL TOLL FREE 811
Know what's below. Call before you dig.

DATE	REVISIONS
05-02-2022	1 TRC COMMENTS
–	2 –
–	3 –
–	4 –
–	5 –
–	6 –
–	7 –
–	8 –

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1800 SE 10th AVENUE
DELRAY BEACH, FL 33483
PH: (772) 794-3410
FX: (772) 794-3413
WEBSITE: WWW.MBVENGINEERING.COM
MBE/DBE, FL + PH (772) 834-0100
ATTENTION: C. WHITTEMORE

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 5/11/22

SHEET
C3

20-0424

PLANS ON FILE\BEV SMITH TOYOTA\20-0424\C3 EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN.dwg BY 5/12/2022 11:29 AM

PROJECT INFORMATION

SITE ADDRESS
3350 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982

OWNER/ APPLICANT
NSS ACQUISITION CORP.
3350 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982
PHONE (561) 818-2847

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT
PENNEY DESIGN GROUP, INC.
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
PHONE (301) 979-7600

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

TAX PARCEL I.D NUMBER(S)
2427-801-0001-000-3 2427-801-0103-000-8

ZONING
C-3

LAND USE
GC

LATITUDE
27°15'49.82"N

LONGITUDE
80°25'59.04"W

PROJECT DESCRIPTION
PROPOSED BUILDING EXPANSION TO THE EXISTING FACILTY. INCLUDES ADJACENT SITE IMPROVEMENTS - DRAINAGE, SANITARY SEWER AND PARKING LOT ADJUSTMENTS.

SITE DATA

EXISTING SITE DATA

	SF	AC	%
SITE AREA	262,689 SF	6.03 AC	100%
AREA OF DEVELOPMENT	101,469 SF	2.33 AC	38.63%
IMPERVIOUS AREA	233,548 SF	5.36 AC	88.91%
EXISTING BUILDING	24,712 SF	0.57 AC	9.41%
EXISTING CONCRETE	5,522 SF	0.13 AC	2.10%
EXISTING CANOPIES	6,150 SF	0.14 AC	2.34%
EXISTING PAVEMENT	197,164 SF	4.53 AC	75.06%
PERVIOUS AREA	29,153 SF	0.67 AC	11.10%

PROPOSED SITE DATA

SITE AREA	262,689 SF	6.03 AC	100%
IMPERVIOUS AREA	15,752 SF	0.36 AC	6.00%
PROPOSED BUILDING	17,217 SF	0.40 AC	6.55%
PROPOSED CANOPIES	3,945 SF	0.09 AC	1.50%
PROPOSED CONCRETE	2,196 SF	0.05 AC	0.84%
PROPOSED ASPHALT	9,611 SF	0.22 AC	3.66%

TOTALS (BUILD-OUT)

SITE AREA	262,689 SF	6.03 AC	100%
IMPERVIOUS AREA	231,420 SF	5.31 AC	88.10%
TOTAL BUILDING	41,929 SF	0.96 AC	15.96%
PROPOSED CANOPIES	3,945 SF	0.09 AC	1.50%
TOTAL CONCRETE	7,718 SF	0.18 AC	2.94%
EXISTING PAVEMENT TO REMAIN	168,217 SF	3.86 AC	64.04%
PROPOSED ASPHALT	9,611 SF	0.22 AC	3.66%
PERVIOUS AREA	31,269 SF	0.72 AC	11.90%
OPEN SPACE	31,269 SF	0.72 AC	11.90%
NET NEW IMPERVIOUS	-2,128 SF	-0.05 AC	-0.81%

ZONING DATA

CRITERIA	CODE	EXISTING	PROPOSED
LOT SIZE	10,000 SF	262,689	262,689 SF
LOT WIDTH	70-FT	993	993-FT
BUILDING SETBACKS			
FRONT	25-FT	219.89'	191.66'
SIDE	NA/ 15'	57.52'	15.34'
	NA/ 15'	48.44'	48.44'
REAR	NA/ 15'	228'	255.23'
LOT COVERAGE	60%	9.4%	15.96%
BUILDING HEIGHT	65-FT	NA	24'-2"
FAR	N/A	0.09	0.16

PARKING DATA

OTHER RETAIL WHICH EXCEEDS 50,000 SF
1 SP/ 250 SF 41,929 SF = 168 SPACES REQUIRED

EXISTING PARKING	392	SPACES PROVIDED
	2	ADA SPACES
	390	STANDARD SPACES
PROPOSED PARKING	347	SPACES PROVIDED
	2	ADA SPACES
	345	STANDARD SPACES

TRAFFIC STATEMENT

PER ITE, 10TH EDITION:
(943): (AUTOMOBILE PARTS & SERVICE CENTER) = 2.25 ADT PER 1,000 SF GFA
2.25 X 38.0 KSF = 86 ADDT (EXISTING)
2.25 X 55.2 KSF = 124 ADDT (PROPOSED)

DRAINAGE STATEMENT

STORMWATER TO BE COLLECTED VIA CONVENTIONAL UNDERGROUND DRAINAGE SYSTEM AND CONVEYED VIA AN EXFILTRATION TRENCH TO EXISTING PERMITTED OUTFALLL: SOUTHLAND DRIVE CONVEYANCE DITCH.

PERMITS REQUIRED

CoFP DEVELOPMENT REVIEW APPLICATION
CoFP EROSION AND SEDIMENT CONTROL
SLC RIGHT-OF-WAY
SLC STORMWATER
SLC FIRE REVIEW
FORT PIERCE UTILITIES AUTHORITY (FPUA)
SFWMD PERMIT MODIFICATION
FDEP NPDES NOI PERMIT

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0189 K, DATED FEB 19, 2020.

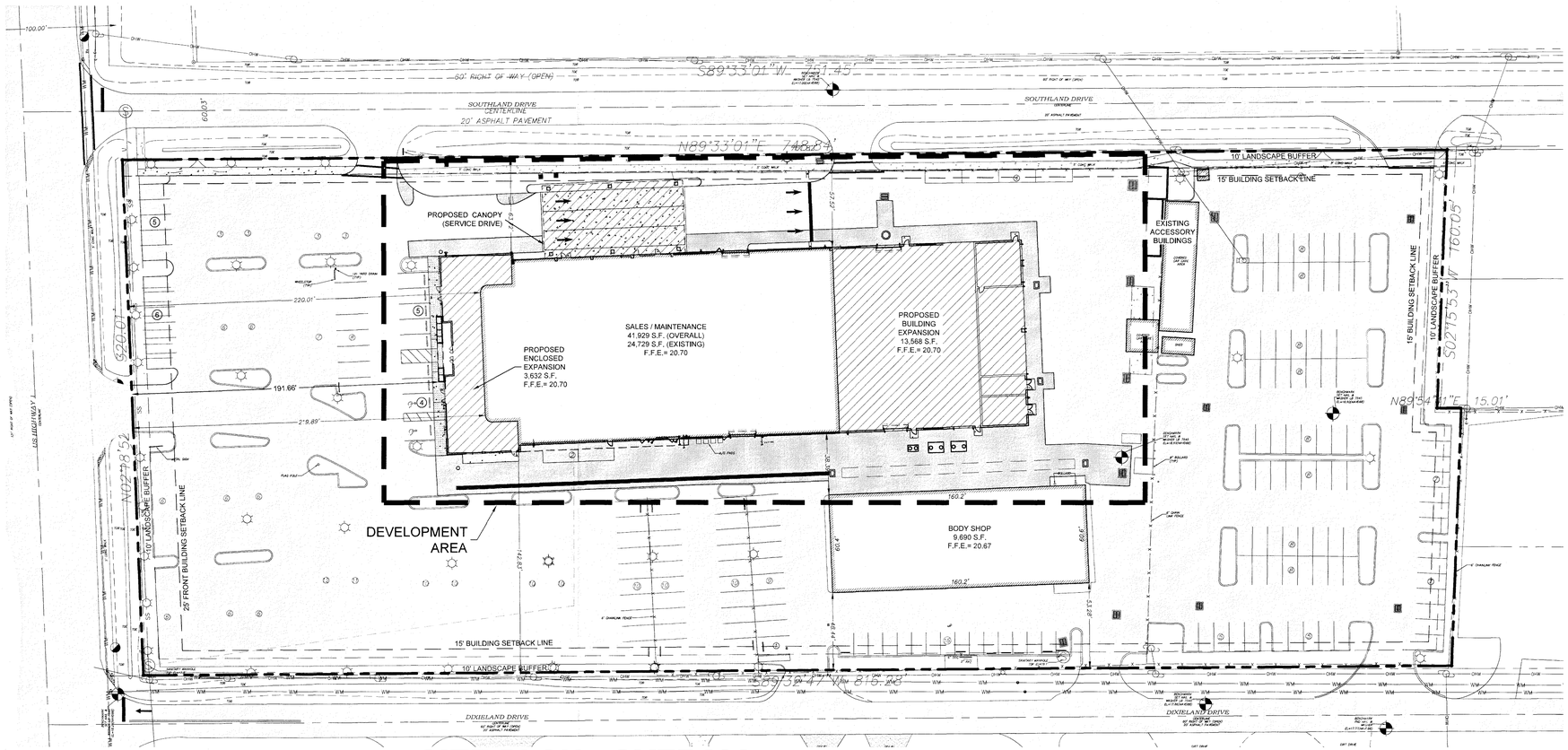
LEGAL DESCRIPTION

LOTS 1 THROUGH 18, BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, AND THE ADJACENT 60.00 FOOT VACATED ROAD RIGHT OF WAY AND A PORTION OF LOT 14, BLOCK B ACCORDING TO THE UNRECORDED PLAT OF DIXELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF LOT 4, BLOCK 8 OF SAID DIXELAND SUBDIVISION; THENCE S02°15'53"W ALONG THE WEST LINE OF LOTS 4 AND 3, BLOCK 8 A DISTANCE OF 160.05 FEET TO THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°54'41"E ALONG SAID SOUTH LINE A DISTANCE OF 190.60 FEET; THENCE S02°06'45"W A DISTANCE OF 159.93 FEET TO THE NORTH RIGHT OF WAY LINE OF DIXELAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°53'35"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 176.80; THENCE S89° 32'47"W CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 816.26 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N02°18'52"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 748.84 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.68 ACRES MORE OR LESS.



SITE PLAN - OVERALL

SCALE: 1" = 40'

GRAPHIC SCALE
0 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

NO.	DATE	REVISIONS
1	05-02-2022	TRC COMMENTS
2		
3		
4		
5		
6		
7		
8		

JOB NO. 20-0424
DESIGNED WFP
DRAWN GWR
DATE MARCH 2022
CHECKED AJB
DATE ISSUED 5/11/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
MELBOURNE FL - PH (321) 253-1510
FT PIERCE FL - PH (772) 467-3550

SITE PLAN - OVERALL

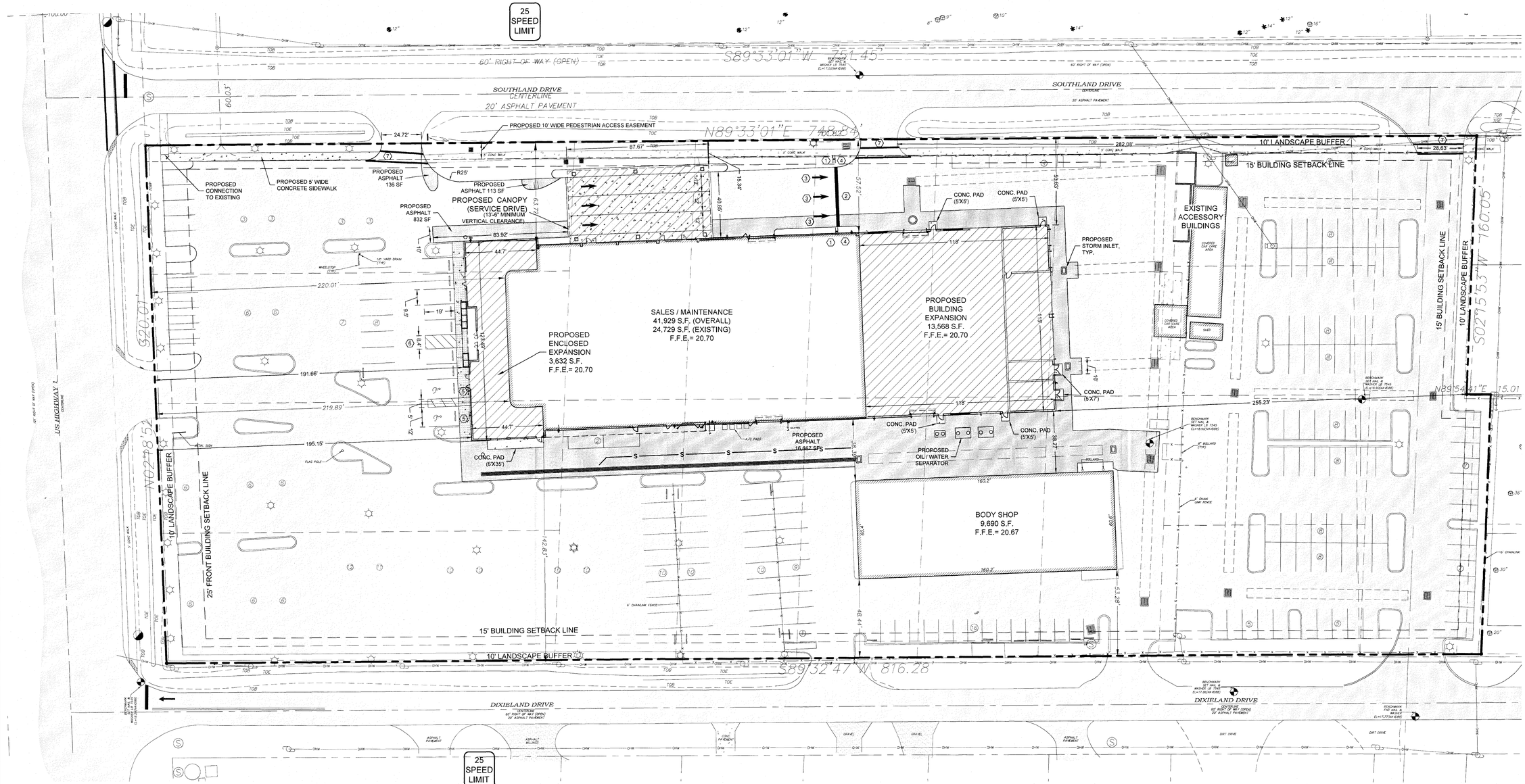
BEV SMITH TOYOTA
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES FL. P.E. #55313 5/11/22

SHEET
C4

20-0424

C:\CIVIL CAD\USER DWNC\2020\20-0424 Bev Smith Toyota\PWD\20-0424 C4 OVERALL SITE PLAN.dwg 5/11/2022 11:47 AM



SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING

SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
(1)	30"	R1-1 "STOP" SIGN
(2)	24"	SOLID WHITE STOP BAR
(3)		PAVEMENT MARKINGS PER FDOT INDEX #711-001
(4)		R5-1 "DO NOT ENTER" SIGN
(5)	12"	FTP-20-06 HC PARKING SIGN. SEE DETAIL SHEET C12
(6)		4" WHITE GORE STRIPING, 4' O.C.
(7)		5' WIDE CROSS WALK W / 12" SOLID WHITE STRIPES

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

	DATE	REVISIONS
1	05-02-2022	TRC COMMENTS
2	–	–
3	–	–
4	–	–
5	–	–
6	–	–
7	–	–
8	–	–

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1400 20TH STREET, SUITE 201
VERO BEACH, FL 32960
PH. (772) 778-7550
FX. (772) 778-3417
TREASURE EL. PH (727) 330-9100
FT. PIERCE, FL. PH (772) 468-9555

SITE PLAN

BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 5/11/22

SHEET
C5

20-0424

CAUTION: ON HARD COPY PLOTS SCALE DRAWING AS NEEDED
G:\MOJA_ON HARD DRIVE\2020\20-0424\3 Rev Prints\REVISION\20-0424 C5 SITE PLAN.dwg 5/11/2022 11:47 AM GREGG

PAVING, GRADING AND DRAINAGE PLAN

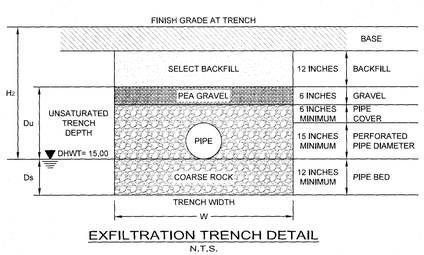
SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED DIRECTION OF STORMWATER FLOW
- EXISTING ELEVATION (×18.27)
- PROPOSED ELEVATION (20.00)

NOTES:
1. BUILDING TO DISCHARGE STORMWATER TO STORM SYSTEM.
2. PRESENCE OF GROUNDWATER ANTICIPATED.



EXFILTRATION TRENCH DETAIL
N.T.S.

72 HOURS BEFORE DIGGING
CALL TOLL FREE 811
Know what's below. Call before you dig.

DRAINAGE STRUCTURE SCHEDULE (EXISTING)

STRUCTURE NUMBER	CATCH BASIN #1	CATCH BASIN #2	CATCH BASIN #3	CATCH BASIN #4	CATCH BASIN #5	CATCH BASIN #6	CATCH BASIN #1a	CATCH BASIN #7	CATCH BASIN #8	CATCH BASIN #9	CATCH BASIN #10	CATCH BASIN #13	CATCH BASIN #19	CATCH BASIN #20	STRUCTURE NUMBER
FDOT INDEX #	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	FDOT INDEX #
DESCRIPTION	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	DESCRIPTION
RIM ELEV.	18.51	18.51	18.48	18.54	18.54	18.50	18.02	18.02	17.92	18.99	18.76	19.46	19.06	19.03	RIM ELEV.
PIPE DIA.	18.00	18.00	18.00	18.00	18.00	18.00	15.00	15.00	15.00	15.00	15.00	18.00	15.00	15.00	PIPE DIA.
COVER	0.91	2.97	2.95	2.95	2.84	3.00	0.52	1.63	1.52	1.94	2.82	2.98	2.74	2.69	COVER
INVERT ELEVATION N	16.1 N	13.98 N	-	-	-	14. N	16.25 N	15.1 N	15.15 N	14.94 N	14.69 N		15.07 N	15.09 N	N
INVERT ELEVATION S	13.95 S	14.01 S	-	-	-	-	15.20 S	-	15.08 S	15.22 S	14.69 S	14.98 S	14.66 S		S
INVERT ELEVATION E	13.99 E	14.04 E	-	-	14.20 E	14.00 E		15.14 E			14.69 E	-	-	-	E
INVERT ELEVATION W	-	-	14.03 W	14.09 W	14.10 W	-	14.86 W	-	14.79 W	15.80 W	-	-	-	-	W
BOTTOM ELEV.	13.43	13.48	13.53	13.59	13.60	13.50	14.36	14.60	14.29	14.44	14.19	14.48	14.16	14.59	BOTTOM ELEV.

DRAINAGE STRUCTURE SCHEDULE (EXISTING)

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	DS-5	DS-6	DS-7	DS-8	DS-9	STRUCTURE NUMBER
FDOT INDEX #	# 425-001	# 425-053	# 425-053	# 425-053	# 425-053	FDOT INDEX #
DESCRIPTION	STORM MH (4' DIA.)	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	DESCRIPTION
RIM ELEV.	20.55	19.80	19.20	20.60	20.60	RIM ELEV.
PIPE DIA.	12.00 "	15.00 "	15.00 "	15.00 "	15.00 "	PIPE DIA.
COVER	4.55 '	0.25 '	1.55 '	4.60 '	3.85 '	COVER
INVERT ELEVATION N	14.80 N	16.70 N	-	-	-	N
INVERT ELEVATION S	-	-	-	-	-	S
INVERT ELEVATION E	15.00 E	16.60 E	16.25 E	14.75 E	15.50 E	E
INVERT ELEVATION W	15.00 W	18.30 W	16.40 W	-	-	W
BOTTOM ELEV.	14.30	16.10	15.75	14.25	15.00	BOTTOM ELEV.

DRAINAGE STRUCTURE SCHEDULE

	DATE
8	–
7	–
6	–
5	–
4	–
3	–
2	–
1	TRC COMMENTS 05-02-2022
△	REVISIONS

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
2000 PGA BLVD, SUITE 4440
VERO BEACH, FL 32960
PH. (772) 778-2900
FX. (772) 778-3617
FORT PIERCE, FL - PH (772) 242-2100
FT. PIERCE, FL - PH (772) 468-5105

PAVING, GRADING AND DRAINAGE PLAN

BEV SMITH TOYOTA

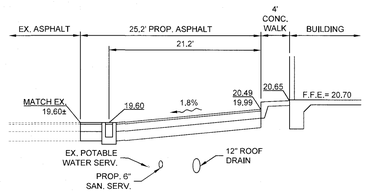
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 5/11/22

SHEET
C6

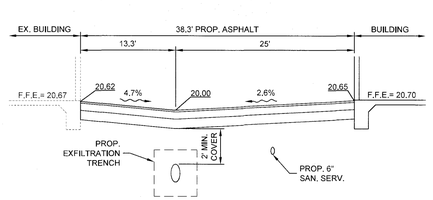
20-0424

C:\DEB_ON HARD DRIVE\2020\20-0424\Dwg Bev Smith Toyota\PERMIT\20-0424 C6 PDP PLAN.dwg 5/11/2022 11:48 AM deb



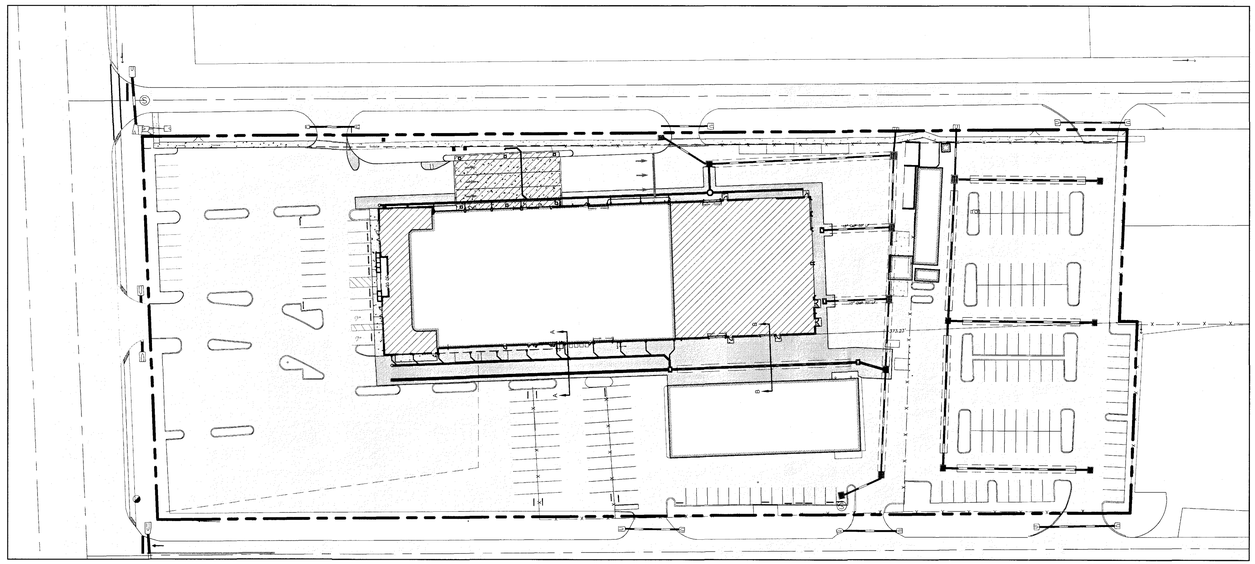
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



KEY MAP

N.T.S.

72 HOURS BEFORE DIGGING
CALL TOLL FREE 811
Know what's below. Call before you dig.

© MBV, ON HARD DRIVE:2020\20-0424 Bev Smith Toyota\DWG\20-0424 C5 PROP PLAN.dwg 5/11/2022 11:48 AM GREGG

	DATE
1. TRC COMMENTS	05-02-2022
2. –	–
3. –	–
4. –	–
5. –	–
6. –	–
7. –	–
8. –	–

REVISIONS

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1855 s 25TH STREET
VERO BEACH, FL 32960
PH: (772) 564-5051
WWW.MBVENG.COM
MELBOURNE FL - PH (321) 253-5191
FT PIERCE FL - PH (772) 460-9555

CROSS SECTIONS

BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

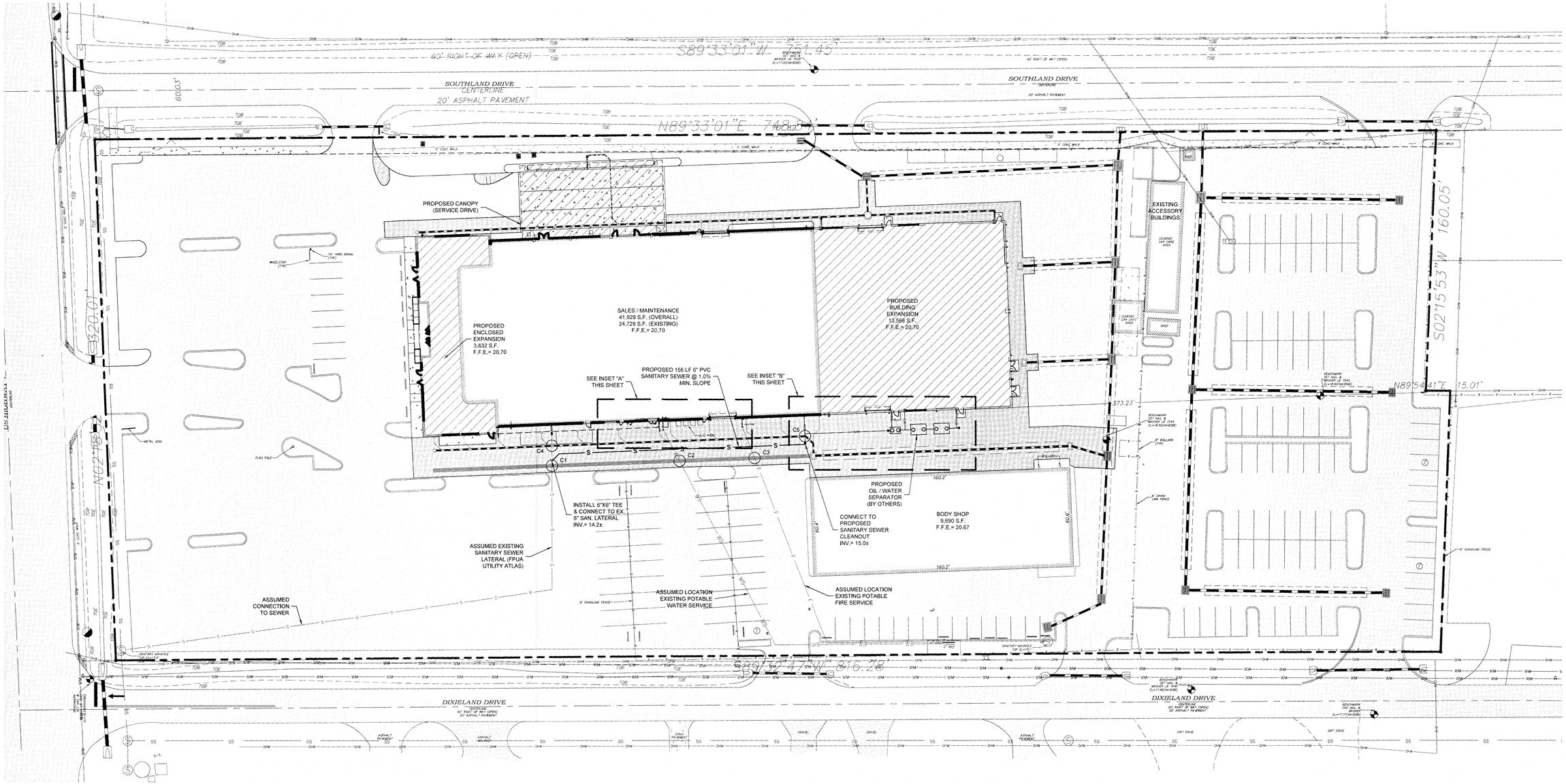
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL P.E. #55313 5/11/22

SHEET

C7

20-0424



UTILITY PLAN

SCALE: 1" = 30'

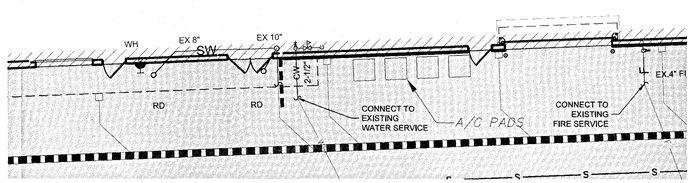
GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BUILDING

CONFLICT TABLE

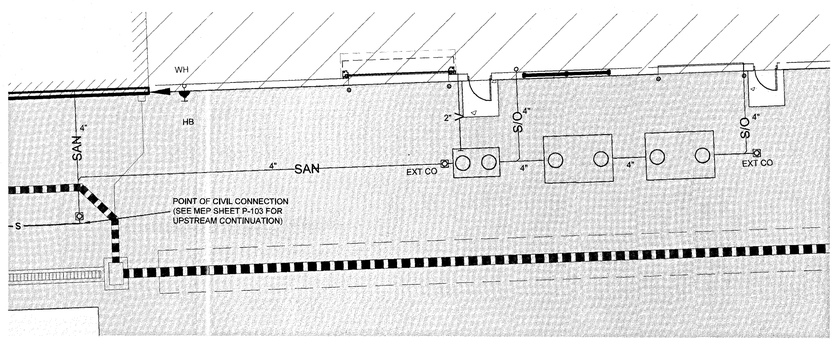
CONFLICT NUMBER		C1	C2	C3	C4	C5	C6	C7	C8
	GROUND ELEVATION	22.9'	23.0'	22.9'	22.9'	22.9'	22.9'	22.9'	23.0'
	COVER (UPPER)	21.5'	22.3'	21.2'	22.2'	20.5'	21.2'	22.2'	21.3'
Upper Pipe	PIPE SIZE	15"	8"	18"	8"	24"	18"	8"	18"
	MATERIAL	ST (ADS)	WTR(PVC)	ST (ADS)	WTR(PVC)	ST (ADS)	ST (ADS)	WTR(PVC)	ST (ADS)
	INV. ELEV								
	WALL THICKNESS	1.50"	0.32"	2.00"	0.32"	4.00"	2.00"	0.32"	2.00"
	BOTT. OF PIPE	-0.1'	0.0'	-0.2'	0.0'	-0.3'	-0.2'	0.0'	-0.2'
	SEPARATION	-0.8'	-0.7'	-0.9'	-3.3'	-1.0'	-0.9'	-0.7'	-0.9'
	COVER (LOWER)	22.2'	22.3'	22.2'	19.7'	22.2'	22.2'	22.2'	22.3'
	TOP OF PIPE	0.7'	0.7'	0.7'	3.3'	0.7'	0.7'	0.7'	0.7'
Lower Pipe	OBV. ELEV.	0.7'	0.7'	0.7'	3.0'	0.7'	0.7'	0.7'	0.7'
	PIPE SIZE	8"	8"	8"	36"	8"	8"	8"	8"
	MATERIAL	WTR(PVC)	SS(PVC)	WTR(PVC)	ST (ADS)	WTR(PVC)	SS(PVC)	SS(PVC)	WTR(PVC)
	INV. ELEV								
	WALL THICKNESS	0.32"	0.32"	0.32"	3.00"	0.32"	0.32"	0.32"	0.32"



INSET "A"

SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.



INSET "B"

SCALE: 1" = 10'

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

©DNL ON 1HRD ERIVS:20220324-Bev Smith Toyota\ERIVS\20220424 C3 UTILITY PLAN.dwg 5/11/2022 11:49 AM GREGG

NO.	REVISIONS	DATE
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-
1	TRC COMMENTS	05-02-2022

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1815 S 20TH STREET
FORT PIERCE, FL 34950
PH: (772) 336-0033
WWW.MBVENGINEERING.COM
MELBOURNE FL - PH (321) 253-2410
FT PIERCE FL - PH (772) 336-0033

UTILITY PLAN

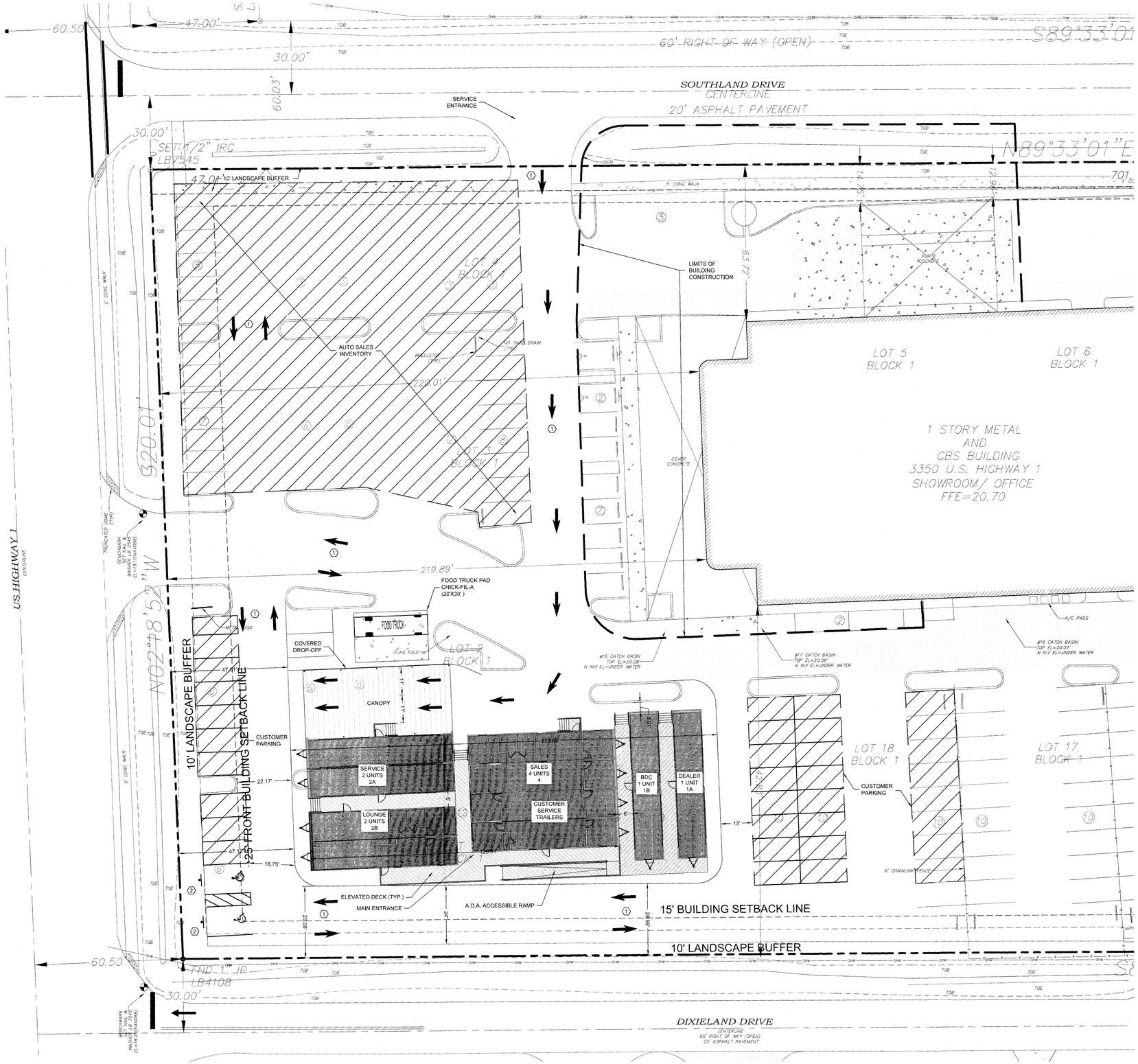
BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL P.E. #55313 5/11/22

SHEET
C8

20-0424



SIGNAGE & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
1		PAVEMENT MARKINGS PER FDOT INDEX #711-001
2	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C12

NOTES

1. TRAILERS TO REMAIN THROUGH CERTIFICATE OF OCCUPANCY OF PROJECT (APPROXIMATELY 1 YEAR).
2. CONNECT TO TEMPORARY POWER.
3. COINNECT TO TEMPORARY WATER SERVICE ON-SITE.
4. CONNECTO TO SEWER AT EXISTING MANHOLE.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED TRAILER
- PROPOSED TEMPORARY DECK
- PROPOSED CONCRETE

TEMPORARY SERVICE TRAILER EXHIBIT

SCALE: 1" = 20'

GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
1 TRC COMMENTS	05-02-2022
2 –	–
3 –	–
4 –	–
5 –	–
6 –	–
7 –	–
8 –	–

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GMR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
VERO BEACH, FL 32960 | MELBOURNE, FL
FT. PIERCE, FL
PH (321) 333-3410
PH (772) 468-5016
FX (772) 778-3447

TEMPORARY SERVICE TRAILER EXHIBIT

BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

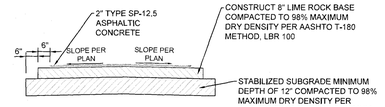
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 5/11/22

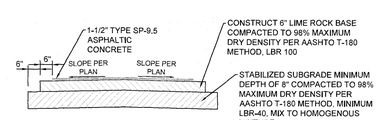
SHEET
C9

20-0424

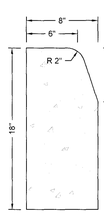
C:\CIVIL ON HARD DRIVE\2020\20-0424 Bev Smith Toyota\DWG\20-0424 C9 SALES TRAILERS.dwg 5/11/2022 9:48 AM



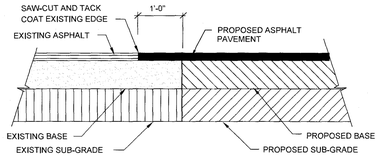
HEAVY DUTY
FLEXIBLE PAVEMENT DETAIL
N.T.S.



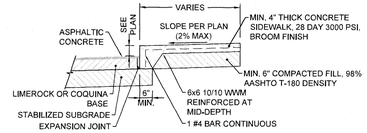
REGULAR DUTY
FLEXIBLE PAVEMENT DETAIL
N.T.S.



FDOT TYPE 'D' CURB DETAIL
N.T.S.

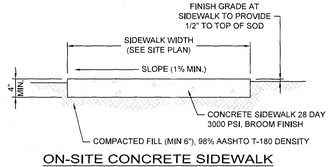


PAVEMENT SAW-CUT AND
BUTT JOINT DETAIL
N.T.S.

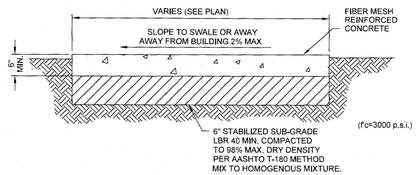


1. CONTRACTOR TO PROVIDE HAND TOOLED TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX, 3/8" EXPANSION JOINTS @ 25'-0" O.C. MAX.
2. IN LIEU OF WELDED WIRE FABRIC, FIBER MESH CONCRETE MAY BE USED.
3. FINISH EDGE OF SIDEWALK WITH EDGING TOOL HAVING A RADIUS OF 1/2".

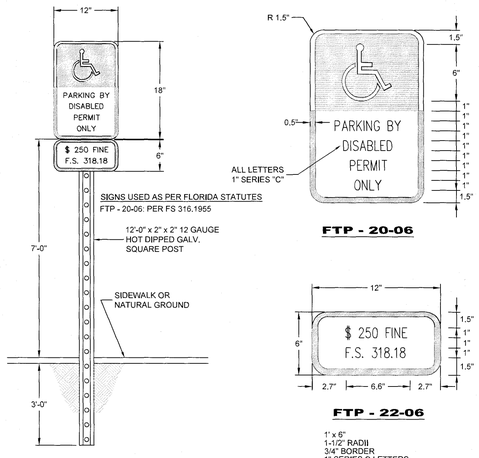
CONCRETE SIDEWALK ADJACENT TO
PAVEMENT DETAIL
N.T.S.



ON-SITE CONCRETE SIDEWALK
DETAIL
N.T.S.



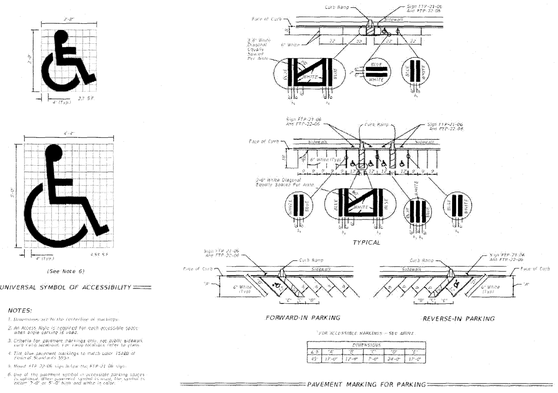
OFF-SITE CONCRETE SIDEWALK
DETAIL
N.T.S.



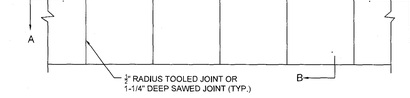
1" x 6"
1-1/2" RADII
3/4" BORDER
1" SERIES C LETTERS
WHITE BACKGROUND
BLACK LEGEND & BORDER

GENERAL NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE).

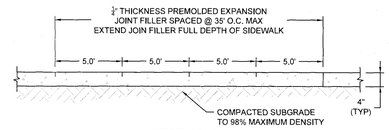
HANDICAPPED SIGN DETAIL
N.T.S.



HANDICAPPED PAVEMENT MARKING DETAIL
N.T.S.

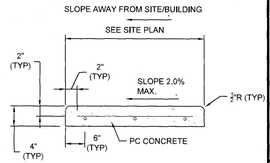


PLAN VIEW



SECTION A-A

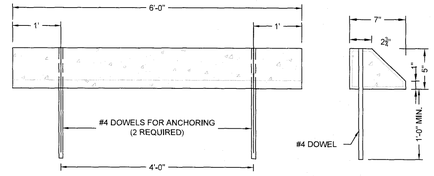
NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF



SECTION B-B

NOTE:
SLOPE SIDEWALK AS INDICATED AWAY FROM SITE/BUILDING

CONCRETE SIDEWALK DETAIL
N.T.S.



PRE-CAST CONCRETE WHEEL STOP DETAIL
N.T.S.

REVISIONS	DATE
1 TRC COMMENTS	05-02-2022
2	
3	
4	
5	
6	
7	
8	

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GMR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-4110
FT PIERCE, FL - PH (772) 466-3005
1855 - 20TH STREET
VERO BEACH, FL 32960
PH: (772) 567-0231
FX: (772) 778-3417

GENERAL DETAILS

BEV SMITH TOYOTA
CITY OF FORT PIERCE FLORIDA

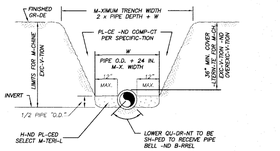
AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 5/11/22

SHEET
C10

20-0424

C:\CIVIL ON HARD DRIVE\2020\20-0424 Bev Smith Toyota\DWG\20-0424-C1 DTAILS.dwg 5/11/2022 9:57 AM

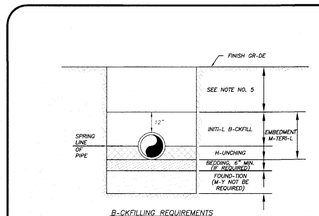


NOTES:

1) THE CONTR-CTOR SH-LL COMPLY WITH REQUIREMENTS OF THE FLORID- TRENCH S-FETY -CT.
2) BEDDING IS REQUIRED PRIM-RILY TO BRING THE TRENCH BOTTOM UP TO GR-DE. BEDDING M-TERI-LS SH-LL PROVIDE - UNIFORM -ND -VEDU-TE LONGITUDIN-L SUPPORT UNDER THE PIPE.
3) INITI-L B-CKFILL SH-LL BE H-ND PL-CED TO 12" -BOVE THE PIPE. B-CKFILL SH-LL BE MECH-NIC-LLY T-MPED TO - MINIMUM OF 100% OF M-X. DENSITY -S DETERMINED BY -SHTO METHOD T-99.

TYPIC-L TRENCH DET-IL
N.T.S.

TYPICAL TRENCH DETAILS	M-1
2018 RPM PLACEMENT	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES -UTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
DATE ISSUED 5/11/2022	

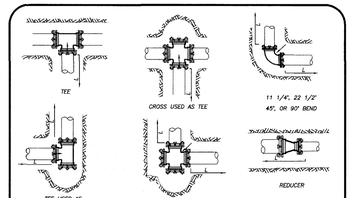


B-CKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERT-IN SOIL CONDITIONS - FOUND-TION M-Y BE REQUIRED.
2) BEDDING IS REQUIRED PRIM-RILY TO BRING THE TRENCH BOTTOM UP TO GR-DE. BEDDING M-TERI-LS SH-LL PROVIDE - UNIFORM -ND -VEDU-TE LONGITUDIN-L SUPPORT UNDER THE PIPE.
3) H-UNCHING M-TERI-L SH-LL BE H-ND PL-CED TO THE SPRINGLINE OF THE PIPE. M-TERI-L SH-LL BE CONSOLID-TED UNDER THE PIPE -ND H-ND T-MPED TO PROVIDE -VEDU-TE SIDE SUPPORT.
4) INITI-L B-CKFILL M-TERI-L SH-LL BE H-ND PL-CED TO 12" -BOVE THE TOP OF PIPE. THE SOIL SH-LL BE COMP-CTED TO 100% M-X. DENSITY.(-SHTO T-99)
5) B-CKFILL SH-LL BE COMP-CTED TO 100% OF M-X. DENSITY -S PER -SHTO T-99. 10' - POINT 35" BELOW PROPOSED PROFILE GR-DE OR EXISTING GR-DE, THE FIN-L 35" OF B-CKFILL SH-LL BE COMP-CTED TO 98% OF M-X. DENSITY -S PER -SHTO T-180.
6) DENSITY TEST SH-LL BE PERFORMED; -T -RE-S DETERMINED BY THE UTILITIES ENGINEER OR PERMIT -GENCY H-VING JURISDICTION, -T THE CONTR-CTORS EXPENSE.
7) CONTR-CTOR TO COMPLY WITH -LL FEDER-L ST-TE -ND LOC-L TRENCH S-FETY REGUL-TIONS.

BACKFILLING REQUIREMENTS	M-2
02-06 NOTES	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES -UTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
DATE ISSUED 5/11/2022	



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

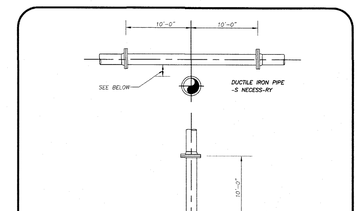
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
2018 HORIZONTAL	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES -UTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
DATE ISSUED 5/11/2022	

MECH-NIC-L JOINT RESTR-INT NOTES

NOTES:

1) THE ENGINEER SH-LL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTR-INED B-SED UPON THE PROJECT -RE- SOIL TYPE, PROPOSED TRENCH CONDITIONS -ND DEPTH, PRESSURE OF 150 PSI, -ND - S-FETY F-CTOR OF TWO (2). DR-WING OF EVERY TYPIC-L FITTING -SSEMBLY WITHIN THE PROJECT SH-LL BE SUBMITTED WHICH REFLECTS THE RESTR-INT DET-IL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTR-INT.
2) REQUIRED RESTR-INED LENGTH C-CUL-TIONS SH-LL -LSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS TH-T WILL BE LOC-TED WITHIN THE C-CUL-TED RESTR-INED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTR-INED ON BOTH SIDES OF THE BEND -ND FOR TEES -LONG THE BEND -LSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
02-06 REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES -UTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
DATE ISSUED 5/11/2022	



NOTE:

PLE-SE REFER TO FORT PIERCE UTILITIES ST-ND-RD SEP-R-TION ST-TEMENT FOR W-TER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
02-06 REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES -UTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
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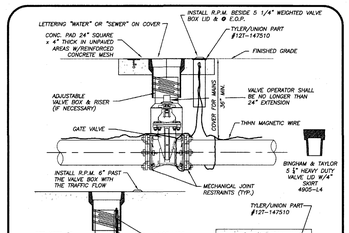

NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
2018 RPM PLACEMENT	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
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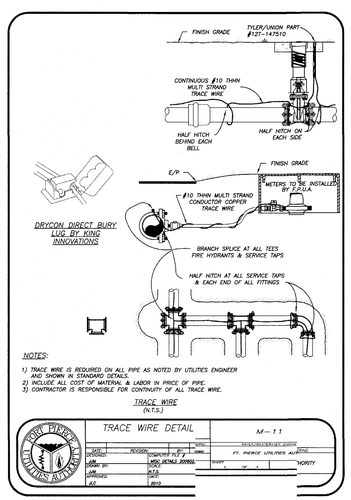
CHECKED AJB	
DATE MARCH 2022	
DATE ISSUED 5/11/2022	

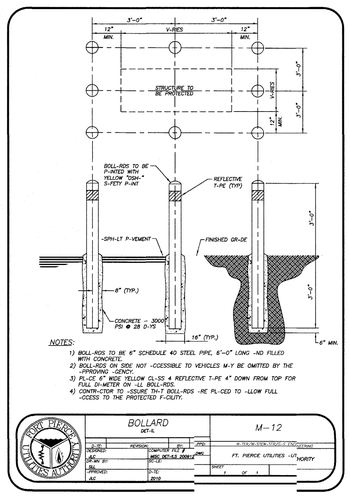


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
N.T.S.

TRACE WIRE DETAIL	M-11
02-06 CONCRETE SLAB REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
DATE ISSUED 5/11/2022	



NOTES:

1) BOLL-RDS TO BE 6" SCHEDULE 40 STEEL PIPE, 6'-0" LONG -ND FILLED WITH CONCRETE.
2) BOLL-RDS ON SIDE NOT -CCESSIBLE TO VEHICLES M-Y BE OMITTED BY THE -PPROVING -GENCY.
3) PL-CE 6" WIDE YELLOW CL-SS A REFLECTIVE T-PE 4" DOWN FROM TOP FOR FULL DI-METER ON -LL BOLL-RDS.
4) CONTR-CTOR TO -SSURE TH-T BOLL-RDS -RE PL-CED TO -LLOW FULL -CCESS TO THE PROTECTED F-CILITY.

BOLLARD DET-IL	M-12
02-06 REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES -UTHORITY
DESIGNED WFP	
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DATE MARCH 2022	
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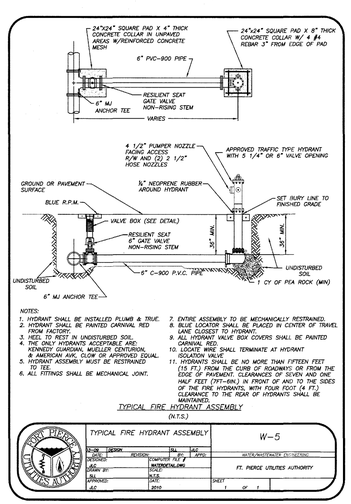

NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURIAN, & AMERICAN AVK, CLOW OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT.-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCES TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
02-06 DESIGN REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
DRAWN GWR	
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DATE MARCH 2022	
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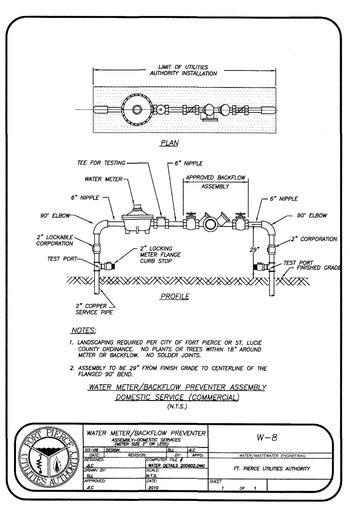

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)	W-8
02-06 REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
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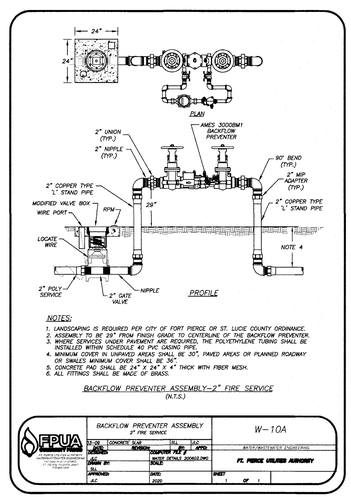

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE BACKFLOW PREVENTER.
3. ALL PIPING SHALL BE INSTALLED USING PRESSED-IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
4. INSTALLED WITH SCHEDULE 40 PVC CASING PIPE.
5. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", PAVED AREAS OR PLANNED ROADWAY OR SWALES MINIMUM COVER SHALL BE 36".
6. CONCRETE PAD SHALL BE 24" X 24" X 4" THICK WITH FIBER MESH.
7. ALL FITTINGS SHALL BE MADE OF BRASS.

BACKFLOW PREVENTER ASSEMBLY-2" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 2" FIRE SERVICE	W-10A
02-06 CONCRETE SLAB REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
DRAWN GWR	
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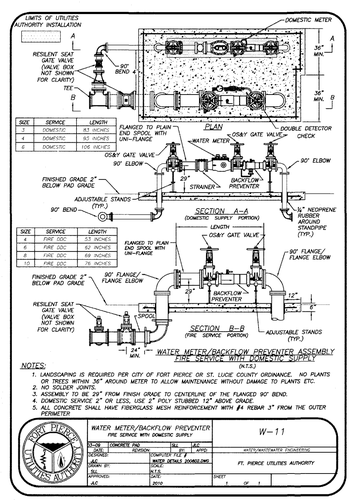

SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	93 INCHES
6	DOMESTIC	106 INCHES

SIZE	SERVICE	LENGTH
4	FIRE SVC	53 INCHES
6	FIRE SVC	62 INCHES
8	FIRE SVC	69 INCHES
10	FIRE SVC	76 INCHES

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
02-06 CONCRETE SLAB REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
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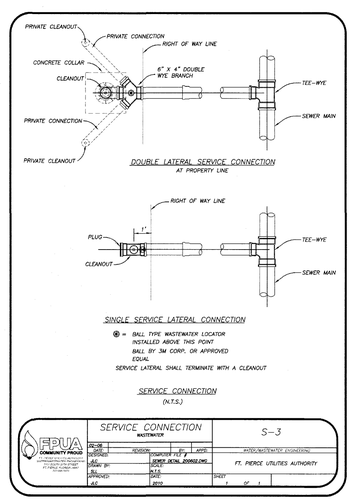

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER	S-3
02-06 REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
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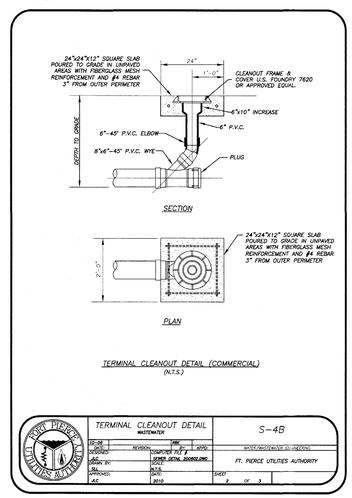

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
02-06 REVISION	W-TER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
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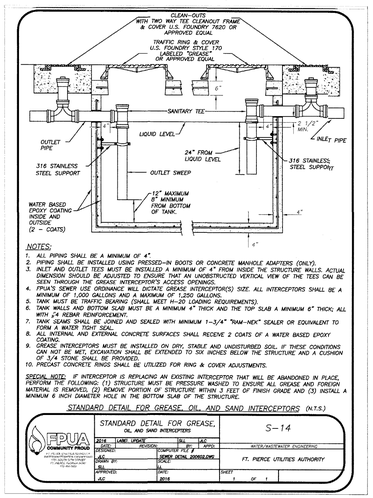
DATE MARCH 2022	
DATE ISSUED 5/11/2022	



NOTES:

1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED-IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW OF THE TEES CAN BE SEEN THROUGH THE GREASE INTERCEPTOR'S ACCESS OPENINGS.
4. FPUA'S SEWER USE ORDINANCE WILL DICTATE GREASE INTERCEPTOR(S) SIZE. ALL INTERCEPTORS SHALL BE A MINIMUM OF 1,000 GALLONS AND A MAXIMUM OF 1,250 GALLONS.
5. TANK MUST BE TRAFFIC BEARING (SHALL MEET H-20 LOADING REQUIREMENTS).
6. TANK WALLS AND BOTTOM SLAB MUST BE A MINIMUM 4" THICK AND THE TOP SLAB A MINIMUM 6" THICK; ALL WITH #4 REBAR REINFORCEMENT.
7. TANK SEAMS SHALL BE JOINED AND SEALED WITH MINIMUM 1-3/4" "RAM-NEK" SEALER OR EQUIVALENT TO ENSURE A WATER TIGHT SEAL.
8. ALL INTERNAL AND EXTERNAL CONCRETE SURFACES SHALL RECEIVE 2 COATS OF A WATER BASED EPOXY COATING.
9. GREASE INTERCEPTORS MUST BE INSTALLED ON FIRM, STABLE AND UNDISTURBED SOIL. IF THESE CONDITIONS CAN NOT BE MET, EXCAVATION SHALL BE EXTENDED TO SIX INCHES BELOW THE STRUCTURE AND A CUSHION OF 3/4 STONE SHALL BE PROVIDED.
10. PRECAST CONCRETE RINGS SHALL BE UTILIZED FOR RING & COVER ADJUSTMENTS.

SPECIAL NOTE: IF INTERCEPTOR IS REPLACING AN EXISTING INTERCEPTOR THAT WILL BE ABANDONED IN PLACE, THE FOLLOWING TO APPLY: STRUCTURE MUST BE PRESSURE WASHED TO ENSURE ALL GREASE AND FOREIGN MATERIAL IS REMOVED, (2) REMOVE PORTION OF STRUCTURE WITHIN 3 FEET OF FINISH GRADE AND (3) INSTALL A MINIMUM 6 INCH DIAMETER HOLE IN THE BOTTOM SLAB OF THE STRUCTURE.

STANDARD DETAIL FOR GREASE, OIL AND SAND INTERCEPTORS (N.T.S.)

STANDARD DETAIL FOR GREASE, OIL AND SAND INTERCEPTORS	S-14
2018 LAND USE/ZONE REVISION	WATER/WASTEWATER ENGINEERING
JOB NO. 20-0424	FT. PIERCE UTILITIES AUTHORITY
DESIGNED WFP	
DRAWN GWR	
CHECKED AJB	
DATE MARCH 2022	
DATE ISSUED 5/11/2022	

NO.	DATE	REVISIONS
8	_	_
7	_	_
6	_	_
5	_	_
4	_	_
3	_	_
2	_	_
1	05-02-2022	TRC COMMENTS

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-1510
FT PIERCE, FL - PH (772) 340-3055
1855 -39TH- STREET
VERO BEACH, FLORIDA 32960
PH. (772) 226-3033
FX. (772) 778-2417

UTILITY DETAILS

BEV SMITH TOYOTA

CITY OF FORT PIERCE

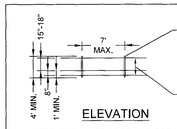
FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313
5/11/22

SHEET
C11

20-0424

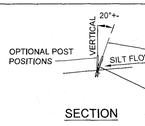
C:\CIVIL ON HARD DRIVE\2020\20-0424 Bev Smith Toyota\DWG\20-0424 C1 COVER - (3) TAIL S.dwg 5/11/2022 9:57 AM



POST OPTIONS:
WOOD 2-1/2" MIN. DIA.
WOOD 2"X4"
OAK 1-1/2"X1-1/2"
STEEL 1.33 LBS./FT. MIN.

FILTER FABRIC (IN CONFORMANCE WITH SEC. 985 F.D.O.T. SPEC.)

ELEVATION



OPTIONAL POST POSITIONS

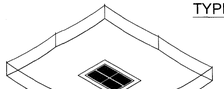
PRINCIPLE POST POSITION (CANTED 20° TOWARD FLOW)

FILTER FABRIC

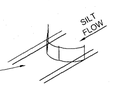
SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

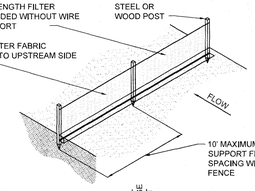
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

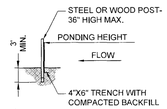
EXTRA STRENGTH FILTER FABRIC NEEDED WITHOUT WIRE MESH SUPPORT

ATTACH FILTER FABRIC SECURELY TO UPSTREAM SIDE OF POST

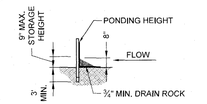
STEEL OR WOOD POST



10' MAXIMUM SPACING WITH WIRE SUPPORT FENCE. 6' MAXIMUM SPACING WITHOUT WIRE SUPPORT FENCE



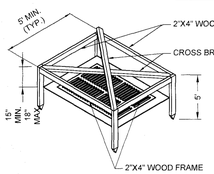
TRENCH DETAIL



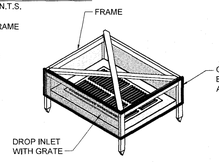
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

N.T.S.



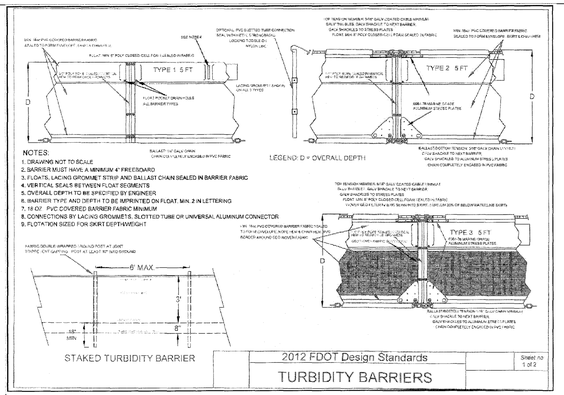
VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE

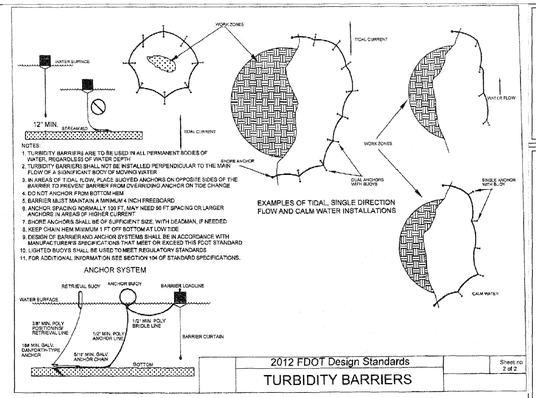
SILT FENCE INLET PROTECTION

N.T.S.



2012 FDOT Design Standards — Sheet no 1 of 2

TURBIDITY BARRIERS

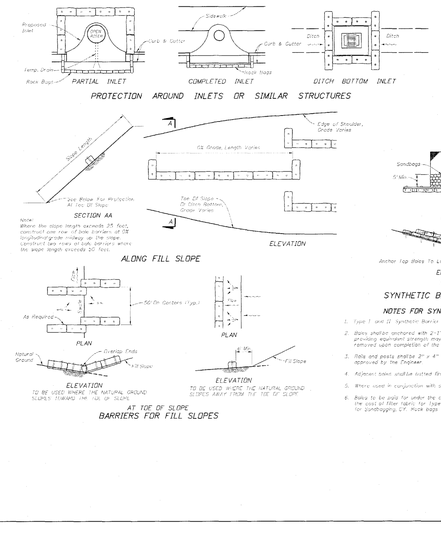


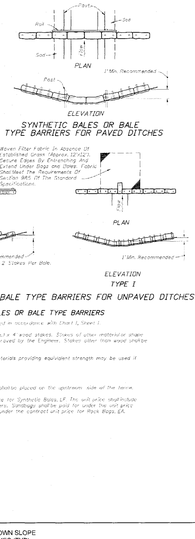
2012 FDOT Design Standards — Sheet no 2 of 2

TURBIDITY BARRIERS

TURBIDITY BARRIER APPLICATIONS

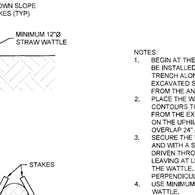
N.T.S.





NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

1. Type I and II Synthetic Bales should be used in accordance with Chart 1, Sheet 1.
2. Bales shall be anchored with 2-1" x 2" by 1'-6" or 4' wood stakes. Stakes of other materials or shapes providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Tails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the downstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. This will include the cost of fiber tails for Type I and II Barriers. Stakes may also be paid for under the unit price for Synthesizing, LF. Tails have to be paid for under the contract unit price for Mark Bales, EA.



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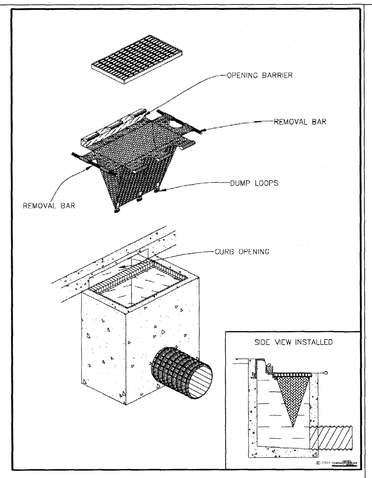
EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

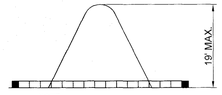
MINIMUM STANDARDS

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 104 AND 105 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.



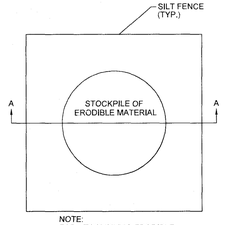
INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.

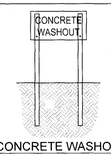
SECTION A-A



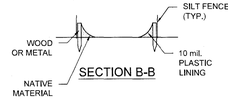
NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

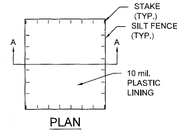
N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B



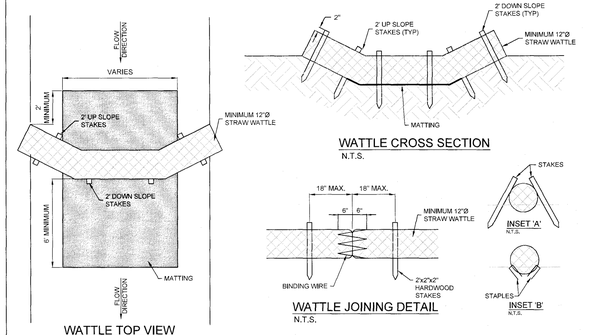
PLAN

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TYPE "ABOVE GRADE" WITH SILT FENCE

CONCRETE & STUCCO WASTE MANAGEMENT

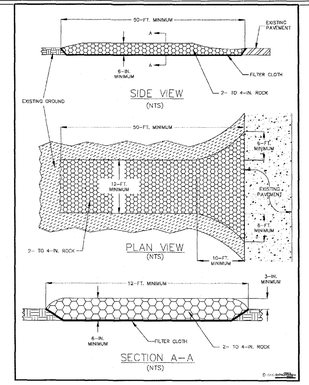
N.T.S.



NOTES
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD OVERLAP 24" - SHINGLE IN DIRECTION OF FLOW.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKE SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. USE MINIMUM 12"Ø COIR (COCONUT FIBER)/STRAW WATTLE.
5. USE 2' WOODEN STAKES WITH A 2"x2" NOMINAL CROSS SECTION.
6. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AS DIRECTED.
7. INSTALL A MINIMUM OF 2 UP SLOPE STAKES AND 4 DOWN SLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
8. PROVIDE STAPLES MADE OF 0.125"Ø STEEL SIRE FORMED INTO A 'U' SHAPE NOT LESS THAN 12" IN LENGTH.
9. INSTALL STAPLES APPROX. EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.

WATTLE DETAILS

N.T.S.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.

CITY OF FORT PIERCE NOTES (EROSION CONTROL)(a) THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE BUILDING OFFICIAL UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP-WORK ORDER. PLANS FOR GRADING / STRIPPING / EXCAVATING AND FILLING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINTED AT THE SITE DURING THE DURATION OF WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING: (1) START OF CONSTRUCTION; (2) INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES; (3) COMPLETION OF SITE CLEARING; (4) COMPLETION OF ROUGH GRADING; (5) COMPLETION OF FINAL GRADING; (6) CLOSE OF THE CONSTRUCTION SEASON; (7) COMPLETION OF FINAL LANDSCAPING. (b) THE PERMITTEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES. (c) THE CITY ENGINEER OR HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

	DATE	REVISIONS
1	05-02-2022	TRC COMMENTS

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	GWR
DATE	MARCH 2022
CHECKED	AJB
DATE ISSUED	5/11/2022

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EROSION CONTROL DETAILS

BEV SMITH TOYOTA

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 5/11/22

SHEET

C12

20-0424

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Florida Environmental Consulting, Inc.

Environmental Impact Report

For:

Bev Smith Toyota

Prepared for:

Frank Gonzalez
Bev Smith Toyota
7845 SW Ellipse Way
Stuart, FL 34997
561-818-2847

TIMOTHY E. MASLIN #77283 Certified Environmental Specialist

05/28/2021

Timothy E. Maslin, C.E.S. / C.E.C.
Certification #77283

FEC Job #21-185

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1.0 Executive Summary

The proposed Bev Smith Toyota property:

- is approximately 26.65 acres in St. Lucie County, Florida.
- is two undeveloped parcels along US1, a portion of which is proposed for land development improvements.
- contains mostly poorly drained sandy soils.
- is approximately at an elevation of 15
- is in Flood Zone X.
- contains a Pine Flatwoods habitat which supports some palms and pines.
- contains a Mixed Pine and Oak habitat which supports some palms, pines, as well as live and laurel oaks.
- contains a 0.77-acre Exotic Melaleuca Wetland
- contains a 0.06-acre Wetland Scrub
- has an adjacent 0.21-acre Depressional Marsh Wetland in the right-of-way of US1
- does support the gopher tortoise.
- does contain jurisdictional wetlands.
- improvements within only the proposed site plan area will cause *de minimis* environmental impacts.
- improvements to other areas of the parcel unless properly permitted, may cause adverse environmental impacts to protected species, native habitats, trees, and wetlands.

2.0 Environmental Impact Report

2.1 Objective

In May of 2021 Environmental Specialists from *Florida Environmental Consulting Inc.* performed an environmental impact study of the **Bev Smith Toyota** property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

2.2 Introduction

The subject property is parcel IDs 2427-421-0001-000-7 and 2427-421-0002-000-4 in section 27 of township 35, range 40 of Saint Lucie County, Florida. More specifically, on the east side of US1, directly south of High Point Blvd. It is comprised of approximately 26.65 acres of vacant land, at -80.32342, 27.40226 however only a portion of these parcels is currently proposed for land development improvements. Please see the maps and other reference materials in the appendix of this report.

2.3 Materials and Methods

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP) Environmental Resource Analysis and assessing the potential for species and habitats listed by the County, South Florida Water Management District (SFWMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

2.4 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the property contains 2 major soil types more specifically described as:

Soil 50, *Waveland and Immokalee fine sands* characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Soil 21, *Lawnwood and Myakka sands,* characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Please see the soils map in the appendix of this report for the general location of these soils.

2.5 Hydrology

This project is in hydrologic basin 17, the *St. Lucie basin*, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat but seemingly the eastern and western sections are slightly lower than the middle of the parcel. Stormwater runoff accumulates in a depressional area and/or sheet flows to roadside swales, ditches, and canals that surround the property. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is approximately elevation 15 and according to the Flood Hazard Map in the Appendix, this area is not in a flood plain and as such is considered Flood Zone X.

2.6 Flora

As noted in the introduction the parcel is approximately 26.65 acres of Pine Flatwoods LULC 4110. While this designation is accurate for much of the site, based on the inspection an aerial interpolation it was found that the site contained 0.77 acres of LULC 6191: Exotic Melaleuca Wetland, 5.9 acres of LULC 4340: Mixed Pine and Oak, and also has a 0.21 acre offsite LULC 6410 Depressional Marsh Wetland in the US1 Right of Way, and a 0.06-acre LULC 6310: Wetland Scrub. Please see the Aerial LULCS Map and Site Photos in the Appendix.

The flora of the Pine Flatwoods habitat included a mixed canopy dominated by slash pine (*Pinus elliottii*) with some laurel oak (*Quercus laurifolia*), live oaks (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and significant amounts of exotic melaleuca *(Melaleuca quinquenervia*). The understory species included dominant saw palmetto (*Serenoa repens*), also some wax myrtles (*Morella cerifera*), Indian hawthorn (*Rhaphiolepsis indica*), and rusty staggerbush (*Lyonia spp.)* with dense Brazilian pepper (*Schinus terebinthifolius*). The groundcover of the site consisted of muscadine grape (*Vitis rotundifolia*), as well as miscellaneous grasses and forbes.

The flora of the Mixed Pine and Oak habitat included a canopy consisting of laurel oak, slash pines, cabbage palm, and some live oak. The understory species included some wax myrtles, Indian hawthorn, and rusty staggerbush. The groundcover of the mixed forests consisted of muscadine grape, dog fennel (*Eupatorium capillifolium*), swamp fern (*Blechnum serrulatum*), chalky bluestem (*Andropogon virginicus*), red root (*Lachnanthes caroliana*), as well as miscellaneous grasses and forbes.

The flora of the Exotic Melaleuca Wetland habitat included a canopy dominated by exotic melaleuca (*Melaleuca quinquenervia*). The groundcover of the consisted of muscadine grape, dog fennel, hatpins (*Syngonanthus spp*.), swamp fern, chalky bluestem, red root, as well as miscellaneous grasses and forbes.

The flora of the onsite 0.06-acre Wetland Scrub included a couple perimeter cabbage palms and laurel oaks, with swamp fern, chalky bluestem, dog fennel, and red root, as well as miscellaneous grasses and forbes in the middle.

The flora of the offsite Depressional Marsh wetland included a couple cabbage palms, lanceleaf arrowhead (*Sagittaria lancifolia*), swamp fern, and some red root, as well as miscellaneous grasses and forbes.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

2.7 Fauna

The species directly observed and evidenced on site were cardinals (*Cardinalis cardinalis*), squirrels (*Sciurus carolinensis*), brown anoles (*Anolis sagrei*), ants (*Formicidae spp*.), spiders (*Arachnida spp.*), dragon flies (*Odonata spp.*), and bees (*Apidae spp.*).

Additionally, there were multiple gopher tortoise burrows found in the Pine Flatwoods habitat. The gopher tortoise is a species listed by the Florida Fish and Wildlife Conservation Commission and is protected along with their burrows.

Further, the site does not contain scrub jay habitat and was specifically far outside the quarter-mile survey threshold from the nearest occupied scrub jay territory or suitable habitat, and no additional evidence or suspicion of use was formulated of other listed species of fauna according to the county, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service lists of Endangered, Threatened, and Species of Special Concern.

2.8 Wetlands

Based on aerial interpolation and in conjunction with the soils survey publication describing the site soils as potentially hydric, wetlands were suspected. As such, 0.77 acre of Exotic Melaleuca Wetland were found on site via the presence of wetland vegetation and hydrologic indicators. Another small Wetland Scrub of approximately 0.06 acre was located near the south western corner of the property with dominant swamp fern in the center of a small depression. Additionally, there is a 0.21-acre Depressional Marsh Wetland on the western frontage of the property in the right-of-way of US1 defined by low elevations in the right of way grading along US1 and numerous emergent species of vegetation. This R-O-W wetland could conversely be classified as an ‘Other Surface Water’. Please see the FLUCCS Map in the Appendix of this report.

2.9 Summary and Discussion

In summary, the proposed Bev Smith Toyota is 26.65-acre parcel proposed for land development improvements in St. Lucie County, Florida. The site plan as shown currently

only proposes development improvements to the southern third of the property. However the full parcel contains 19.98 acres of pine flatwoods, 5.9 acres of mixed pine and oak, a 0.77-acre exotic melaleuca wetland, and a 0.06-acre depressional wetland. These habitats support some protected native vegetation that includes oaks, pines, palms, wetlands, and the protected gopher tortoise. There is also a 0.21-acre wetland in the right-of-way of US1 that is not currently proposed to be impacted, however, this wetlands' location should be noted in the event of future development. The property is in Flood Zone X, contains mostly poorly drained sandy soils at an approximate elevation of 15 with directly adjacent drainage facilities. Additionally, the property does support the protected gopher tortoise, and does support wetlands, but does not support the scrub jay, nor other protected species.

As stated above, the site supports an Exotic Melaleuca Wetland which is larger than a ½-acre and as such any impacts will require additional environmental permitting and mitigation.

The site also contains a small onsite Wetland Scrub and a Depressional Marsh Wetland in the right of way that both are under a ½ acre and therefor will not require mitigation. Mitigation credits may be available within Basin 17, the St. Lucie basin, at one of several mitigation banks and could be utilized during the site planning and permitting process to offset unavoidable impacts to such wetlands. Onsite mitigation may also be required and accomplished through wetland enhancement or creation and preservation, where exotic vegetation can be removed, appropriate wetland vegetation planted and a conservation easement recorded, and the wetland maintained through a Preserve Area Management Plan to supersede at least some of the impacts proposed. A formal wetland delineation will be required during the permitting process.

As stated above the property does contain some pines, oaks, and palms, and though these trees may be cleared with a permit, it is recommended that micro-site-planning be looked into in an effort to save trees as best practical. Cabbage palms over 10 feet in trunk height, as well as laurel oaks, live oaks and pines over 12" may require individual tree protection or mitigation if proposed for removal. Alternatively, if 15% of native uplands are preserved and placed under a conservation easement, tree mitigation may not be required.

Finally, this site does support the gopher tortoise, and any proposed site impacts within 25' of a gopher tortoise burrow will require special permitting from the FWC, as well as the relocation of any tortoise found along with associated mitigation fees. If suitable habitat is left after site planning, some tortoises may remain on site undisturbed. Similarly, depending on the ultimate Site Plan and appropriate gopher tortoise population stocking rates, others could be relocated to undisturbed areas on site or relocated to an offsite Gopher Tortoise Recipient Site. This gopher tortoise permitting, mitigation, and relocation should be initiated 90 days prior to any site work activity including bush-hogging and geotechnical work requiring clearing.

Based on the proposed site plan, impacts are currently limited to the southern 1/3rd of the property. As such, there are no impacts currently proposed to the onsite or offsite wetlands. However, there are gopher tortoise burrows within the footprint of the proposed parking/storage area that will need to be addressed prior to the above mentioned clearing.

2.10 Conclusion

In conclusion, permitting and development or other improvements to the proposed Bev Smith Toyota Site Plan would cause *de minimis* environmental impacts, however impacts to other areas of the property could cause adverse environmental impacts to native uplands, wetlands, and the protected gopher tortoise. Additional wetland delineations, environmental resource permitting, as well as gopher tortoise permitting and relocation are recommended.

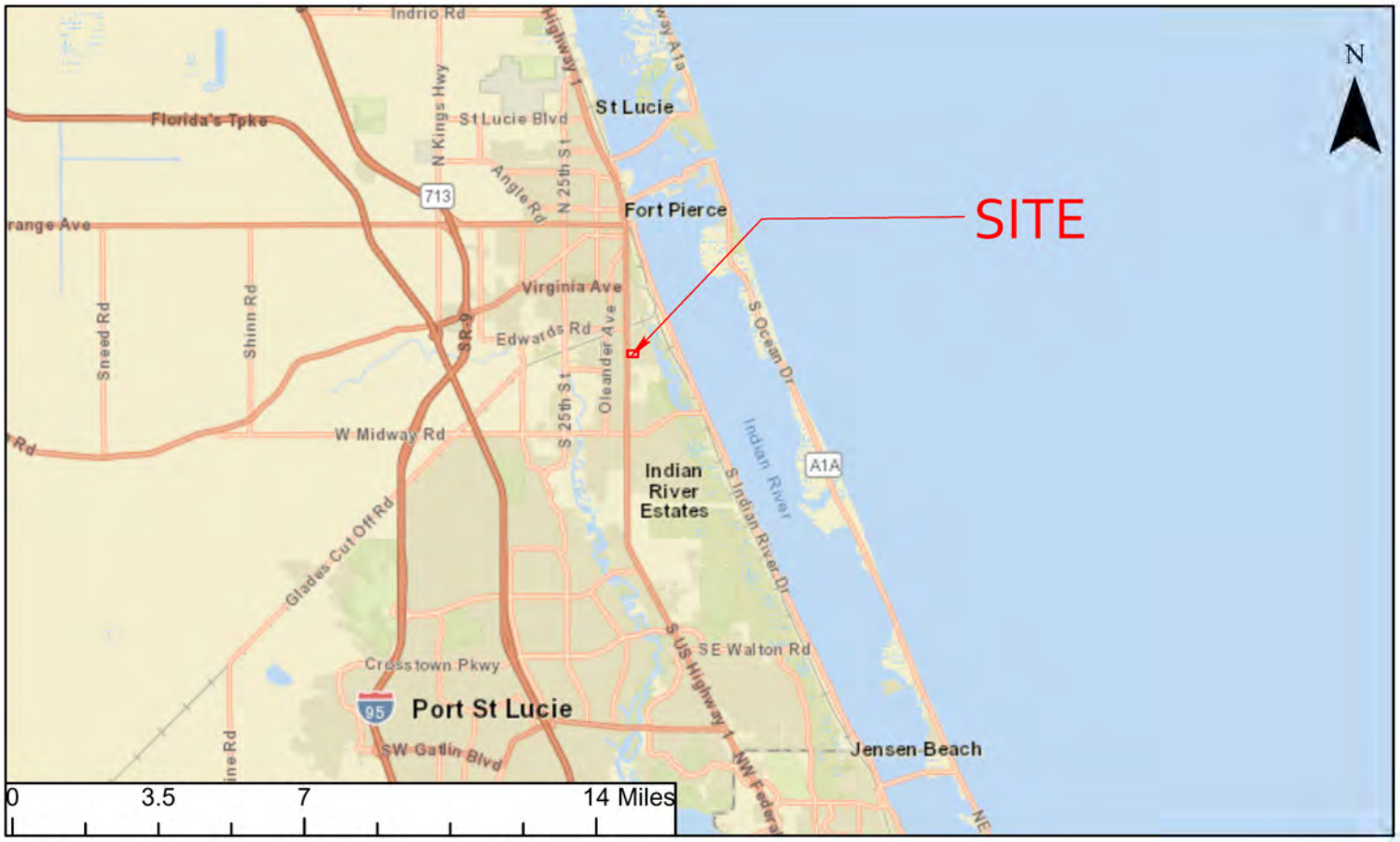
Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

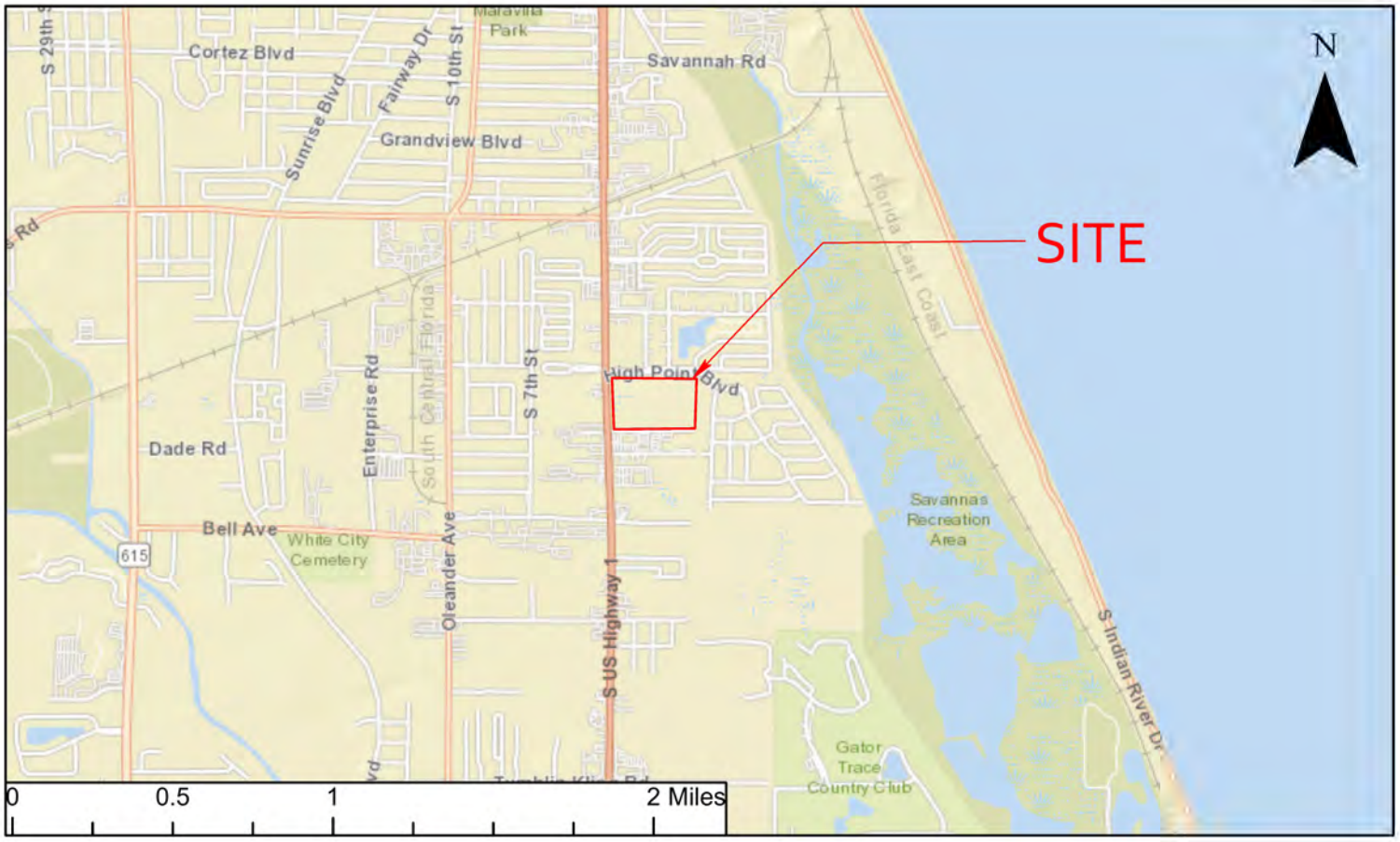
2.11 Qualifications of Individual Preparing Report

Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist. Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 21 years of experience. Finally he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

3.0 Appendix

3.1 Location Map
3.2 Soils Map
3.3 Topographic Map
3.4 Flood Map
3.5 Land Use Land Cover Map
3.6 National Wetland Inventory Map
3.7 Site Photos





LOCATION	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date

Legend

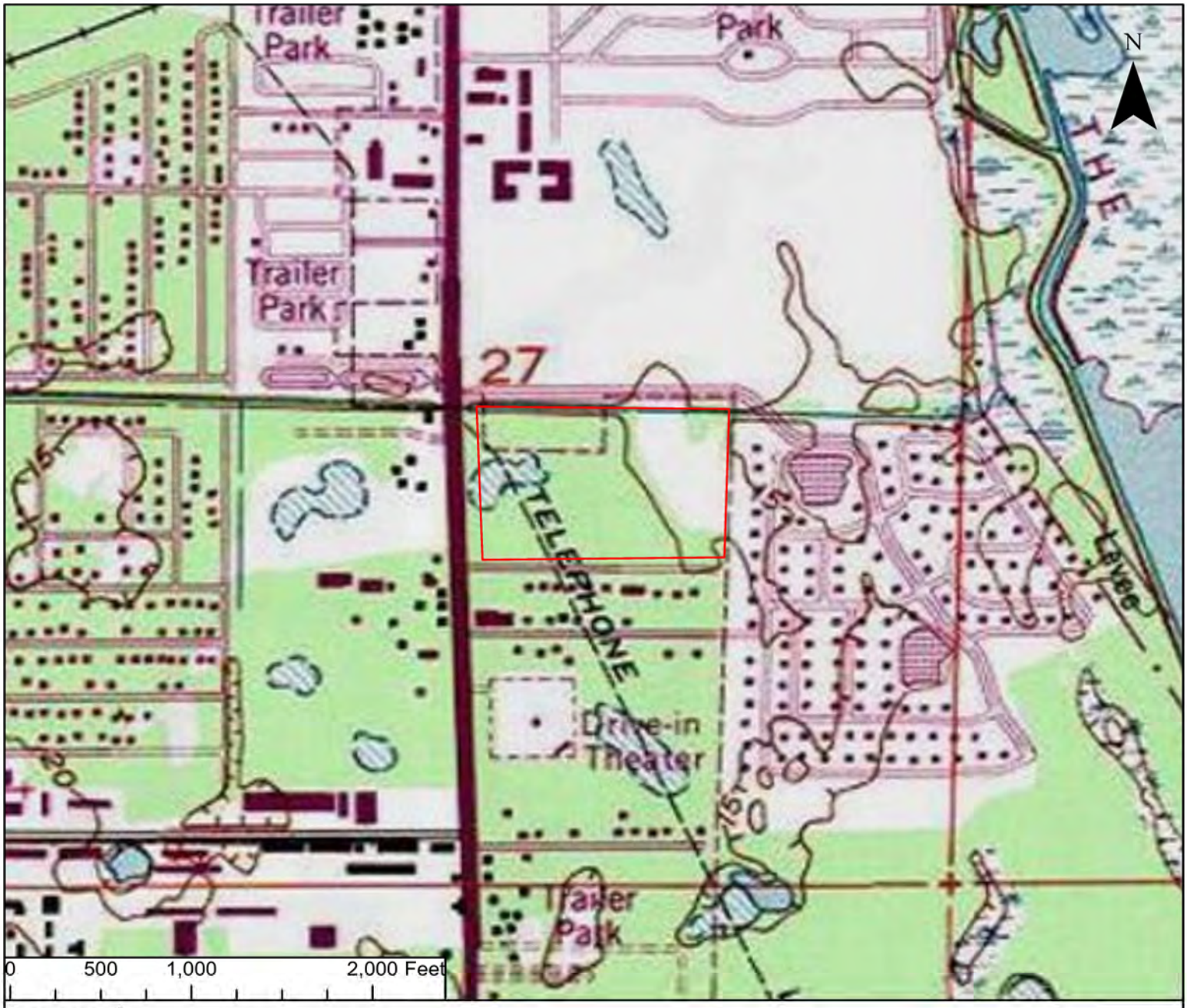
Subject Site

Florida Soils

Soil Type

- Arents, 0-5 percent slopes
- Lawnwood and Myakka sands
- Urban land
- Water
- Waveland and Immokalee fine sands
- Waveland-Lawnwood complex, depressional

SOILS	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



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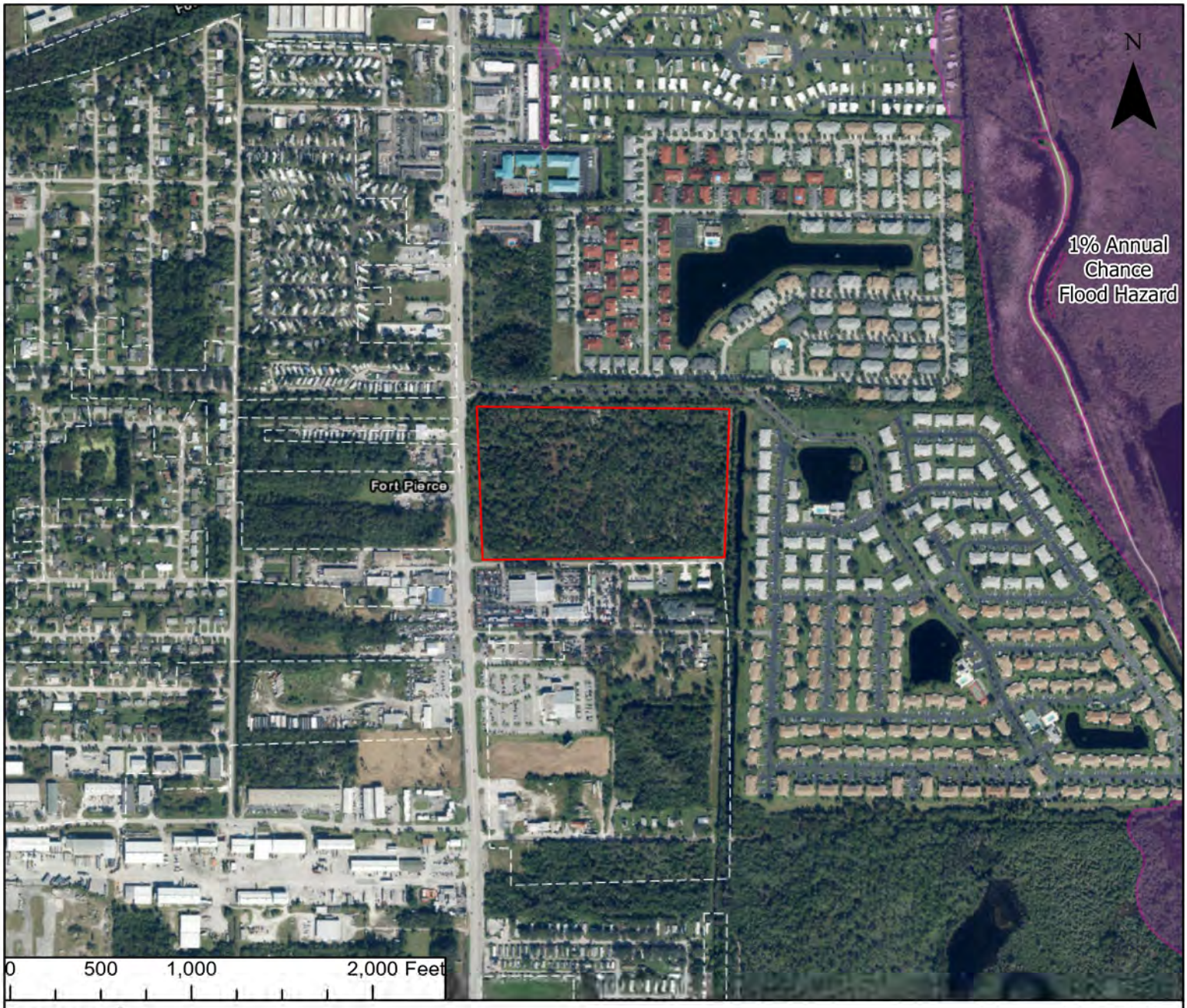
Subject Site

TOPO	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



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Subject Site

USA Flood Hazard

Esri Symbology

1% Annual Chance Flood Hazard

FLOOD HAZARD	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-enc.com	JOB NO FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date

Legend

Subject Site

LANDUSE_DE

- 1330: High Density, Multiple Dwelling Units, Low Rise
- 1400: Commercial and Services,1400: Commercial and Services
- 4110: Pine Flatwoods,4110: Pine Flatwoods
- 4340: Mixed - Pine and Oak
- 5120: Channelized Waterways, Canals
- 5300: Reservoirs,5300: Reservoirs
- 6191: Wet Melaleuca
- 6400: Vegetated Non-Forested Wetlands
- 6460: Mixed Scrub-shrub Wetland,6460: Mixed Scrub-shrub Wetland
- 8140: Roads and Highways,8140: Roads and Highways

LULC	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date

Legend

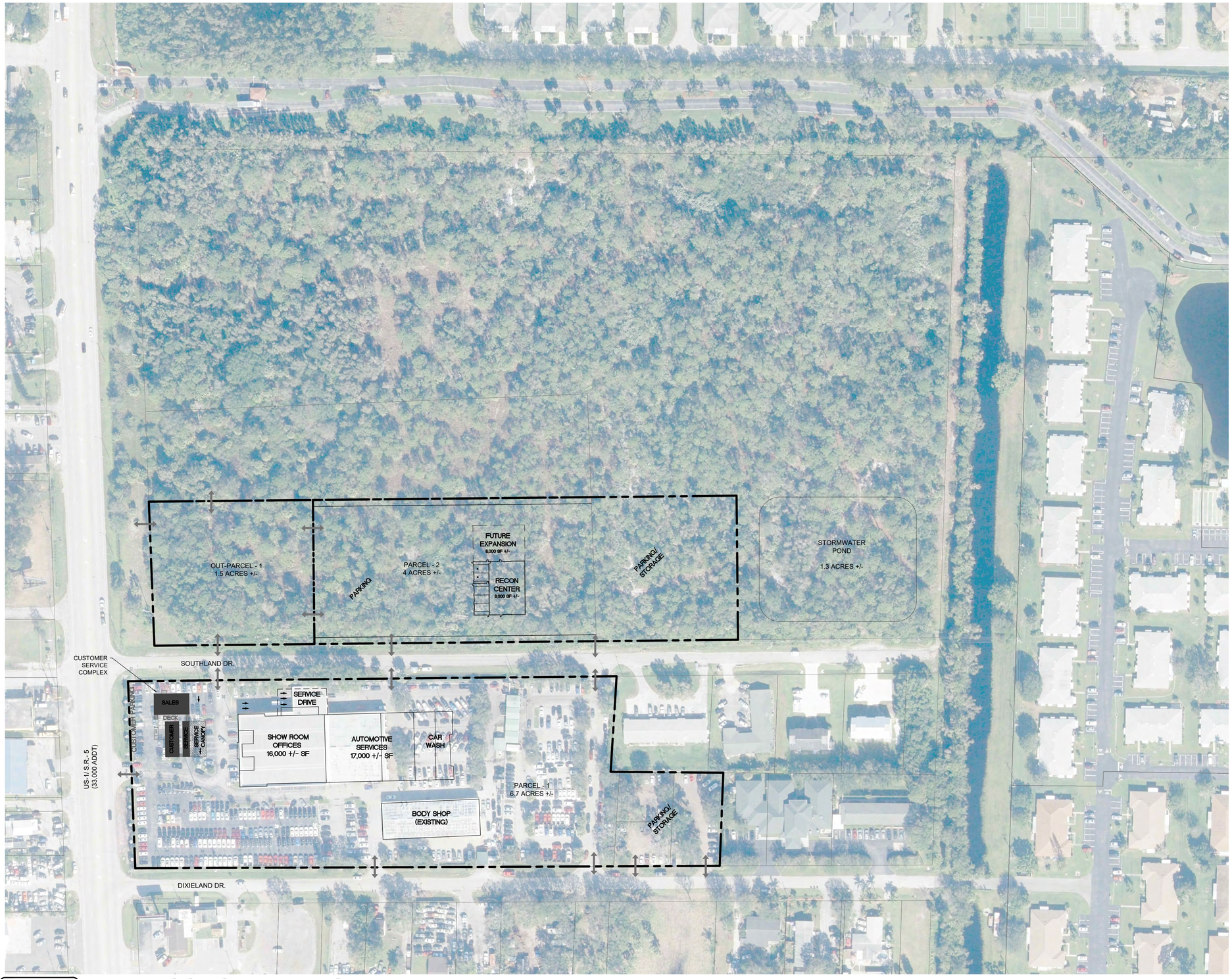
Subject Site

FL Wetlands

WETLAND TYPE

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

NWI	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 25th Street Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@flenv.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



CONCEPTUAL SITE PLAN

SCALE: 1" = 80'

GRAPHIC SCALE
0 80 160
(IN FEET)
1 inch = 80 ft.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

LOCATION MAP

JOB NO.	20-0424	
DESIGNED	WFP	
DRAWN	WFP	
DATE	JANUARY 2021	
CHECKED	AJB	
DATE ISSUED	1/19/2021	

	REVISIONS	DATE
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-
1	-	-

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CONCEPTUAL SITE PLAN

BEV SMITH TOYOTA

FLORIDA

ST. LUCIE COUNTY

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
CSP1
OF 1
20-0424

O:\DRAWINGS\2020\20-0424 Bev Smith Toyota\4 - Drawings\20-0424 BASE.dwg, 1/19/2021 2:53 PM, BILL PITTSLEY

PICTURES: FRONTAGE AND ROW WETLAND	BEV SMITH TOYOTA	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date

PICTURES: LARGE WETLAND

BEV SMITH TOYOTA

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PICTURES: MIXED OAK AND PINE

BEV SMITH TOYOTA

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Revisions	Date

PICTURES: PINE FLATWOODS

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DATE	
SCALE	

Revisions	Date

PICTURES: SMALL WETLAND

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Revisions	Date

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

STORMWATER MANAGEMENT CALCULATIONS

for

BEV SMITH TOYOTA

FT. PIERCE, FLORIDA

FEBRUARY 2022
REVISED MARCH 2022

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineers Project #: 20-0424
Designed By: RTM

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

3/3/22

Mr. Aaron J. Bowles, P.E. #55313

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II Proposed System

III Site Data

IV Required Treatment Volume

V Proposed Treatment Volume

APPENDICES

Appendix A Geotechnical Investigation by KSM Engineering (KSM Engineering, Dated 9/8/21)

Appendix B SFMWD ERP No. 56-01253-P Excerpt

Prepared by: MBV Engineering, Inc.
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Vero Beach, Florida 32960
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Certificate of Authorization #: 3728

Engineers Project #: 20-0424
Designed By: RTM

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

Mr. Aaron J. Bowles, P.E. #55313

3/3/22

I. PURPOSE

The purpose of this report is to provide City of Fort Pierce, FDOT, and SFWMD with calculations and documentation which demonstrates the proposed surface water management system complies with state and local criteria.

II. PROPOSED SYSTEM

The proposed surface water management system modifications includes a modification to the current SFMWD ERP No. 56-01253-P. The Existing Overall Site Basin is a proposed modification to the existing exfiltration trench system, permitted under SFWMD 56-01253-P (Application No. 950814-10), that will provide an equivalent treatment volume to the original permitted value provided volume of 0.5 ac-ft. A modification of the system's configuration was required due to the proposed building renovations.

III. SITE DATA

LAND USE BREAKDOWN (POST-DEVELOPMENT)			
	EXISTING (AC)		**PROPOSED (AC)**
TOTAL ACRES	6.03		6.03
PAVEMENT	4.53		4.08
BUILDING COVERAGE	0.57		0.96
OTHER IMPERVIOUS AREAS	0.27		0.27
PERVIOUS	0.66		0.72
OTHER *			
Total	6.03		6.03

Site Location: 3350 US HWY. 1
Ft. Pierce, FL 34982

Flood Zone: THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP #12111C0189, DATED FEB 19, 2020.

Site Soils:

The soil survey mapped the area as (50),Waveland and Immokalee Fine Sands, (21) Lawnwood and Myakka Sands, and (47) Urban Land (0 to 2 % Slopes), HSG B/D & B/D & C, respectively
Pre-Development: A conservative soil group of HSG C was selected

Post-Development: A conservative soil group of HSG C was selected.

Soil Boring #		DEPTH (INCHES BELOW GRADE)	HORIZONTAL FLOW RATE (ft/day)	VERTICAL FLOW RATE (ft/day)	HYDRAULIC CONDUCTIVITY (CFS/SF-FT-HEAD)
Soil Boring P-1:					
Existing Grade at Soil Boring	16.5 ft. (NAVD)		17.5	8.9	3.80E-04
Measured Water Table Elev.	13.4 ft. (NAVD)	37			
Seasonal High Water Elev.	15.3 ft. (NAVD)	14			
Soil Boring P-2:					
Existing Grade at Soil Boring	16.0 ft. (NAVD)		17.4	8.1	4.60E-04
Measured Water Table Elev.	12.8 ft. (NAVD)	38			
Seasonal High Water Elev.	15.2 ft. (NAVD)	10			
Measured Water Table Elev.					
Soil Boring B-03:					
Existing Grade at Soil Boring	20.0 ft. (NAVD)				
Measured Water Table Elev.	14.8 ft. (NAVD)	62			
Seasonal High Water Elev. **	14.5 ft. (NAVD)	66			
Soil Boring B-05:					
Existing Grade at Soil Boring	20.0 ft. (NAVD)				
Measured Water Table Elev.	14.0 ft. (NAVD)	72			
Seasonal High Water Elev. **	14.5 ft. (NAVD)	66			
Average SHWT Elev. =	14.5 ft. (NAVD) **		k_h = 17.45*	k_v =8.5*	**4.20E-04**

* Flow rates shown are the averages of the flows at differing strata.
** SWHT Elevation provided per Original SFWMD Parameters

IV. REQUIRED TREATMENT VOLUME

Existing Exfiltration Trench to be removed

Total Exifltration Trench Originally Permitted =	700 LF	0.500 ac-ft	= 21,780 cf
Total Exfiltration Trench to be removed =	209 LF	0.149 ac-ft	= 6,503 cf

Total Required Treatment Volume to be provided (ac-ft) =	***0.149 ac-ft***	***= 6,503 cf***
Total Provided Treatment Volume from replacement system (ac-ft) =	***0.199 ac-ft***	***= 8,654 cf***

V. PROPOSED TREATMENT VOLUME

Exifltration Trench Calculations

K=HYDRAULIC CONDUCTIVITY (cfs/ft^2*ft head)
H2=DEPTH TO WATER TABLE (avg. grate el.-wet season avg. water level) (ft)
W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)
L=LENGTH OF TRENCH
TD=TRENCH DEPTH
V=VOLUME OF WATER STORED

The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*Ds)+1.39E10^(-4)*W*Du)

EQ.#2 V=(L)*(K*(2*H2*Du-Du^2+2*H2*Ds)+(1.39*10^-4)*W*Du)
IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH
or IF THE TRENCH WIDTH IS > 2*TOTAL TRENCH DEPTH

INPUT

Top of Base:	20
Top of Trench Elev.:	17.25
High Water Table Elev:	14.50
Bott. Of Trench:	13.50

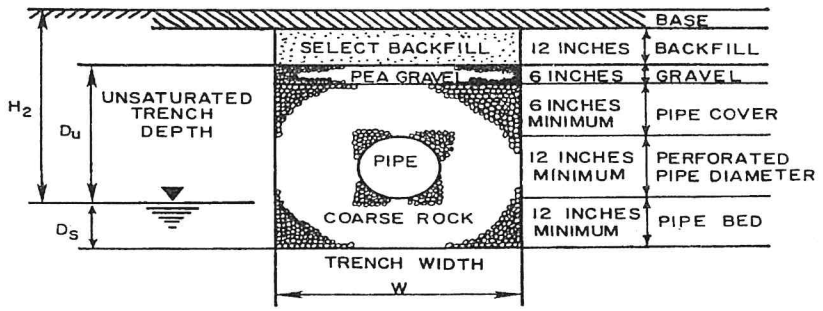
0

L= 4.39E+00 EQUATION 1
L= 2.38412625 EQUATION2

Width (W):	6.00	
Length (L):	**145.00**	
Hydraulic conductivity (K):	4.20E-04	-from KSM Geotech Report

K= 4.20E-04 EQUATION USED FOR THIS CALCULATION:
H2= 5.50
W= 6.00
Du= 2.75
Ds= 1.00
L= 145.00
TD= 3.00

0		
V=	**2.38 ac-in**	**0.199 ac-ft**



Appendix A

Geotechnical Investigation by KSM Engineering

(KSM Engineering, Dated 9/8/21)

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
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C.A. # 5693
KSMengineering.net

September 8, 2021

Frank Gonzalez
Bev Smith Toyota
3350 US Highway 1
Fort Pierce, FL 34982

Re: Bev Smith Toyota
3350 US Highway 1
Fort Pierce, Florida
KSM Project #: 215585-b&p

Dear Mr. Gonzalez:

As requested, KSM Engineering & Testing has performed a subsurface investigation for the proposed renovation and addition to the existing car dealership building, the new recon center building, the proposed parking areas and the stormwater pond at the referenced sites. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Scope of Work and Professional Services Agreement:

The agreement to perform a geotechnical exploration with the scope of services included in this report is described in the "Professional Service Agreement" that was executed by Mr. Frank Gonzalez, of Bev Smith Toyota on July 21, 2021. KSM issued the proposal to perform the requested exploration, testing, and evaluations, dated May 20, 2021. KSM's report follows below.

Site Location and Physiography:

Site Location – The site is located in Fort Pierce, FL, east of US Highway 1, north of Dixieland Drive and south of Southland Drive. There is also an undeveloped property west of US Highway 1 and north of Southland Drive that will be developed as part of this project and currently has no address attached to the property.

Physiography/Topography and Developmental Features – At the time of drilling, the site between Dixieland and Southland Drives had an existing auto dealership building with a service bay, as well as a separate body shop building. The majority of the site had existing asphalt pavement with some vegetation and trees located in the "green space" islands throughout the parking areas. The undeveloped site north of Southland Drive had moderate to dense surface vegetation with many palm, pepper, pine and oak trees along with palmettos. There was organic surface debris on the site remaining from the clearing operations conducted prior to KSM's arrival to provide access for our equipment. The sites are both commercially zoned and there are various existing businesses on the adjacent lots.

KSM ENGINEERING AND TESTING

Project Description:

Based on the "Conceptual Site Plan" (Sheet CSP1) provided by "MBV Engineering, Inc." and dated 01-19-21, it is our understanding that the existing car dealership building (approximately 22,000 square feet) is to receive some minor renovations as well as a one-story car wash addition at the rear (or east side) of the existing building. On the undeveloped property to the north, it is our understanding that a new one-story recon building will be constructed. Associated parking areas will be constructed as part of the project. A 1.3 acre stormwater retention pond will also be constructed east of the northern lot.

We assume that loads from the structures will be transferred to the ground by conventional shallow stemwall footings. Although we were not furnished with structural loading conditions or a foundation plan, for our geotechnical analysis, we have assumed the following estimated loading conditions:

- For the Existing Dealership Addition, a maximum of 5,000 pounds per linear foot along the wall foundations and less than 75 kips for any individual column loads, and
- For the proposed Recon structure, a maximum of 2,500 pounds per linear foot along the wall foundations.

The Structural engineer of record should contact our office if the design loading exceeds our assumptions.

Based on the existing site grades and groundwater table elevations discovered at the time of the investigation, we estimate that several feet of site fill will be required to reach the desired grades in the building and pavement areas.

The scope of our study consisted of the following:

1. Performed Standard Penetration Test (SPT) borings and a Dynamic Cone Penetrometer Test (DC) sounding in the proposed building areas, Percolation (PB) borings in the proposed stormwater retention area, and Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed pavement areas of the northern property to estimate the subsoil relative density and visually classify the soils.

2. Measured the observed groundwater level at each boring.

3. Evaluated the discovered subsurface conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.

4. Obtain Shelby tube soil samples per each soil type encountered at the stormwater pond locations in order to perform both constant head horizontal and vertical permeability tests in our laboratory.

5. Perform engineering calculations to determine the permeability coefficient "K" values along with estimates for the elevation of wet-season and dry-season water tables for the percolation test locations.

6. Prepared this report to document our findings.

NCRS Surficial Soil Information:

Mapping of this area of Florida that was performed by the USDA, Natural Resources Conservation Service (NCRS) indicates that three (3) USDA soil units were mapped on the property. These included:

- 50: **Waveland and Immokalee fine sands** – Waveland and Immokalee fine sands occupied the majority of the sites, totaling approximately 15 acres ±. The typical profile of this soil consists of two layers of fine sand and sand that extend to a depth of about 3 feet, lying atop a layer of loamy sand extending to about 3-½ feet, followed by layers of sand. Groundwater elevations are expected to be found approximately 6 to 18 inches below the surface.

- 21: **Lawnwood and Myakka sands** – Lawnwood and Myakka sands occupied the southeastern portion of the proposed stormwater pond location, approximately 1.7 acres ±. The typical profile of this soil consists of layers of sand that extend from the surface to a depth of about 6-½ feet (maximum depth of data available via NCRS). Groundwater elevations are expected to be found approximately 6 to 18 inches below the surface.

- 47: **Urban land, 0 to 2 percent slopes** – Urban land occupied a single patch of approximately 1.5 acres ± in the western portion of the previously developed site which had the existing structure. This area included the western half of the existing structure and the northwestern group of parking spaces, as well as a portion of Southland Drive and a very small portion of the southwestern corner of the site located north of Southland Drive. No typical soil profile of expected water table elevation is available via the NCRS for this land type classification.

In summary, KSM expected that the investigation of this property, within approximately 7 feet of the land surface, would encounter deposits of predominantly cohesionless sand that featured low fines contents within approximately the top 3 feet followed by a relatively thin layer loamy sand, lying atop more layers of sandy material.

Site Investigation:

KSM's site investigation program consisted of performing a total of eleven (11) Standard Penetration Test (SPT) borings, one (1) Dynamic Cone Penetrometer Test (DC) sounding, two (2) Percolation (PB) borings and six (6) Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed development and construction areas. The SPT borings were terminated at depths ranging from ±10 to ±25 feet below grade, the DC sounding was terminated at a depth of ±11 feet below grade, the PB borings were terminated at depths of ±15 feet below grade and the HA borings at a depth of ±6 feet below grade. The approximate locations of the borings are indicated on the attached Location Plan.

Ground Penetrating Radar Investigation – KSM engaged GPRS, Inc. to conduct an investigation in the existing parking areas around the existing car dealership building in order to locate any buried utilities prior to KSM's soil boring operations. A ground penetrating radar

(GPR) device and an electromagnetic pipe and cable locator were used to locate utilities or buried objects within a 10' by 10' area around the proposed boring locations and marked.

Standard Penetration Test Borings – The SPT borings were performed in general accordance with procedures described in ASTM D-1586. The location of our testing was indicated by the client.

Following completion of each SPT boring, the groundwater in the open borehole was allowed time to attain an equilibrium level and the depth to the surface of the groundwater was measured from existing grade and recorded in the field log. The records of the soils that were encountered, the recorded SPT "N" values and the measured groundwater depths are shown on the attached SPT boring logs.

Dynamic Cone Penetrometer Test Soundings – Performance of the Dynamic Cone Penetrometer Test sounding consists of repeatedly dropping a 35-pound safety hammer, a height of 15", to drive a 10 square centimeter cone through the ground. The number of blows per 10 centimeter of penetration is recorded and is called the dynamic cone resistance. The equivalent SPT "N" values are correlated to the cone resistance. Both the dynamic cone resistance and the equivalent SPT "N" values are shown in the attached logs.

Hand Auger Borings – The hand auger borings were performed using a bucket auger tool to advance the borehole and to return disturbed samples of the soils. The drilling was performed in general accordance with the procedures delineated in ASTM D1452. A Static Cone Penetrometer Test (SCPT) sounding was performed throughout the advancement of each hand auger boring.

Static Cone Penetrometer Test (SCPT) Soundings – Execution of a SCPT sounding consists of pushing a thin steel shaft, with an attached 60°-conical point, by hand through the soil. The capacity of this tool to measure the relative density of the soil is directly related to the weight that is applied on the shaft by the technician that operates the tool. The thrust required to push the cone tip is measured by an attached proving ring with a calibrated gauge. The value of the bearing pressure exerted by the cone point has been correlated with the relative soil density. The relationship of the SCPT reading to the relative density is listed in Table 1:

Table 1 - Penetrometer Table

Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15-40
Medium Dense	40-70
Dense	>70

Following completion of each hand auger boring, the groundwater was allowed to attain an equilibrium level and the depth to the surface of the groundwater was measured from existing grade and recorded in the field log. The records of the soils that were encountered, the recorded SCPT resistance values, and the measured groundwater depths are shown on the attached logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluation:

Subsurface Condition Summary - The boring logs and SPT "N" values recorded during the SPT borings indicate that the subsurface soils in the area of the proposed addition and renovations to the existing car dealership structure consisted of:

- In the existing pavement areas, surface layers of asphalt, followed by base material were cored through in order to reach the underlying soil layers. Generally, the asphalt was approximately 1-½ inches thick and the base material was about 6 inches thick.
- Surface layers in the unpaved areas typically consisted of fine-grained sand with rock fragments and some pieces of clay mixed in. This material appears to have been used as a site fill material for the original project.
- Below the surface layers, the soils generally consisted of medium dense to dense layers of fine-grained sand and fine-grained sand with hardpan.
- Below a depth of approximately 8 feet, some of the borings encountered medium dense layers of slightly silty or silty fine-grained sand.

The boring logs and SPT "N" values recorded during the SPT borings and DC sounding indicate that the subsurface soils in the area of the proposed recon building on the northern property consisted of:

- Loose surface layers of fine-grained sand with roots were encountered to a depth of about 2 feet below existing grade.
- Below the surface layer, loose to medium dense fine grained sand and slightly silty fine-grained sand were generally encountered to a depth of approximately 6 to 8 feet below existing grade.
- Below a depth of approximately 6 to 8 feet, the borings encountered medium dense layers of fine-grained sand to the boring terminus.

No "muck" or other unsuitable material was found in the boring locations for the proposed addition/renovations, the new recon building and the pavement areas. Please refer to the attached soil boring logs for specific information relative to the soil description and the SPT/SCPT resistance records.

Based on the results of the SPT borings and DC sounding conducted in the general area of the proposed addition/renovations to the existing building, as well as the proposed recon building as indicated on the attached location plan and based on the provided conceptual site layout, it is KSM's professional opinion that the existing soils in the proposed building areas are generally suitable for the construction of the commercial structures.
This is based on assumed loading conditions stated in the "Project Description" section of this report.

Observed Groundwater Table - The observed water table ranges encountered in each of the general test areas were as follows:

- Existing Dealership Building: 40 to 72 inches below existing grade.
- Proposed Recon Building: 17 to 28 inches below existing grade.
- Proposed Pavement Areas for Recon Building: 17 to 27 inches below existing grade.
- Proposed Stormwater Pond: 37 to 38 inches below existing grade.

KSM estimates that the surface of the groundwater table will rise approximately 24 to 28 inches above the measured levels, during the peak wet season. Given this estimate, it is KSM's opinion that several feet of fill will be required above existing grade in the proposed recon building and pavement areas in order to create acceptable distance between the bottom of the shallow footings or pavement section and the anticipated seasonal high water table elevation. It is possible that excavations that are made to install buried utility lines could require installation below the groundwater surface. In such instances, dewatering of the excavations will be necessary to allow the earthwork to be performed in dry conditions.

The estimated seasonal groundwater position provided for the proposed building and pavement areas herein should be used only as a rough estimate for site work purposes. For actual stormwater basin design and control, we recommend performing additional site-specific borings, at the proposed location(s) of the stormwater management area(s).

Groundwater Control and Excavation – Depending on the season in which construction occurs, temporary groundwater control may be necessary to create stable excavations and to properly compact utility trench subgrade and backfill material. While the actual method of dewatering should be selected and designed by the contractor, we suggest drawing down the water table a depth of at least 24 inches below the bottom of excavations to avoid compaction related problems.

Excavation banks should be cut and dressed as necessary to prevent slope failure and to allow backfilling. As a minimum, the sides of temporary excavations that extend below 4 feet should be cut to a slope inclination that complies with OSHA regulations. Where lateral restrictions will not permit slopes to be laid back to the required inclination, the excavation should be shored in accordance with OSHA requirements. KSM recommends that excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

Foundation Evaluation - It is KSM's professional opinion that, based on the discovered subsurface conditions, the proposed structures can be supported on conventional concrete, steel reinforced footings, provided that the near surface very loose to loose soils are compacted in accordance with the provided site preparation recommendations.

The following sections provide recommendations for the site preparation and foundation design.

KSM ENGINEERING AND TESTING

Site Preparation:

Site Subgrade Preparation – Due to the near surface very loose and loose soils, KSM recommends that the building site subgrade be prepared for construction of the foundations and floor slabs-on-grade by improving the in-place density of the soil that will support the structure within the zone where the stress from the structure will be primarily distributed. KSM has assumed that the proposed finished floor of the structure lies above the discovered land surface level. The following earthwork procedure is recommended.

1. The proposed construction area, plus a minimum margin of five feet beyond the proposed limit of construction, should initially be prepared by removing any organic materials including roots and surface vegetation. This is especially important due to the amount of existing vegetation on site.

2. The exposed surface, created in step 1 above, should be graded level and proofrolled to compact the subgrade. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a depth of 2 feet below the proofrolled surface.

3. Upon completion of the proofrolling operation, the exposed surface should be filled to produce the desired line and grades of the building pad. Fill should consist of sandy soil containing less than 10% material that passing through the U.S. Standard no. 200 sieve and is free of debris and organic material. The fill should be placed in level lifts not more than 12-inches thick, moisture conditioned, and compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density. If additional site fill will not be brought onto the site, this step may be skipped.

4. For the proposed recon building:

    a. Excavate the compacted pad to 12 inches below the foundation base line-and-grade of the perimeter wall footings, interior footings and isolated footings to the proposed foundation subgrade elevation. The exposed undercut footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 12 inches below the footing subgrade surface. This can best be achieved with the use of a small vibratory sled or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

    b. Following confirmation that the undercut subgrade soil has been compacted, fill should be placed and compacted in 6-inch-thick level lifts to a density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, in the foundation trenches to attain the proposed foundation subgrade levels. This can best be achieved with the use of a relatively light weight walk behind plate or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

4. (continued) For the proposed addition:

    a. Excavate the compacted pad to the proposed foundation subgrade elevation. The exposed footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 12 inches below the footing subgrade surface. This can best be achieved with the use of a small vibratory sled or roller type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

5. Following the successful completion of the preparation of the foundation subgrade, foundation forms (if used) and steel reinforcement should be placed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations, as well as backfill placed in utility trench excavations within the building pad, should be likewise compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density.

Compaction Equipment - KSM does not recommend using heavy vibratory equipment for the addition to the existing dealership building due to the proximity to the existing structure and the potential that ground vibrations created by the compaction machinery might be transmitted and cause damage to the nearby structures. Accordingly, non-vibratory compaction methods are preferred to perform the recommended earthwork delineated above.

Compaction Testing - In-place density of the compacted soil can be verified using a nuclear density gauge or any other ASTM approved method to determine percent compaction. It is our recommendation that compaction tests in the excavated footings should be conducted prior to placement of any steel or concrete and conducted at every column footing and once for every 100 linear feet of footing trench.

Subgrade and each lift (12" max) of fill should be tested for compaction at a frequency of no less than one test per 2,500 sf of building area, per lift and one test per 10,000 sf of pavement area, per lift with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the site contractor and the onsite soils technician based on the requirements of the project as stated by the Engineer of Record.

Foundation:

Bearing Capacity - Provided that our recommendations for site preparation are followed, the proposed addition and new recon building may be supported on conventional concrete, steel reinforced stemwall footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

Assumed Footing Dimensions and Settlement Analysis - With the foundation properly designed and the site properly prepared, we anticipate total settlements less than 1 inch and differential settlement of less than ½ of an inch. The majority of the settlement should occur during construction. This is based on the assumed loading as indicated in the "Project Description" section of this report with a minimum continuous footer width of 24 inches and a minimum isolated pad footing of 3 feet squared for the dealership building. For the proposed recon building, KSM has assumed a minimum continuous footer width of 18 inches. All footings are assumed to have a minimum embedment depth of 16 inches. If the loading or footer is to vary from these parameters, please contact our office for additional settlement calculations. KSM maintains the right to modify any of these estimates based on new information.

Floor Slabs:

A conventional slab-on-grade can be used in the "at grade" portion of the buildings. We recommend the disturbed subgrade below the floor slab be re-compacted to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) prior to placement of the concrete. We recommend that control joints be incorporated in the slab at frequent intervals to control shrinkage cracks.

A moisture barrier is recommended beneath the floor slab to prevent moisture migration from the underlying soil resulting in dampness of the slab.

Drives and Parking Areas:

We performed six (6) Hand Auger borings with static cone penetrometer readings in the proposed drive and parking area to evaluate the soils in relation to the proposed pavement. We did not find any "muck" or other unsuitable material in the test borings. Penetrometer readings recorded during the investigation indicates the existing soil density is generally loose at the surface and becomes medium dense.

Although a comprehensive pavement evaluation was not within the scope of this study the site may be prepared to support a flexible pavement or rigid concrete pavement. The pavement should be designed for the anticipated loads and frequencies. Refer to Table 2 for the minimum pavement section. The minimum pavement design for standard duty asphalt should include the following:

Clear the roadway area of any surface debris, including vegetation, roots, organic matter and existing pavement. Stumps shall be removed entirely. The cleared areas should be graded level and proof rolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (AASHTO T180) to a depth of two feet. Additional fill shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve and placed in loose layers of 12 inches and compacted to the above densities. A minimum of 16 inches separation should be maintained between the bottom of the base and the high seasonal groundwater table.

Where a concrete pavement section is used, concrete reinforcement should be designed to withstand the design traffic loads and saw cuts constructed for crack control. The concrete should have a minimum compressive strength of 4,000 psi.

Light duty pavement areas are considered car and pickup truck loading conditions and a few medium trucks such as box trucks. Heavy duty pavement areas are considered dumpster pad & apron area and semi-tractor trailer truck loading conditions.

Please see Table 2 for a summary of the minimum recommended pavement sections.

Table 2 - Minimum Pavement Section

Pavement Type	Material	Layer Thickness (in)	
		Standard Duty	Heavy Duty
Flexible	Florida DOT Asphalt Type 3	1.5	2
	Cemented Coquina Rock (LBR of 100)*-or-Limerock* Base Course	6	8
	Clayed Soil (LBR of 40)* Stabilized Subgrade	8	12
Rigid	Portland Cement Concrete (4,000 psi)	5	7
	Clayed Soil (LBR of 40)* Stabilized Subgrade	6	10

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

KSM ENGINEERING AND TESTING

Soil Percolation, Estimated Water Tables, and Hydrologic Soil Group:

The tests and observations noted in this section were performed to evaluate the drainage characteristics of the soils for this particular test locations.

Usual Open-Hole Test (in-field) – Two (2) in-field permeability tests were performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method. The results of the in-field test can be found in Table 3:

Table 3 - Usual Open-Hole Test Results	
Test Location (See Location Plan)	**Hydraulic Conductivity (CFS/SF- Ft Head)**
P-1	3.8×10^{-4}
P-2	4.6×10^{-4}

NOTES:
1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The designer should apply the appropriate factor of safety.
2) A hole diameter of 3" was used in the computation of the Hydraulic Conductivity values presented in the above table.

Constant Head Permeability Test (in-lab) - The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profiles and obtaining undisturbed shelby tube samples. We then performed constant head permeability tests on the field samples in our laboratory in general accordance with ASTM D 2434. Table 4 indicates the horizontal and vertical flow rates for the test locations.

Table 4 - Constant Head Permeability Results (ASTM D2434)			
Test Location (See Location Plan)	**Horizontal Flow Rate (in/hr)**	**Vertical Flow Rate (in/hr)**	**Layer Depth (in)**
P-1	6.7	5.4	0-16
P-1	10.8	10.0	16-30
P-1	--	0.7	30-46
P-1	--	1.7	46-60
P-2	6.1	4.6	0-10
P-2	11.3	10.0	10-30
P-2	--	0.3	30-40
P-2	--	1.3	40-60

Estimated Normal Wet Season & Dry Season Water Table – Table 5 indicates the observed water table and our estimated normal wet season water table and normal dry season water table for the test locations. This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for St. Lucie County, Florida. The majority of the site soils in the proposed stormwater pond location are mapped as (50) Wavelend and Immokalee fine sands and (21) Lawnwood and Myakka sands, according to the Soil Survey Map of St. Lucie County, Florida.

Table 5 - Water Table Observations

Test Location (See Location Plan)	Observed Water Table	Estimated Wet Season Water Table	Estimated Dry Season Water Table
P-1, PB-1	37" Below Grade	14" Below Grade	50" Below Grade
P-2, PB-2	38" Below Grade	10" Below Grade	46" Below Grade

Hydrologic Soil Group – The soils in the test locations can be classified in accordance with Chapter 7, Part 630 of the USDA National Engineering Handbook. Please refer to Table 6:

Table 6 – Hydrologic Soil Group Classification

Test Location (See Location Plan)	Hydrologic Soil Group
P-1	B/D
P-2	C/D

The soils in test location P-1 are part of the dual hydrologic soil group "B/D" due to the slightly silty soil layer encountered in the tested depth range, the overall moderate hydraulic conductivity rates of the soils in the tested depth range, the absence of a water impermeable layer and the depth to high season water table which is less than 24 inches from the surface.

The soils in test location P-2 are part of the dual hydrologic soil group "C/D" due to the lower permeability of the slightly silty soil layer encountered in the tested depth range, the overall relatively low hydraulic conductivity rates of the soils in the tested depth range, the absence of a water impermeable layer and the depth to high season water table which is less than 24 inches from the surface.

Note that the Hydrologic Soil Group is a dynamic classification which changes with the conditions of the site at any given moment. Changes in water table elevation as well as changes in the ground elevations of the site can affect the hydrologic soil group for any particular location.

KSM ENGINEERING AND TESTING

Closure:

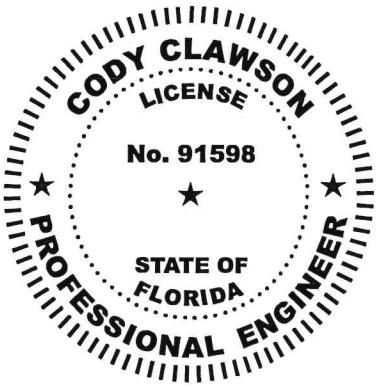
This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement to verify that not only have the soils been prepared following the indicated recommendations, but the foundations are installed in compliance within the parameters indicated. The Structural Engineer of Record is responsible for confirming that the estimated capacities provided are adequate for the anticipated loading. If additional capacity is required, KSM is to be notified so that our recommendations can be amended as required.

Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,



Christopher S. LeBrun

Christopher S. LeBrun, E.I.
Geotechnical Engineer
Florida Lic. No. 1100022858
9/8/2021

Cody C. Clawson, P.E.
Geotechnical Engineer
Florida Lic. No. 91598
9/8/2021

CCC/cv/CSL

Email to: billp@mbveng.com

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Sebastian, FL 32978
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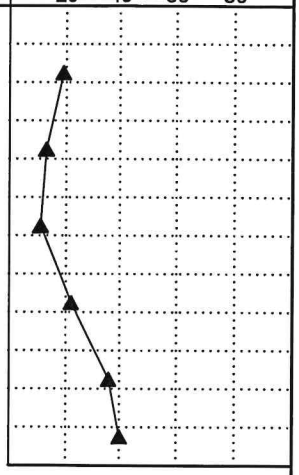
BORING NUMBER B-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.75 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt					
		Cemented Coquina Rock					
		Gray Fine Grained Sand	SS		14-6-13 (19)		
			SS		6-6-7 (13)		
5		Dark Brown Sand with Traces of Hardpan					
		▽ Brown Sand	SS		3-4-7 (11)		
		Dark Brown Sand with Traces of Hardpan	SS		7-10-12 (22)		
10			SS		14-16-20 (36)		
			SS		20-20-20 (40)		

Bottom of borehole at 12.0 feet.



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:44 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ

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BORING NUMBER B-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 4.58 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		7-8-9 (17)		
			SS		14-11-6 (17)		
5		▽					
		Dark Brown Sand with Traces of Hardpan	SS		5-8-10 (18)		
			SS		5-5-7 (12)		
		Light Brown Sand					
10			SS		5-6-8 (14)		
		Dark Brown Sand, Slightly Silty	SS		3-6-9 (15)		
15							
20			SS		6-8-8 (16)		
		Dark Brown Silty Sand					
25			SS		7-8-8 (16)		

Bottom of borehole at 25.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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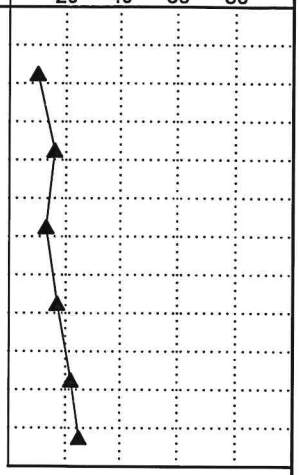
BORING NUMBER B-03

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.33 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		3-6-4 (10)		
			SS		6-7-9 (16)		
5		▽ Dark Brown Sand with Traces of Hardpan	SS		6-6-7 (13)		
		Brown Sand	SS		6-7-10 (17)		
10			SS		6-8-14 (22)		
		Dark Brown Sand, Slightly Silty	SS		9-11-14 (25)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 12.0 feet.

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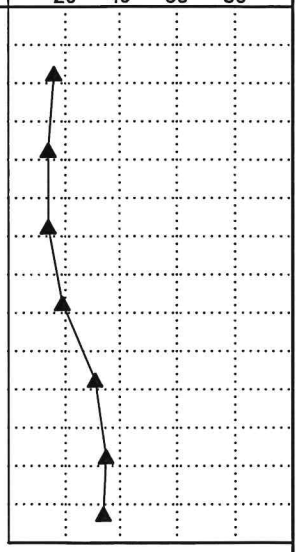
BORING NUMBER B-04

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/13/21 **COMPLETED** 8/13/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.33 ft
LOGGED BY MM/NV **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Rock Fragments and Some Clay	SS		13-8-8 (16)		
		Gray Sand					
		▽ Light Brownish Gray Sand	SS		10-6-8 (14)		
5			SS		4-6-8 (14)		
		Dark Brown Sand with Traces of Hardpan	SS		9-8-11 (19)		
10			SS		16-14-17 (31)		
		Dark Brown Sand	SS		11-17-18 (35)		
			SS		16-17-17 (34)		

Bottom of borehole at 14.0 feet.



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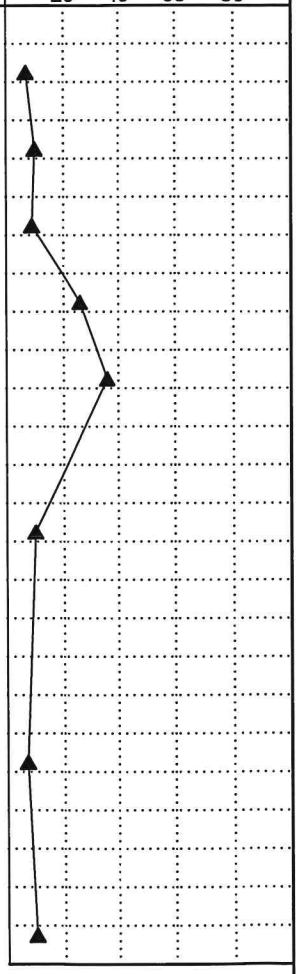
BORING NUMBER B-05

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/12/21 **COMPLETED** 8/12/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 6.00 ft
LOGGED BY PM/SF/DP/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Asphalt (1 1/2")					
		Cemented Coquina Rock					
		Gray Sand	SS		9-3-4 (7)		
			SS		3-4-6 (10)		
5		Dark Brown Sand with Traces of Hardpan	SS		3-4-5 (9)		
			SS		6-11-15 (26)		
		Dark Brown Sand, Slightly Silty	SS		15-16-20 (36)		
10							
			SS		3-4-6 (10)		
15							
		Brown Sand					
20			SS		3-4-3 (7)		
		Light Brown Sand					
			SS		3-4-6 (10)		
25							

Bottom of borehole at 25.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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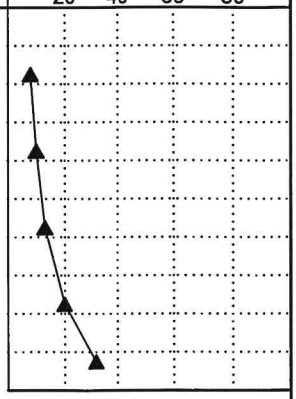
BORING NUMBER B-06

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/13/21 **COMPLETED** 8/13/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.50 ft
LOGGED BY MM/NV **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Rock	SS		9-4-4 (8)		
		Gray Sand ▽	SS		6-5-5 (10)		
5		Dark Brown Sand with Root and Traces of Hardpan	SS		3-6-7 (13)		
		Brown Clayed Sand with Root					
		Dark Brown Slightly Silty Sand with Traces of Root	SS		7-8-12 (20)		
10			SS		16-15-17 (32)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 10.0 feet.

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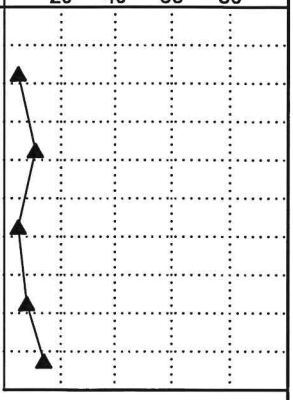
BORING NUMBER B-07

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
AT TIME OF DRILLING 2.33 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root	SS		1-2-3 (5)		
		Light Brown Sand	SS		5-6-5 (11)		
5		Dark Brown Sand, Slightly Silty	SS		3-3-2 (5)		
			SS		3-3-5 (8)		
		Brown Sand	SS		6-6-8 (14)		
10							

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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Sebastian, FL 32978
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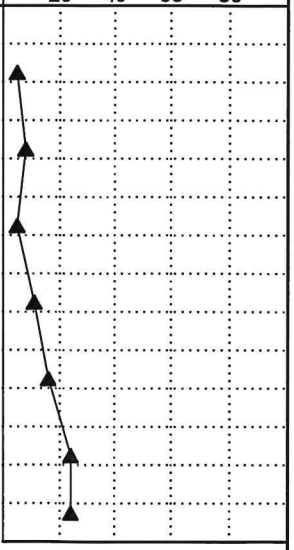
BORING NUMBER B-08

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.17 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-2-3 (5)		
			SS		6-5-3 (8)		
5		Dark Brown Sand, Slightly Silty	SS		2-2-3 (5)		
			SS		3-5-6 (11)		
		Brown Sand	SS		5-7-9 (16)		
10			SS		10-11-13 (24)		
			SS		11-11-13 (24)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 14.0 feet.

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WILDCAT DYNAMIC CONE LOG

Company Name: KSM Engineering & Testing
Company Street #: 11345 Hwy. U.S. 1
Company City, State, Zip: Sebastian, Florida 32958

PROJECT NUMBER: 215585-B-09
DATE STARTED: 08-18-2021
DATE COMPLETED: 08-18-2021

HOLE #: B-09, See Attached Location Plan
CREW: SF/HM
PROJECT: Bev Smith Toyota
ADDRESS: 3350 US Highway 1
LOCATION: Fort Pierce, Florida

SURFACE ELEVATION: N/A
WATER ON COMPLETION: 17"
HAMMER WEIGHT: 35 lbs.
CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm²	GRAPH OF CONE RESISTANCE 0 50 100 150	N'	TESTED CONSISTENCY NON-COHESIVE	TESTED CONSISTENCY COHESIVE
-	1	4.4	•	1	VERY LOOSE	VERY SOFT
-	3	13.3	••••	3	VERY LOOSE	SOFT
- 1 ft	4	17.8	••••••	5	LOOSE	MEDIUM STIFF
-	4	17.8	••••••	5	LOOSE	MEDIUM STIFF
-	6	26.6	•••••••••	7	LOOSE	MEDIUM STIFF
- 2 ft	7	31.1	••••••••••	8	LOOSE	MEDIUM STIFF
-	9	40.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	13	57.7	••••••••••••••••••••	16	MEDIUM DENSE	VERY STIFF
- 3 ft	11	48.8	•••••••••••••••••	13	MEDIUM DENSE	STIFF
- 1 m	9	40.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	8	30.9	••••••••••	8	LOOSE	MEDIUM STIFF
- 4 ft	6	23.2	••••••••	6	LOOSE	MEDIUM STIFF
-	3	11.6	••••	3	VERY LOOSE	SOFT
-	2	7.7	••	2	VERY LOOSE	SOFT
- 5 ft	3	11.6	••••	3	VERY LOOSE	SOFT
-	3	11.6	••••	3	VERY LOOSE	SOFT
-	4	15.4	•••••	4	VERY LOOSE	SOFT
- 6 ft	7	27.0	•••••••••	7	LOOSE	MEDIUM STIFF
-	11	42.5	••••••••••••••	12	MEDIUM DENSE	STIFF
- 2 m	10	38.6	••••••••••••	11	MEDIUM DENSE	STIFF
- 7 ft	11	37.6	••••••••••••	10	LOOSE	STIFF
-	12	41.0	••••••••••••••	11	MEDIUM DENSE	STIFF
-	14	47.9	••••••••••••••••	13	MEDIUM DENSE	STIFF
- 8 ft	15	51.3	•••••••••••••••••	14	MEDIUM DENSE	STIFF
-	16	54.7	••••••••••••••••••	15	MEDIUM DENSE	STIFF
-	19	65.0	••••••••••••••••••••	18	MEDIUM DENSE	VERY STIFF
- 9 ft	21	71.8	•••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
-	20	68.4	••••••••••••••••••••	19	MEDIUM DENSE	VERY STIFF
-	21	71.8	•••••••••••••••••••••	20	MEDIUM DENSE	VERY STIFF
- 3 m 10 ft	23	78.7	••••••••••••••••••••••••	22	MEDIUM DENSE	VERY STIFF
-	28	85.7	••••••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-	28	85.7	••••••••••••••••••••••••••••	24	MEDIUM DENSE	VERY STIFF
-						
- 11 ft						
-						
-						
- 12 ft						
-						
-						
- 4 m 13 ft						

KSM Engineering & Testing
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BORING NUMBER B-09

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.42 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Root ▽						
		Dark Brown Sand, Slightly Silty						
5								

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 8/26/21 08:45 - K:\KSM FILES\21 DOCS (KSM-SERVER)\215585\SOIL INVESTIGATION\215585-B&P.GPJ

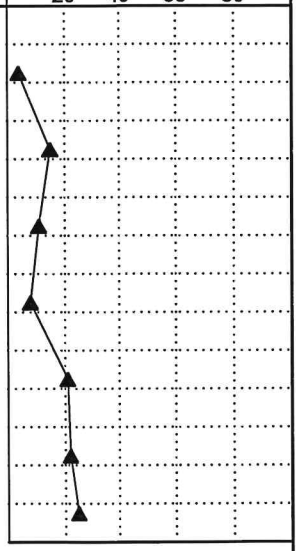
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-10

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 1.58 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		▽	SS		1-1-3 (4)		
		Dark Brown Sand, Slightly Silty	SS		4-7-8 (15)		
5			SS		6-6-5 (11)		
		Brown Sand	SS		3-4-4 (8)		
10			SS		6-10-11 (21)		
			SS		8-11-11 (22)		
			SS		11-12-13 (25)		

Bottom of borehole at 14.0 feet.



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Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

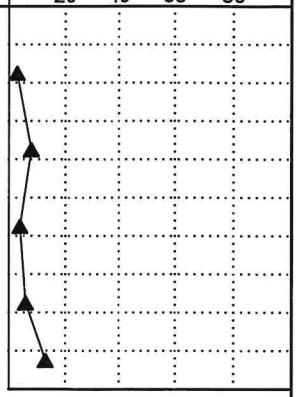
BORING NUMBER B-11

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.08 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-1-2 (3)		
			SS		3-4-4 (8)		
5		Dark Brown Sand, Slightly Silty	SS		3-2-2 (4)		
			SS		2-3-3 (6)		
		Brown Sand	SS		4-6-7 (13)		
10							

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

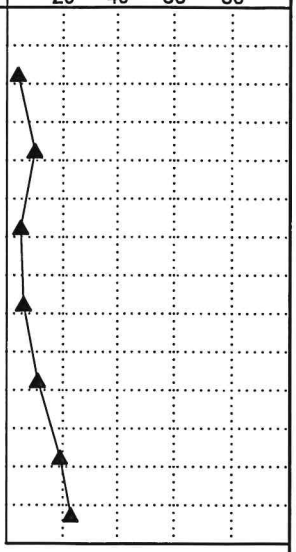
BORING NUMBER B-12

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 8/18/21 **COMPLETED** 8/18/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 2.17 ft
LOGGED BY SF/HM **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Root					
		Light Brown Sand	SS		1-1-3 (4)		
			SS		3-6-4 (10)		
5		Dark Brown Sand, Slightly Silty	SS		2-2-3 (5)		
			SS		2-3-3 (6)		
		Brown Sand	SS		3-5-6 (11)		
10			SS		8-9-10 (19)		
			SS		11-11-12 (23)		

Bottom of borehole at 14.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.83 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				31		
		▽ Dark Gray Sand, Slightly Silty				48		
						43		
		Brown Sand				36		
						38		
5		Light Brown Sand				38		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 1.42 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				36		
		▽ Dark Gray Sand, Slightly Silty				54		
						53		
						44		
		Brown Sand				40		
5						41		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
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Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-03

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 COMPLETED 7/23/21
GROUND ELEVATION ____ HOLE SIZE inches
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD ____
▽ AT TIME OF DRILLING 1.67 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots ▽				37		
						66		
		Dark Gray Sand, Slightly Silty				60		
						56		
5						47		
		Brown Sand				46		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-04

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 2.25 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				33		
		▽ Dark Brown Sand, Slightly Silty				50		
						63		
						48		
		Brown Sand				46		
5						46		

Bottom of borehole at 6.0 feet.

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Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-05

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 COMPLETED 7/23/21
GROUND ELEVATION ____ HOLE SIZE inches
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD ____
▽ AT TIME OF DRILLING 1.67 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				38		
		▽ Light Gray Sand				43		
						56		
						47		
		Dark Brown Sand, Slightly Silty				44		
5								
		Brown Sand				42		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-06

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 COMPLETED 7/23/21
GROUND ELEVATION _____ HOLE SIZE inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ AT TIME OF DRILLING 1.50 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				40		
		▽ Light Gray Sand				40		
						50		
						40		
5		Dark Brown Sand, Slightly Silty				39		
		Brown Sand				42		

Bottom of borehole at 6.0 feet.

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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

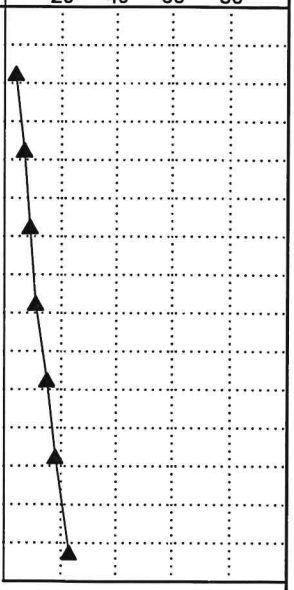
BORING NUMBER PB-01

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.08 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-2 (4)		
		▽ Dark Brown Sand, Slightly Silty	SS		3-3-4 (7)		
5		Brown Sand	SS		3-4-5 (9)		
			SS		4-5-6 (11)		
10			SS		5-7-8 (15)		
			SS		8-9-9 (18)		
15			SS		8-11-12 (23)		

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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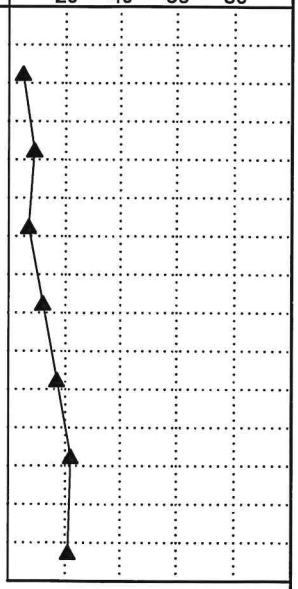
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-02

CLIENT Bev Smith Toyota
PROJECT NAME 3350 US Highway 1
PROJECT NUMBER 215585-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 7/23/21 **COMPLETED** 7/23/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.17 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		2-2-3 (5)		
		▽ Dark Brown Sand, Slightly Silty					
		Brown Sand	SS		4-4-5 (9)		
5			SS		3-4-3 (7)		
			SS		4-5-7 (12)		
10			SS		6-9-8 (17)		
			SS		7-10-12 (22)		
			SS		10-10-11 (21)		
15							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



Bottom of borehole at 15.0 feet.

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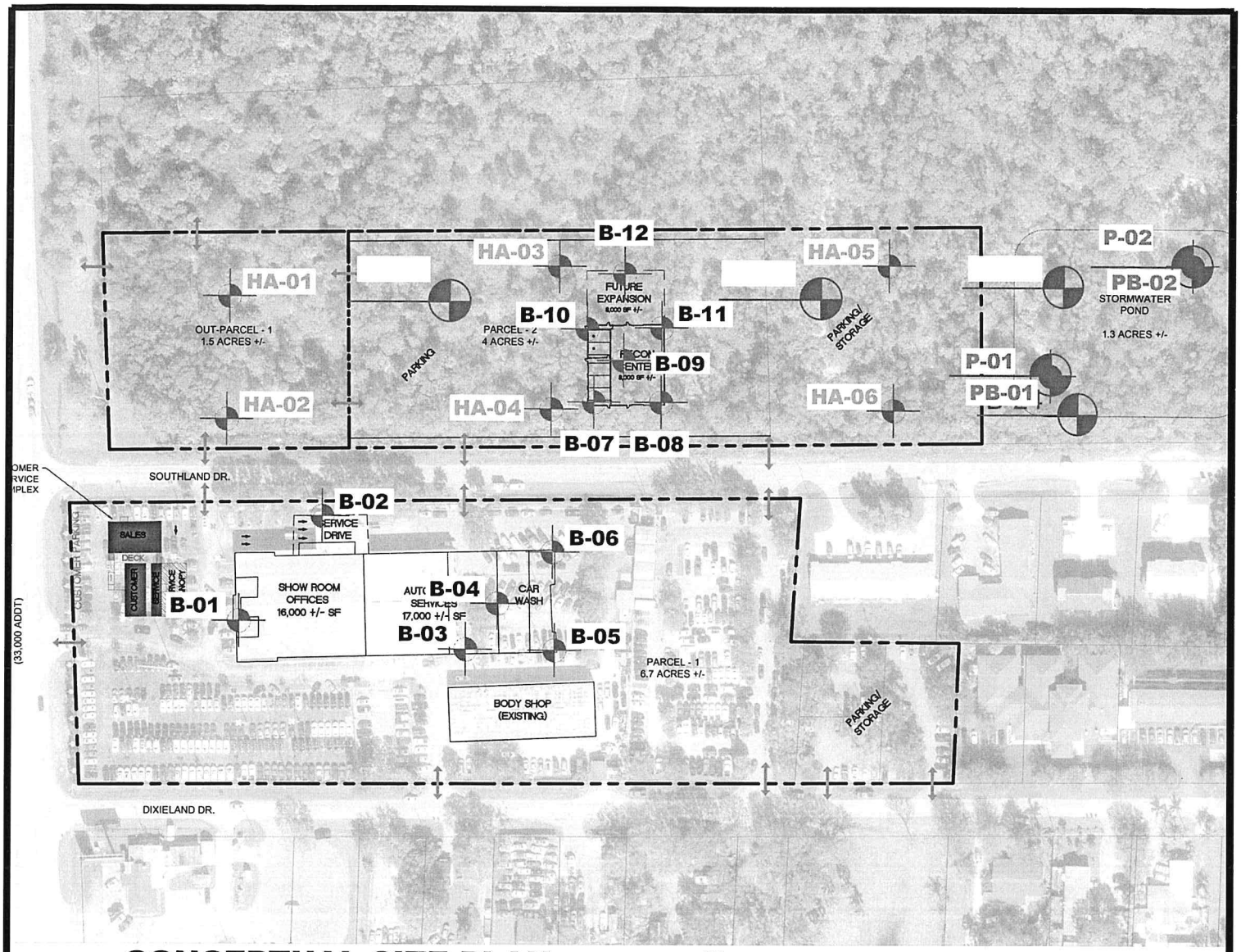


CONCEPTUAL SITE PLAN

SCALE: 1" = 80'

N

GRAPHIC SCALE

0 80 160

(IN FEET)

1 inch = 80 ft.

LOCATION OF SOIL TESTING

PROJECT: Bev Smith Toyota, 3350 US Highway 1, Fort Pierce, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 215585-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20210826
SCALE: NONE

USDA SOILS SURVEY

21—Lawnwood and Myakka sands
47—Urban land, 0 to 2 percent slopes
50—Waveland and Immokalee fine sands

PROJECT: Bev Smith Toyota, 3350 US Highway 1, Fort Pierce, Florida		
SHEET 2 OF 2 PERMIT #: PROJECT #: 215585-soils	KSM ENGINEERING AND TESTING	DRAWN BY: C.V. DESIGNED BY: C.C.C. DATE: 20210826 SCALE: NONE

Appendix B
SFMWD ERP No. 56-01253-P Excerpt

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 950814-10

LOCATION: ST LUCIE COUNTY, S27/T35S/R40E

OWNER: FORT PIERCE TOYOTA

ENGINEER: PAUL WELCH INC.

PROJECT AREA: 4.74 ACRES **DRAINAGE AREA:** 2.20 ACRES

PROJECT USE: COMMERCIAL

FACILITIES:

1. EXISTING: This proposed redevelopment project is located between Southland Drive and Dixieland Drive directly east of US 1 in Fort Pierce (refer to Exhibit No. 1). The existing developed portion of the site (2.54 acres) consists of an existing CBS structure (showroom) with an attached metal facility (service bays), a metal frame body shop, a trailer and associated parking facilities comprising Fort Pierce Toyota. The undeveloped portion of the site (2.2 acres) previously consisted of a single family home with garage structure, which has been previously removed from the site. The site has been previously graded, but remains undeveloped at this time.

   This site has no formal means of stormwater collection or water quality treatment in place. The existing surface water management system consists of sheetflow to the project perimeter ditches, which lead to the City of Fort Pierce storm sewer system.

2. PROPOSED: Proposed is a New General Permit for the Construction and Operation of a surface water management (swm) system to serve a 2.2 acre addition to Fort Pierce Toyota in Fort Pierce. Proposed is the demolition of the existing showroom/offices and body shop and the construction of a new showroom/offices and body shop totalling 0.6 acres (refer to Exhibit No. 2).

   The applicant proposes to provide a swm system only for the 2.2 acre addition to the site. The remainder of the site is to remain as previously constructed. The swm system is proposed to consist of inlets and storm piping that direct runoff to 700 LF of exfiltration trench for storage and water quality treatment for 2.5 times the percentage of new impervious area (91%). The outfall control structure is proposed to consist of 1-20 degree V-Notch bleeder with an invert at elevation 18.2' NGVD and a 12" diameter RCP outfall pipe discharging to the City of Fort Pierce system via

Exhibit 4A

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

an existing ditch/swale located north of the property (refer to Exhibit Nos. 2 & 3). A perimeter berm will be utilized to contain the design event within the project boundaries.

PROJECT LEVEL:

DRAINAGE BASIN: INDIAN RIVER

RECEIVING BODY: CITY OF FORT PIERCE SYSTEM

BASIN DESIGN FREQUENCY: 25 YR-3 DAY STORM

WATER QUALITY:

Water quality treatment for the 2.2 acre addition to the Fort Pierce Toyota site will be provided in excess of 2.5 inches times the percentage of impervious area (91%) within 700 LF of exfiltration trench prior to gravity discharge off-site.

Basin	Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
SITE	700 LF EXFILTRATION TRENCH	.31	.50

DISCHARGE RATE:

As shown in the table below, the proposed project discharge is within the allowable limit for the area.

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
SITE	1.1	PRE VS. POST	1.1	21

ENVIRONMENTAL ASSESSMENT:

PROJECT SITE DESCRIPTION

The project site currently is being used as an automobile dealership. There are no wetland located on this site.

Exhibit 4B

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

EXISTING ON SITE UPLAND COMMUNITIES:

ID NO	TOTAL ACREAGE	BIOLOGICAL CONDITION	COMMUNITY TYPE	COMMUNITY ACREAGE
UPL	4.74	N/A	COMMERCIAL AND SERVICES	4.74
TOTAL ON SITE UPLAND ACREAGE:			4.74	

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

The project site does not contain preferred habitat for endangered, threatened, or species of special concern. No endangered/threatened or species of special concern were observed on site, and potential for impacts to wetland dependent endangered/threatened or species of special concern is considered minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if in the future, endangered/threatened or species of special concern are discovered on the site.

WETLAND PRESERVATION AND IMPACT SUMMARY

ENVIRONMENTAL SUMMARY

The project site does not contain any wetlands. Therefore, adverse impacts to wetlands are not anticipated as a result of the construction and operation of the surface water management system serving this project.

APPLICABLE LAND USE:

In the following land use breakdown the "TOTAL" includes the 2.54 acres of existing developed area, which is shown under the "OTHER" category below.

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	4.74		4.74	acres
PAVEMENT	1.40		1.40	acres
BUILD COVERAGE	.60		.60	acres
PERVIOUS	.20		.20	acres
OTHER	2.54		2.54	acres

Exhibit 4C

FORT PIERCE TOYOTA

PERMIT SUMMARY SHEET

BASIN LEVEL BREAKDOWN AND FLOOD PROTECTION:

Basin Name: SITE

FLOOD PROTECTION:

100 YEAR FLOOD

FLOOD CONTOUR	22.65	FEET NGVD
MINIMUM FLOOR ELEVATION	22.65	FEET NGVD
FEMA FLOOD ELEVATION		FEET NGVD

Exhibit 4D

PROJECT: BEV SMITH TOYOTA DISPLAY AREA PARKING ADDITIION

PERMIT SUMMARY SHEET

APPLICATION NUMBER: 010627-5

PERMIT MODIFICATION NO.: 56-01253-P

LOCATION: ST LUCIE COUNTY, S27/T35S/R40E

OWNER: N.S.S. ACQUISITION CORPORATION

ENGINEER: CULPEPPER & TERPENING, INC.

PROJECT AREA: 6.09 ACRES **DRAINAGE AREA:** 1.35 ACRES

PROJECT USE: COMMERCIAL

FACILITIES:

1. EXISTING: The proposed project is located east of U.S. Highway 1 between Southland Drive and Dixieland Drive in Fort Pierce, Florida (please refer to Exhibit 1 - Location Map). The 1.35 acre project site has been developed in the past, but is presently vacant. The existing Bev Smith Toyota (f.k.a. Fort Pierce Toyota) establishment is located just west of the project site.

   On November 9, 1995, a General Permit was issued for the construction and operation of a surface water management system serving a 2.20-acre addition to the existing Fort Pierce Toyota development in St. Lucie County. The previously developed 2.54 acres continued in the existing drainage pattern which consisted of sheetflow to perimeter ditches leading to the City of Fort Pierce Storm Sewer System, and was not served by the surface water management system proposed for the 2.20 acre addition.

2. PROPOSED: Authorization has been requested to modify the previously permitted Fort Pierce Toyota (n.k.a. Bev Smith Toyota) commercial site to include a 1.35-acre vehicular display area expansion. Proposed construction consists of a 1.12-acre parking area with related paving and drainage structures (please refer to Exhibit 2 - Paving, Grading, and Drainage Plan and Detail Sheets).

   Runoff will be directed into 510-feet of exfiltration trench, where the required water quality treatment (2.5" x %impervious) will be provided prior to offsite discharge into the City of Fort Pierce Storm Sewer System.

PROJECT LEVEL:

Exhibit 3A

APPLICATION NUMBER: 010627-5

DRAINAGE BASIN: NORTH FORK ST. LUCIE RIVER

RECEIVING BODY: CITY OF FORT PIERCE DRAINAGE SYSTEM

LOCAL ROAD CRITERIA: 10YR-1DAY STORM

BASIN DESIGN FREQUENCY: 10YR-3DAY STORM

WATER QUALITY:

The required water quality treatment (2.5" x %impervious) will be provided for the 1.35-acre site within exfiltration trench prior to offsite discharge.

Basin	Method	Vol Req'd. (ac-ft)	Vol Prov'd (ac-ft)
SITE	510 LF 4 ft deep EXFILTRATION TRENCH	.18	.18

DISCHARGE RATE:

As shown in the table below, the proposed project discharge is within the allowable limit for the North Fork of the St. Lucie River Basin.

Basin	Allow Disch (cfs)	Method of Determination	Design Disch (cfs)	Design Stage (ft, NGVD)
SITE	1.46	PRE VS. POST	1.34	19.7

ENVIRONMENTAL ASSESSMENT:

Exhibit 3B

APPLICATION NUMBER: 010627-5

ENVIRONMENTAL SUMMARY:

The proposed construction area was previously developed and contains no wetlands. The District anticipates no adverse impacts to wetlands or environmentally sensitive uplands as a result of the proposed activities.

The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design, the District has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

APPLICABLE LAND USE:

The land use figures, as seen below, represent an acreage breakdown for the Bev Smith Toyota site. The "OTHER" category under the "PREVIOUSLY PERMITTED" column was the existing developed area on the site prior to the original permit issuance.

	TOTAL PROJECT	PREVIOUSLY PERMITTED	THIS PHASE	
TOTAL ACRES	6.09	4.74	1.35	acres
PAVEMENT	2.52	1.40	1.12	acres
BUILD COVERAGE	.60	.60	.00	acres
PERVIOUS	.43	.20	.23	acres
OTHER	2.54	2.54	.00	acres

DEPARTMENT APPROVAL:

NATURAL RESOURCE MANAGEMENT

Donald L. Medellin

DATE: 2 Oct 01

SURFACE WATER MANAGEMENT

Hugo A. Carter, P.E.

DATE: 1 Oct 01

Exhibit 3C

STAFF REPORT DISTRIBUTION LIST

BEV SMITH TOYOTA DISPLAY AREA PARKING ADDITIION
APPLICATION NUMBER: 010627-5
PERMIT MODIFICATION NUMBER: 56-01253-P

INTERNAL DISTRIBUTION

Reviewer:
X Andrea R. Brown
X Edward Cronyn
X Donald L. Medellin
X Hugo A. Carter, P.E.
H. Azizi - 4230
J. Golden - 4210
X D. Loving - 1670
X E. Maciejko - 1670
X S. McNabb - 1670
Okeechobee Service Center - 1630
R. Robbins - 4250
A. Waterhouse - 4220
X ERC Engineering
X ERC Environmental
Enforcement
X Permit File

DEPT. OF ENVIRONMENTAL PROTECTION

EXTERNAL DISTRIBUTION

X Applicant:
N.S.S. ACQUISITION CORPORATION

X Applicant's Consultant
CULPEPPER & TERPENING, INC.

X Engineer, County of:
ST LUCIE

X Engineer, City of:
FORT PIERCE

Local Drainage District:

COUNTY

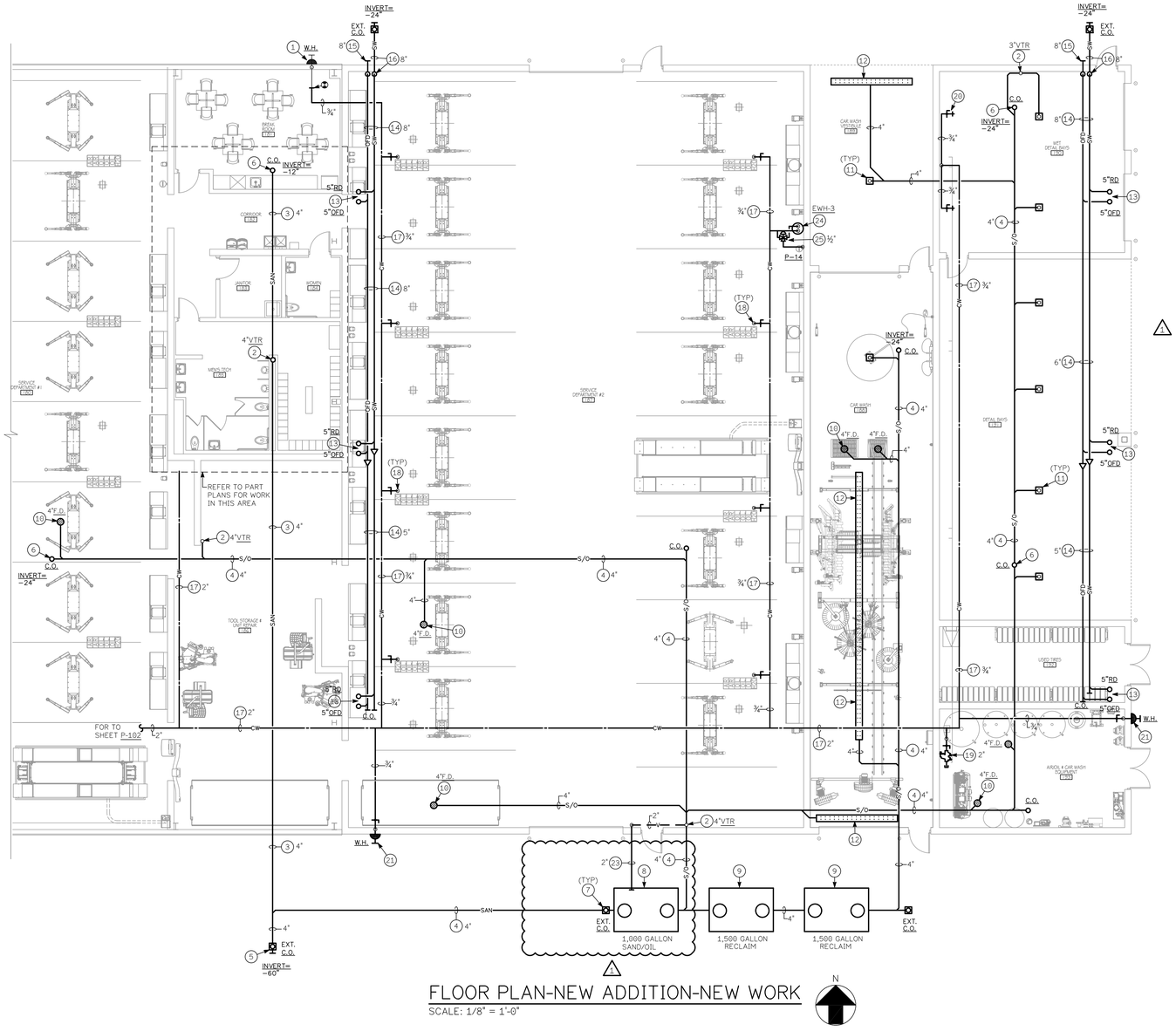
X St Lucie -Planning Division

BUILDING AND ZONING

OTHER

Florida Audubon - Charles Lee
Florida Fish & Wildlife Conservation Com
Michael N. Vanatta
Port St. Lucie Planning Division
Sierra Club - Central Florida Group

EXHIBIT 4



FLOOR PLAN-NEW ADDITION-NEW WORK

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

PLUMBING KEYED NOTES (1)(#)

1. EXISTING EXTERIOR WALL HYDRANT TO REMAIN.
2. SANITARY VENT PIPING UP THRU ROOF.
3. SANITARY PIPING BELOW FLOOR/GRADE SLOPED AT MINIMUM 1/8" PER FOOT.
4. SAND/OIL PIPING BELOW FLOOR/GRADE SLOPED AT MINIMUM 1/8" PER FOOT. ALL 2" SANITARY PIPING BELOW FIRST FLOOR SLAB/GRADE SHALL BE SLOPED AT 1/4" PER FOOT.
5. SANITARY POINT OF CONNECTION TO CIVIL SEWER LATERAL. REFER TO CIVIL DRAWINGS FOR CONTINUATION.
6. SANITARY CLEANOUT IN FLOOR (TYPICAL).
7. EXTERIOR SANITARY CLEANOUT (TYPICAL).
8. 1,000 GALLON SAND/OIL INTERCEPTER LOCATED BELOW GRADE. UNIT SHALL BE JENSEN PRECAST MODEL JP1000EE-SO, HIGHLAND TANK, MAYOR BROS, OR EQUAL WITH 4" CONNECTIONS AND H-20 HEAVY-DUTY CONSTRUCTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES. EARTH COVER SHALL NOT EXCEED 5'-0" OR PER LOCAL CODES. COORDINATE WITH CIVIL DRAWINGS.
9. 1,500 GALLON RECLAIM BUILDING TANK LOCATED BELOW GRADE. UNIT SHALL BE MARYLAND CONCRETE MODEL MC6G7-3 OR EQUAL WITH 4" CONNECTIONS AND H-20 HEAVY-DUTY CONSTRUCTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES. EARTH COVER SHALL NOT EXCEED 5'-0" OR PER LOCAL CODES. COORDINATE WITH CIVIL DRAWINGS.
10. 4" FLOOR DRAIN (TYPICAL).
11. 12"x12" AREA DRAIN WITH HEAVY-DUTY CAST IRON GRATE AND 4" OUTLET. WATTS MODEL FD-460 OR APPROVED EQUAL.
12. 12" WIDE PRE-SLOPED TRENCH DRAIN WITH REMOVABLE HEAVY DUTY CAST IRON GRATE.
13. STORM WATER PIPING UP TO ROOF AND OVERD DRAINS, SIZE AS INDICATED (TYPICAL).
14. STORM WATER AND OVERFLOW PIPING SUPPORTED HIGH FROM STRUCTURE AND SLOPE AT MINIMUM 1/8" PER FOOT.
15. OVERFLOW PIPING DOWN ALONG WALL AND THRU EXTERIOR WALL TO DISCHARGE NOZZLE AT 12" ABOVE GRADE. WADE MODEL 3940 OR APPROVED EQUAL WITH NICKLE FINISH.
16. STORM WATER PIPING DOWN ALONG WALL AND THRU FLOOR WITH CLEANOUT AT BASE OF RISER. EXTEND OUT 5'-0" BEYOND BUILDING BELOW GRADE TO EXTERIOR CLEANOUT AT CONNECTION TO CIVIL STORM LATERAL.
17. DOMESTIC WATER PIPING SUPPORTED HIGH FROM STRUCTURE ABOVE.
18. DOMESTIC WATER PIPING CONNECTED TO HOSE REEL WITH BALL VALVE (TYPICAL).
19. 2" DOMESTIC WATER PIPING EXTENDED DOWN TO 48" ABOVE FLOOR WITH BALL VALVE AND LEAD-FREE, BRONZE ASSE1013 "RPZ" REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY MOUNTED IN HORIZONTAL, FOR CONNECTION TO CAR WASH EQUIPMENT. WATTS MODEL SERIES LF009 OR APPROVED EQUAL.
20. INTERIOR WALL MOUNTED HOSE BIB (SPIGOT) WITH VACUUM BREAKER AND HOSE END CONNECTION MOUNTED AT 24" ABOVE FLOOR (TYPICAL). WATTS SC8 OR APPROVED EQUAL.
21. EXTERIOR FREEZE-PROOF RECESSED WALL HYDRANT WITH VACUUM BREAKER, KEY CONTROL, NB BOX AND COVER. WATTS MODEL HY-725 OR APPROVED EQUAL.
22. 36"x36"x36" CATCH BASIN WITH 6" INLET/OUTLET AND HEAVY DUTY CAST IRON GRATE COVER.
23. SANITARY VENT PIPING BELOW GRADE AND SLOPED UP TOWARDS BUILDING.
24. ELECTRIC WATER HEATER SUPPORTED FROM WALL ON PLATFORM 8'-0" ABOVE FLOOR IN FULL SIZE DRAIN PAN. REFER TO SCHEDULE.
25. ANSI Z358.1 LISTED TEMPERING VALVE SET AT 60°F FOR EYE WASH. PROVIDE 1/2" HW/CW CONNECTIONS TO VALVE AND 1/2" TEPID PIPING DOWN TO EYE WASH CONNECTION.

0 4 8 16 24

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

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Bev Smith TOYOTA

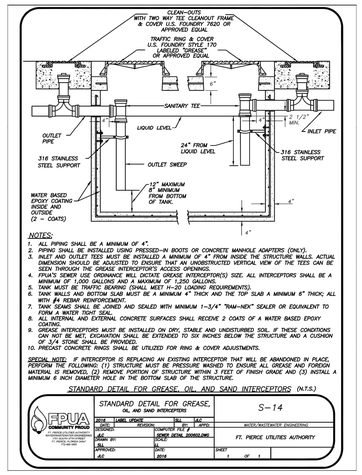
JOSEPH L DIERO LICENSE No. 88205 STATE OF FLORIDA PROFESSIONAL ENGINEER

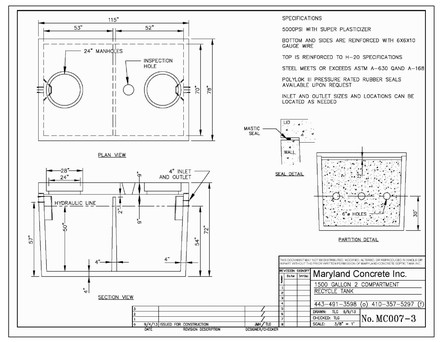
"Professional Certification: I hereby certify that these documents were prepared and/or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Florida, License No. 88205, Expiration Date: 2/28/23"

No.	Issue / Revision	Date
	Permit Comments	2022.01.25
	Permit Set	2021.12.01
	Permit/Bid Set	2021.10.08
	90% Review Submission	2021.07.30
	50% Review Submission	2021.07.09
Drawn By:		MRB/JLS
Checked By:		EPL/JFR
Plot Date:		

Sheet Number
P-103
Sheet Title
FLOOR PLAN-NEW ADDITION-NEW WORK

Project Number	File Name
21-060	

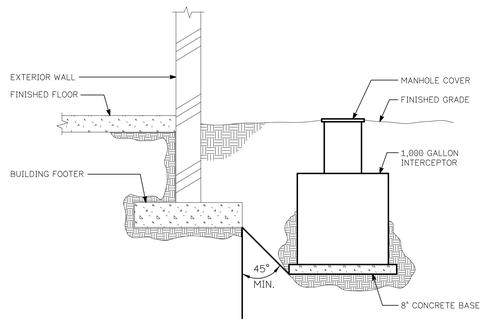




1,500 GALLON RECLAIM HOLDING TANK FOR CAR WASH

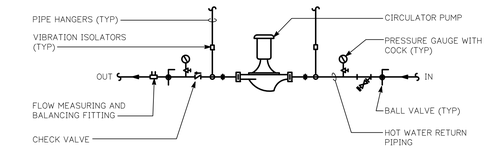
NO SCALE

NOTES:
1) INTERCEPTER TO BE IN ACCORDANCE WITH ALL LOCAL CODE REQUIREMENTS.
2) RECLAIM TANK SHOWN IS MANUFACTURED BY MARYLAND PRECAST MODEL #MC007-3, JENSEN PRECAST, OLD CASTLE, OR EQUAL. COORDINATE EXACT SIZE AND DIMENSIONS WITH SELECTED MANUFACTURER AND CIVIL DRAWINGS.
3) TANK DESIGNED FOR H-20 HEAVY DUTY TRAFFIC. EARTH COVER SHALL NOT EXCEED 5'-0" OR PER LOCAL CODES.



INTERCEPTOR INSTALLATION

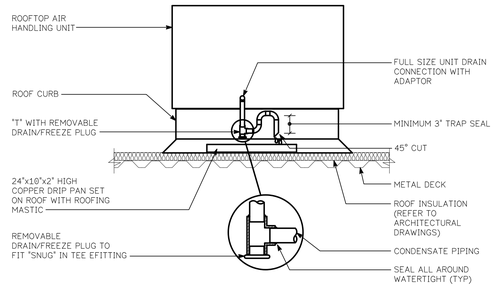
NO SCALE



DOMESTIC HOT WATER IN-LINE CIRCULATOR PUMP PIPING DIAGRAM

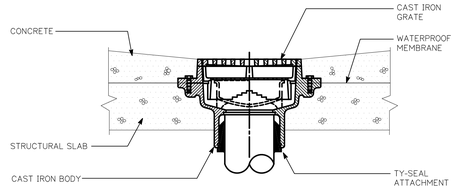
NO SCALE

NOTE:
SUPPORT PUMP FROM PIPING ONLY. PROVIDE ADJUSTABLE PIPE SADDLE AND SUPPORT WITH NEOPRENE GASKETS AS REQUIRED.



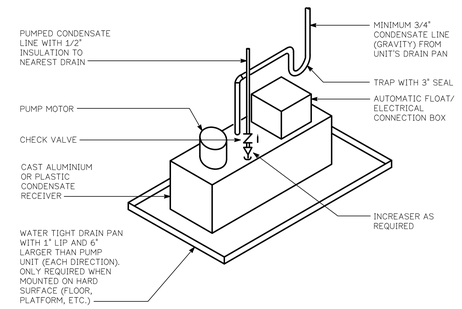
ROOFTOP UNIT CONDENSATE TRAP DETAIL

NO SCALE



AREA DRAIN DETAIL

NO SCALE



CONDENSATE PUMP UNIT DETAIL

NO SCALE

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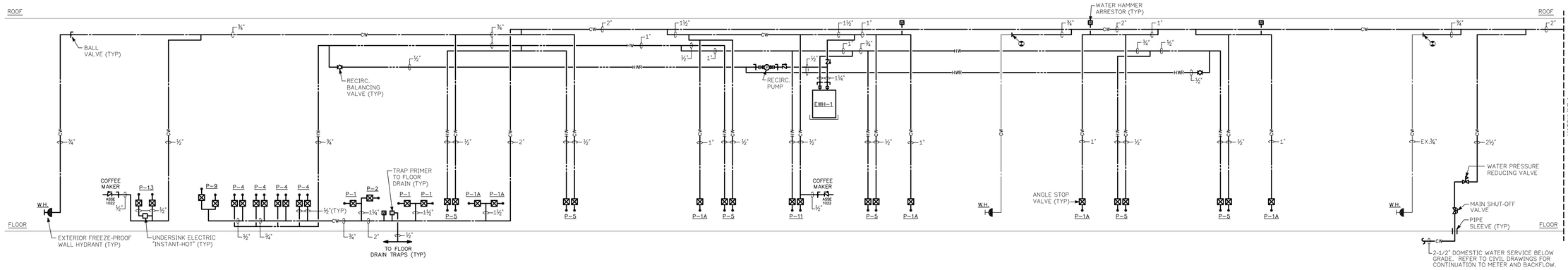
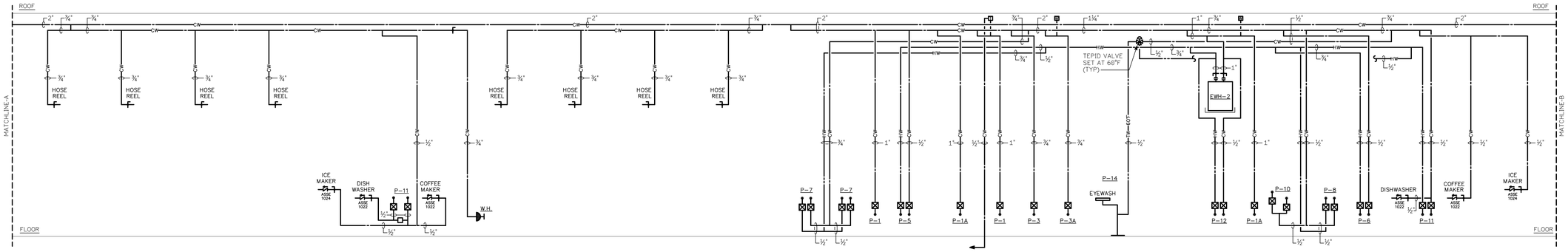
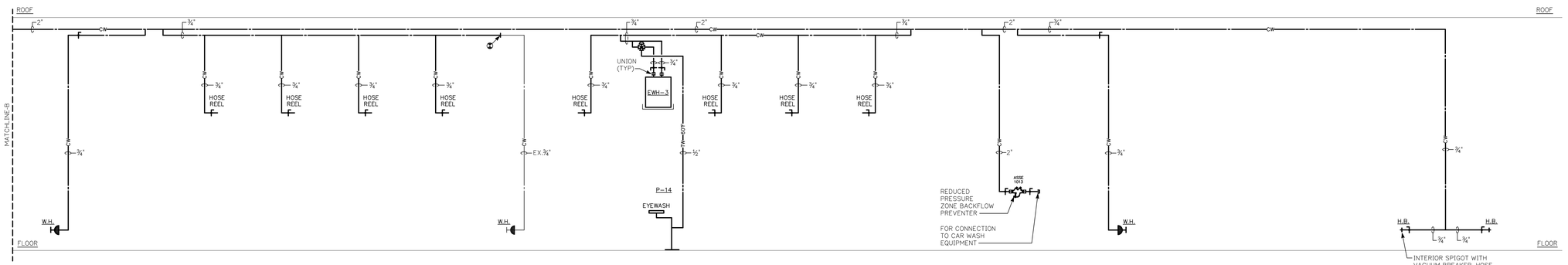
1	Permit Comments	2022.01.25
	Permit Set	2021.12.01
	Permit/Bid Set	2021.10.08
	90% Review Submission	2021.07.30
	50% Review Submission	2021.07.09
Drawn By:		MRB/JLS
Checked By:		EPL/JFR
Plot Date:		

Sheet Number
P-502
Sheet Title
DETAILS (CON'T)

Project Number	File Name
21-060	







DOMESTIC WATER RISER DIAGRAM

NO SCALE

NOTES:
1) EACH OF THE P-4 AND P-5 LAVATORIES AND P-8 AND P-9 SINKS SHALL BE PROVIDED WITH UNDERSINK THERMOSTATIC MIXING VALVE SET AT 105°F.
2) FROM THE 2020 FLORIDA PLUMBING CODE, THE TOTAL FIXTURE UNITS= 185 WSFUs, WHICH EQUALS APPROX. 90 GPM FROM THE DEMAND CHART. CAR WASH IS APPROX. 40 GPM, SO TOTAL= 130 GPM. DESIGN WILL INCORPORATE A 2-1/2" WATER SERVICE AND A 2" WATER METER LOCATED BEYOND BUILDING.

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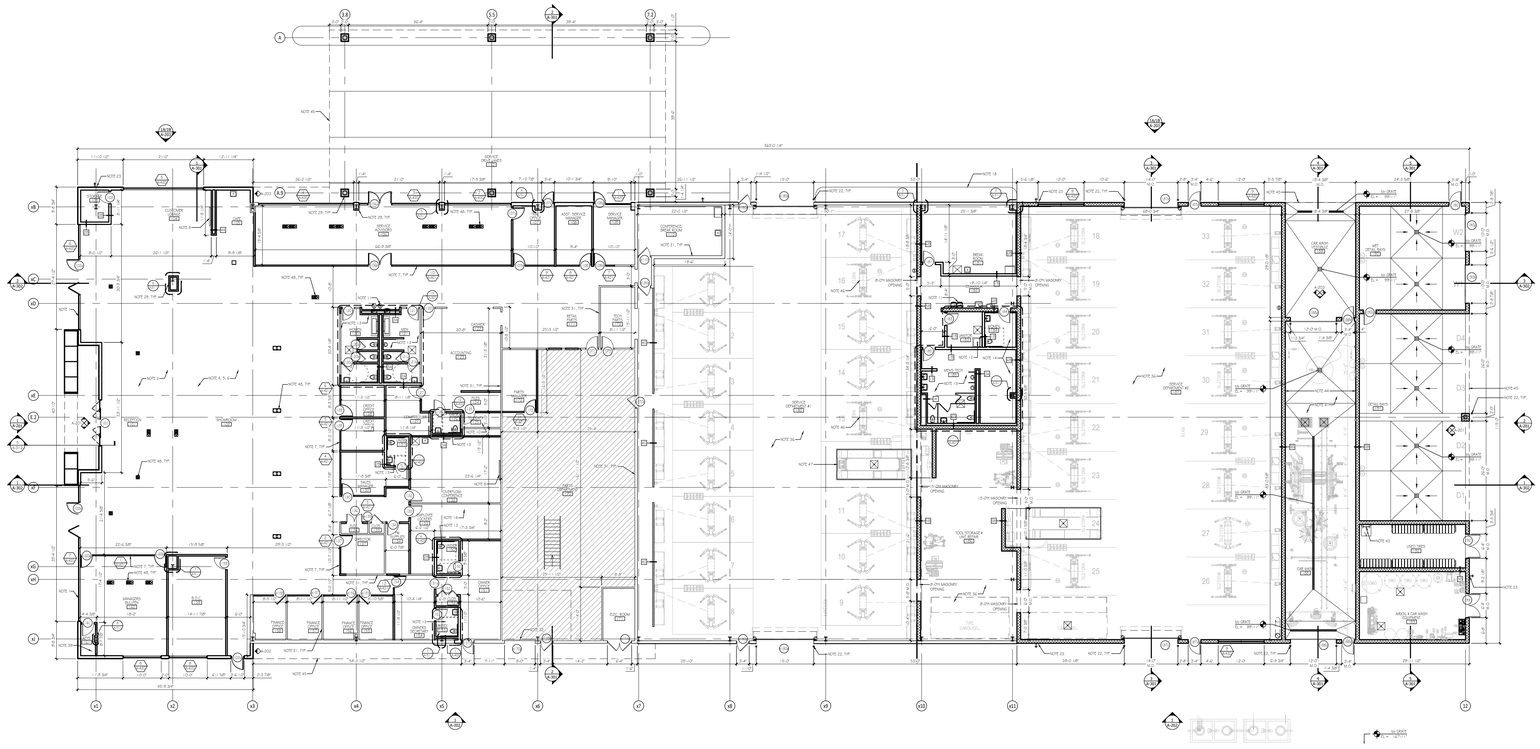
	90% Review Submission	2021.07.30
	50% Review Submission	2021.07.09

Drawn By: MRB/JLS
Checked By: EPL/JFR
Plot Date:

Sheet Number
P-602
Sheet Title
DOMESTIC WATER RISER DIAGRAMS

Project Number 21-060
File Name



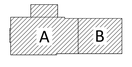
1 OVERALL FLOOR PLAN

Scale: 1/16" = 1'-0"

NORTH ARROW & SCALE

0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"



KEY PLAN

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...

Bev Smith TOYOTA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number: AR97071; expiration date: February 28, 2022

No.	Issue / Revision	Date
	Permit Set	2021.12.01
	Permit/Bid Set	2021.10.08
	90% Review Set	2021.07.30
	SET Review	2021.05.28
	30% Review Set	2021.04.05

Drawn By:	TK
Checked By:	PS
Plot Date:	December 6, 2021

Sheet Number

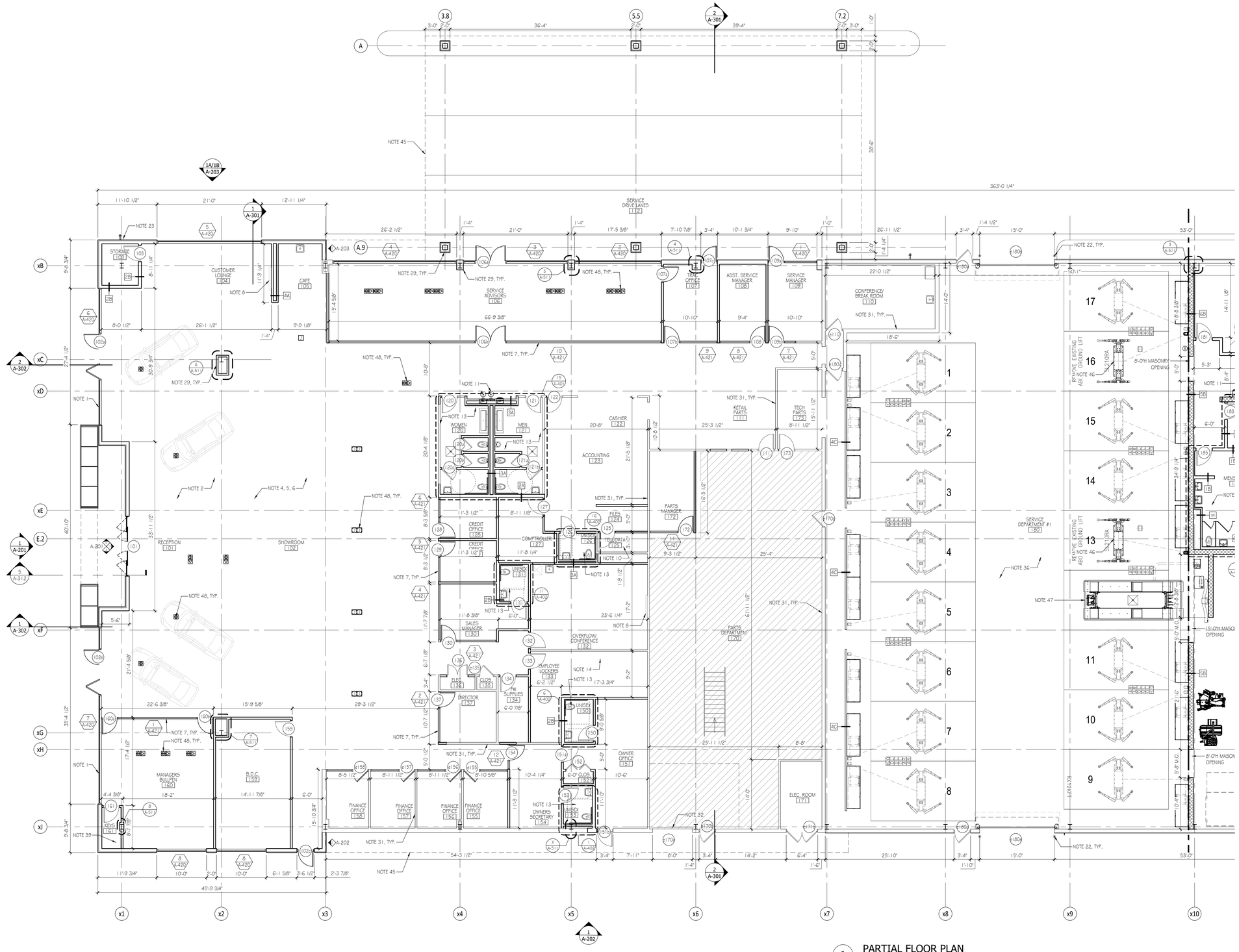
A-110

Sheet Title

Overall Floor Plan

Project Number	File Name
BST001a	BST001a_A-110.dwg

Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\100\BST001a_A-110.dwg



1 PARTIAL FLOOR PLAN

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

KEYED FLOOR PLAN NOTES

1. NEW CURTAIN WALL / STOREFRONT, REFER TO A-401,A-402
2. NEW CONCRETE SLAB ON GRADE REFER TO STRUCT.
3. NEW COLUMNS & FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS & TYPICAL DETAILS ON SHEET A-502
4. NEW FLOOR FINISH, REFER TO FINISH PLAN AND SCHEDULE
5. NEW CEILING FINISH, REFER TO REFLECTED CEILING PLAN
6. ALL NEW INTERIOR PARTITIONS TO BE PAINTED, REFER TO FINISH SCHEDULE
7. NEW INTERIOR GLAZING & GLASS DOORS, REFER TO A-421
8. WALL-MOUNTED TELEVISION BY OWNER; PROVIDE BLOCKING & RECESSED WIRING BOX FOR POWER & LOW VOLTAGE; SEE MEP
9. PROVIDE ¾" THK. FRT PLYWOOD FOR WALL-MOUNTED NETWORKING EQUIPMENT ABOVE; SEE MEP
10. COORD. INSTALLATION OF OWNERS I.T. EQUIPMENT w/ OWNERS VENDOR; SEE MEP FOR ADD'L REQUIREMENTS
11. HIGH LOW WATER FOUNTAIN AND COOLER, REFER TO PLUMBING DRAW
12. NEW FLOOR SINK, REFER TO PLUMBING DRAWINGS
13. NEW PLUMBING FIXTURES & ACCESSORIES, REFER TO A401, A-402, & A-403 AND PLUMBING DRAWINGS
14. NEW LOCKERS, BY OWNER
15. NEW OVERHEAD SECURITY GATE, REFER TO DOOR SCHEDULE COORDINATE WITH ELEC. DWGS.
16. NEW ELECTRICAL PANELS, REFER TO ELECTRICAL DRAWINGS
17. CONDUIT STUBS FOR POWER &/OR DATA TO FURNITURE BY OWNER VENDOR; SEE MEP FOR ADDITIONAL REQUIREMENTS (CONTINUATION INTO FURNITURE & DEVICES, ETC.); FINAL LAYOUT TO BE PROVIDED BY OWNER
18. NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
19. NEW SEALED CONCRETE, REFER TO FINISH SCHEDULE
20. NEW PRE. FIN. ALUMN. DOWNSPOUT, COLOR TO MATCH ADJACENT WALL.
21. NEW CUSTOMER-AREA CONCRETE BOLLARD WITH BRUSH STAINLESS STEEL SLEEVE; REFER TO SHEET A-501
22. NEW NON-CUSTOMER AREA BOLLARD; REFER TO SHEET A-501
23. HOSE BIB; SEE PLUMBING
24. NEW TRENCH DRAINS OR FLOOR DRAINS, REFER TO SHEET A-501 AND PLUMBING & CIVIL DRAWINGS
25. NEW 5" REINFORCED CONCRETE SLAB AND FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS
26. NEW PAINTED DIRECTIONAL TRAFFIC ARROWS
27. G.C. SHALL COORD. WITH OWNER THE EXISTING CONDITIONS OF EXTERIOR WALL PANELS.
28. EXTERIOR AND INTERIOR SERVICE WALL PANELS TO BE CLEAN AND PREP TO RECEIVE NEW FINISH, REFER TO FIN. SCHEDULE
29. NEW COLUMN ENCLOSURE
30. EXISTING COLUMNS TO REMAIN, ALL EXPOSE COLUMNS SHALL BE CLEAN & PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE
31. ALL EXISTING PARTITIONS TO BE REPAIR AND PREP TO RECEIVE NEW PAINT TO MATCH NEW PARTITION COLOR SCHEME, REFER TO FINISH SCHEDULE AND FLOOR PLAN LEGEND.
32. ALL EXISTING OVERHEAD DOORS & DOOR FRAMES TO REMAIN, PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE;G.C. SHALL COORD WITH OWNER ON EXIST. CONDITIONS.
33. EXISTING ELECTRICAL PANELS TO REMAIN, REFER TO ELECTRICAL DRAWINGS
34. EXISTING CAR LIFT EQUIPMENT TO REMAIN
35. EXISTING TRENCH DRAIN TO REMAIN, CLEAN ALL PIPES AND PREP. IRON GRATE INLAY TO RECEIVE NEW FINISH.
36. SERVICE DEPARTMENT EQUIPMENT (INCL. LIFTS, TOOL BENCHES, WHEEL SERVICE, TIRE CAROUSELS, OIL STORAGE, COMPRESSORS, ETC.) BY OWNER VENDOR; G.C. SHALL COORDINATE ALL WORK w/ VENDOR; SEE MEP FOR ADDITIONAL R REQUIREMENTS
37. LINE OF FLOOR FINISH CHANGE DEMARCATION REFER TO FINISH SCHEDULE
38. NEW CONC. STEPS AND HANDRAILING / GUARDRAIL (PHTD)
39. OWNER-PROVIDED KEY DISPENSING MACHINE - SEE ELECTRICAL DRAWINGS FOR CONNECTION; G.C. TO COORDINATE w/ OWNERS VENDOR IN FIELD.
40. ALIGN NEW WALL FACE TO MATCH EXISTING WALL FACE - V.I.F.; G.C. TO COORDINATE.
41. CAR WASH EQUIPMENT BY OWNER VENDOR; SEE MEP; COORD. INSTALLATION OF ALL DRAINS & MEP ROUGH-INS w/ VENDOR REQUIREMENT
42. HIGH SPEED OVERHEAD DOOR, COIL ABOVE; SEE SECTIONS & DOOR SCHEDULE; SEE MEP & STRUCTURAL FOR ADDITIONAL REQUIREMENTS
43. FIXED STEEL LADDER & ROOF HATCH ABOVE; SEE TYPICAL DETAILS
44. LINE WALLS AND OVERHEAD w/ PVC WALL PANELS, SEE FINISH SCHED. FOR PRODUCT INFO.
45. LINE OF CANOPY OR OVERHANG ABOVE; SEE ROOF PLAN & ELEVATIONS
46. NEW LIFT EQUIPMENT; SEE MEP & VENDOR SHOP DRAWINGS
47. NEW ALIGNMENT RACK; SEE MEP & VENDOR SHOP DRAWINGS
48. FLOOR BOX, USB OR OTHER POWER/DATA RECEPTACLE; SEE MEP.

GENERAL FLOOR PLAN NOTES

- ALL INTERIOR PARTITIONS ARE TYPE 1 (3-5/8" METAL STUDS w/ 5/8" GYP. BD. @ EACH SIDE) U.O.N. - SEE SHEET A-502 FOR ALL WALL TYPES, ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, U.O.N.
- ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE
- OUTSIDE EDGE OF ALL HM DOOR FRAMES TO BE 3" FROM ADJACENT WALL @ STUD WALLS & 4" FROM ADJACENT WALL @ MASONRY WALLS, UNLESS OTHERWISE NOTED
- ALL FURNITURE INDICATED IN PLAN IS PROVIDED BY OWNER; G.C. SHALL COORDINATE ALL INSTALLATION REQUIREMENTS
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD; NOTIFY ARCHITECT OF DISCREPANCIES
- SEE SHEET A-501 FOR TYPICAL DETAILS
- SEE SHEET A-502 PARTITION TYPES
- SEE SHEET A-601 FOR DOOR SCHEDULE
- SEE SHEET A-610 FOR FINISH & MATERIALS SCHEDULE

PLAN LEGEND

NEW DOOR # TAG - SEE DOOR SCHEDULE	
EXISTING DOOR TO REMAIN	
NEW WALL	
EXISTING WALL/PARTITION TO REMAIN	
AREA NOT IN CONTRACT - NO WORK PROPOSED	

NORTH ARROW & SCALE

0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"

KEY PLAN

PENNEY DESIGN GROUP

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Drawn By: TK
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Sheet Number
A-110A

Sheet Title
Partial Floor Plan

Project Number	File Name
BST001a	BST001a_A-110A.dwg

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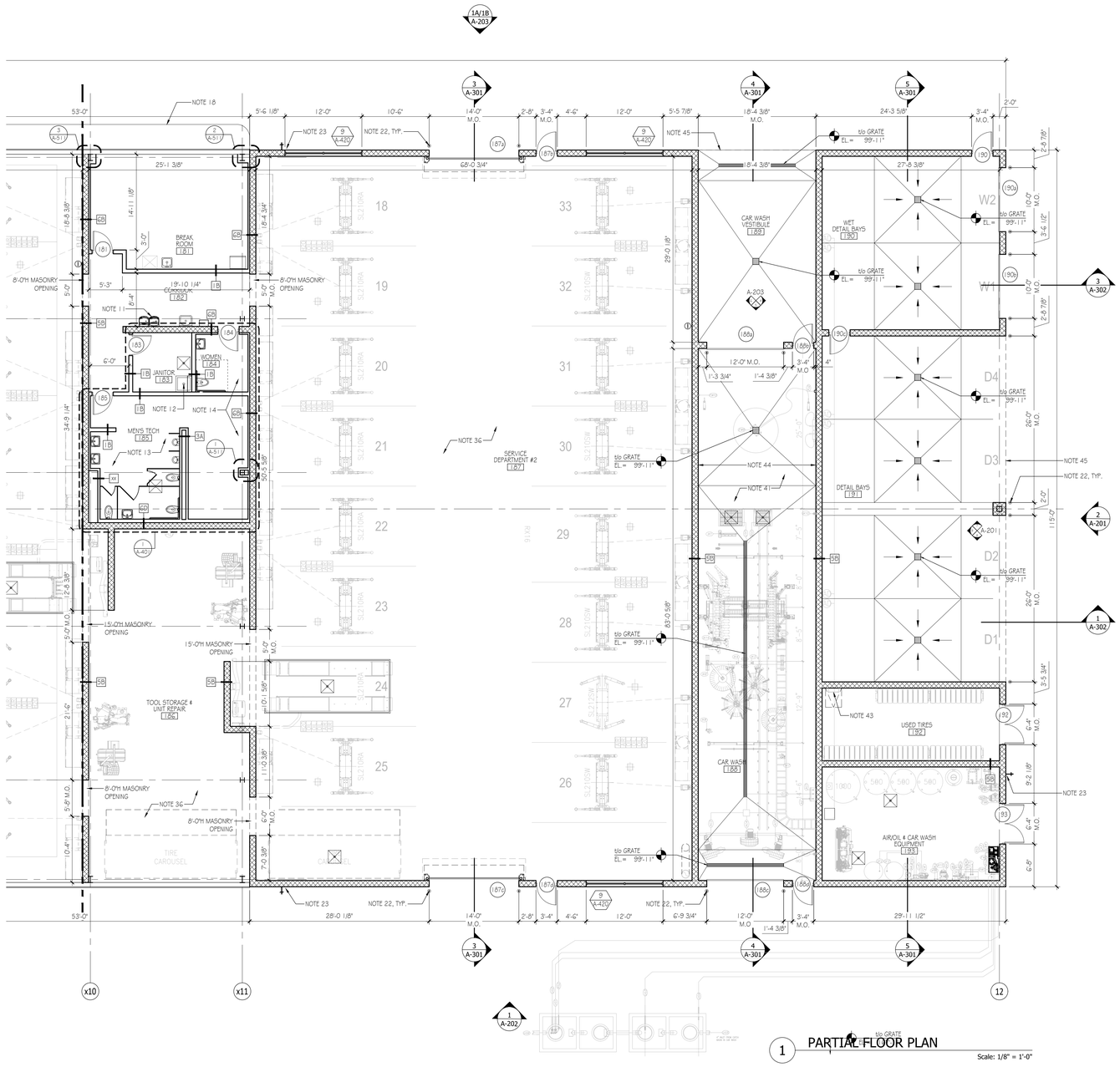

1 PARTIAL FLOOR PLAN

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

KEYED FLOOR PLAN NOTES

1. NEW CURTAIN WALL / STOREFRONT, REFER TO A-401, A-402
2. NEW CONCRETE SLAB ON GRADE REFER TO STRUCT.
3. NEW COLUMNS & FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS & TYPICAL DETAILS ON SHEET A-502
4. NEW FLOOR FINISH, REFER TO FINISH PLAN AND SCHEDULE
5. NEW CEILING FINISH, REFER TO REFLECTED CEILING PLAN
6. ALL NEW INTERIOR PARTITIONS TO BE PAINTED, REFER TO FINISH SCHEDULE
7. NEW INTERIOR GLAZING & GLASS DOORS, REFER TO A-421
8. WALL-MOUNTED TELEVISION BY OWNER; PROVIDE BLOCKING & RECESSED WIRING BOX FOR POWER & LOW VOLTAGE; SEE MEP
9. PROVIDE ¾" THK. FRT PLYWOOD FOR WALL-MOUNTED NETWORKING EQUIPMENT ABOVE; SEE MEP
10. COORD. INSTALLATION OF OWNER'S I.T. EQUIPMENT w/ OWNER'S VENDOR; SEE MEP FOR ADD'L REQUIREMENTS
11. HIGH LOW WATER FOUNTAIN AND COOLER, REFER TO PLUMBING DRAW
12. NEW FLOOR SINK, REFER TO PLUMBING DRAWINGS
13. NEW PLUMBING FIXTURES & ACCESSORIES, REFER TO A401, A-402, & A-403 AND PLUMBING DRAWINGS
14. NEW LOCKERS, BY OWNER
15. NEW OVERHEAD SECURITY GATE, REFER TO DOOR SCHEDULE COORDINATE WITH ELEC. DWGS.
16. NEW ELECTRICAL PANELS, REFER TO ELECTRICAL DRAWINGS
17. CONDUIT STUBS FOR POWER &/OR DATA TO FURNITURE BY OWNER VENDOR; SEE MEP FOR ADDITIONAL REQUIREMENTS (CONTINUATION INTO FURNITURE & DEVICES, ETC.); FINAL LAYOUT TO BE PROVIDED BY OWNER
18. NEW CONCRETE SIDEWALK, REFER TO CIVIL DRAWINGS
19. NEW SEALED CONCRETE, REFER TO FINISH SCHEDULE
20. NEW PRE. FIN. ALUMN. DOWNSPOUT, COLOR TO MATCH ADJACENT WALL.
21. NEW CUSTOMER-AREA CONCRETE BOLLARD WITH BRUSH STAINLESS STEEL SLEEVE; REFER TO SHEET A-501
22. NEW NON-CUSTOMER AREA BOLLARD; REFER TO SHEET A-501
23. HOSE BIB; SEE PLUMBING
24. NEW TRENCH DRAINS OR FLOOR DRAINS, REFER TO SHEET A-501 AND PLUMBING & CIVIL DRAWINGS
25. NEW 5" REINFORCED CONCRETE SLAB AND FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS
26. NEW PAINTED DIRECTIONAL TRAFFIC ARROWS
27. G.C. SHALL COORD. WITH OWNER THE EXISTING CONDITIONS OF EXTERIOR WALL PANELS.
28. EXTERIOR AND INTERIOR SERVICE WALL PANELS TO BE CLEAN AND PREP TO RECEIVE NEW FINISH, REFER TO FIN. SCHEDULE
29. NEW COLUMN ENCLOSURE
30. EXISTING COLUMNS TO REMAIN. ALL EXPOSE COLUMNS SHALL BE CLEAN & PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE
31. ALL EXISTING PARTITIONS TO BE REPAIR AND PREP TO RECEIVE NEW PAINT TO MATCH NEW PARTITION COLOR SCHEME, REFER TO FINISH SCHEDULE AND FLOOR PLAN LEGEND.
32. ALL EXISTING OVERHEAD DOORS & DOOR FRAMES TO REMAIN, PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE.G. SHALL COORD WITH OWNER ON EXIST. CONDITIONS.
33. EXISTING ELECTRICAL PANELS TO REMAIN, REFER TO ELECTRICAL DRAWINGS
34. EXISTING CAR LIFT EQUIPMENT TO REMAIN
35. EXISTING TRENCH DRAIN TO REMAIN, CLEAN ALL PIPES AND PREP. IRON GRATE INLAY TO RECEIVE NEW FINISH.
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PLAN LEGEND

- NEW DOOR & TAG - SEE DOOR SCHEDULE
- EXISTING DOOR TO REMAIN
- NEW WALL
- EXISTING WALL/PARTITION TO REMAIN
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NORTH ARROW & SCALE

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1/8" = 1'-0" @ 30"x42"

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Drawn By: TK
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Plot Date: December 6, 2021

Sheet Number
A-110B

Sheet Title
Partial Floor Plan

Project Number	File Name
BST001a	BST001a_A-110B.dwg

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PRODUCT DESIGN PRESSURES for EXTERIOR MATERIALS

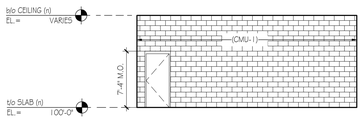
CATEGORY - SUBCATEGORY	FLORIDA PRODUCT APPROVAL NUMBER	CODE VERSION	DESIGN PRESSURE		REMARKS
			POSITIVE	NEGATIVE	
PANEL WALLS - EXTERIOR INSULATION & FINISH SYSTEM	FL#3423.3	2017	+55	-40	DRYVIT OUTSULATION PLUS MD; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS
PANEL WALLS - SIDING	FL#29842.1	2017	+70	-90	METAL COMPOSITE MATERIAL PANELS BY ALUCOBOND; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS; SUBSTITUTIONS ARE NOT PERMITTED
PANEL WALLS - STOREFRONTS	FL#14287.1	2017	+45	-45	KAWNEER TRIFAB 451T; SEE STOREFRONT DETAILS FOR COMPLETE SPECIFICATIONS
PANEL WALLS - CURTAIN WALLS	FL#5388.2	2017	+70	-70	KAWNEER 1600 SYSTEM 1 CURTAIN WALL, STEEL REINFORCED; SEE EXTERIOR GLAZING DETAILS FOR COMPLETE FRAMING AND GLAZING SPECIFICATIONS
ROOFING - SINGLE-PLY ROOF SYSTEMS	FL#10264.1	2017	n/a	-90	FIRESTONE ULTRAPLY TPO, FULLY-ADHERED; SEE ROOF PLAN FOR COMPLETE SPECIFICATIONS; EVALUATION REPORT TABLE 2F, TYPE C-1, SYSTEM No. SC-122
ROOFING - ACCESSORIES THAT ARE INTEGRAL TO THE ROOFING SYSTEM	FL#15110.1	2017	+70	-70	THE BILCO Co., TYPE S DOOR, STEEL FRAME w/ ALUMINUM COVER
SHUTTERS - ROLL-UP	FL#21901.1	2017	+55	-55	IMPACT HURRICANE SYSTEMS, 60mm ROLL-DOWN SHUTTER; DESIGN PRESSURE VARIES BY OPENING SIZE; DESIGN PRESSURE INDICATED IS BASED UPON MAX. WIDTH = 18'-0"; SEE DOOR SCHEDULE FOR ADDITIONAL DETAIL
EXTERIOR DOORS - ROLL-UP EXTERIOR DOOR ASSEMBLIES	FL#742.9	2017	+50	-50	OVERHEAD DOOR CORPORATION MODEL #611; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#17629.1	2017	+48	-54	OVERHEAD DOOR CORPORATION MODEL #511; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#8786.1	2017	+65	-65	KAWNEER, 350IR OUT-SWING DOORS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+100	-100	CECO DOOR PRODUCTS, ASSEMBLY 3 (SINGLE DOOR)
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+70	-70	CECO DOOR PRODUCTS, ASSEMBLY 6 (PAIR OF DOORS)
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#16796.12	2017	+34.30	-38.30	OVERHEAD DOOR CORPORATION MODEL #525; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS

GENERAL NOTES
- REFER TO THE STRUCTURAL DRAWINGS FOR SPECIFIC WIND LOAD CRITERIA FOR COMPONENTS & CLADDING
- UNLESS NOTED OTHERWISE, THE ABOVE-REFERENCED PRODUCTS & APPROVALS MAY BE USED AS A BASIS-OF-DESIGN
- THE CONTRACTOR MAY SUBMIT ALTERNATE PRODUCTS THAT MEET THE SPECIFIED PERFORMANCE REQUIREMENTS FOR APPROVAL BY THE ARCHITECT & BUILDING OFFICIAL

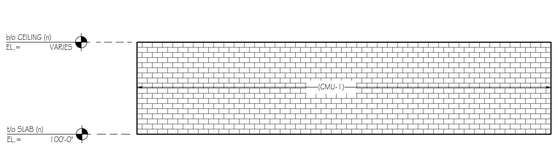
EXTERIOR MATERIALS SCHEDULE

TAG	TYPE	SPECIFICATION	REMARKS
ACM-1	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA SILVER - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR WALLS AS NOTED
ACM-2	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA RED - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR FACADE ACCENT BAND AS NOTED
CMU-1	SPLIT-FACE CONCRETE MASONRY UNIT	12" SPLIT-FACE BLOCK - NEW HOLLAND - MIST N1064 - DRY BLOCK ADMIXTURE - CORE-FILL 500 (OR SIMILAR) @ ALL CELLS NOT FULLY GROUTED	NEW CMU WALLS; PROVIDE MATTE-FACED UNITS AS NOTED ON THE ELEVATIONS/SECTIONS
EIFS-1	EXTERIOR INSULATION & FINISH SYSTEM	DRYVIT - OUTSULATION PLUS MD - DPR SANDPEBBLE FINISH - PAINT TO MATCH EP-2	
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS - EXTERIOR STAIN - SW-2850 - CHELSEA GRAY	EXISTING & NEW EXTERIOR WALLS AS NOTED
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS - MOONLIGHT WHITE	BOLLARDS & DOORS - GLOSS FINISH
PC-1	PRE-FORMED FASCIA	PAC-CLAD - PAC-CONTINUOUS COPING - 4" HEIGHT - SLATE GRAY OR EQUAL	PARAPET COPING @ NEW CMU WALLS

GENERAL EXTERIOR FINISH SCHEDULE NOTES
- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
  - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
  - EXTERIOR GYPSUM WALLBOARD CEILINGS/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
  - EXTERIOR WALLS - STUCCO/EIFS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



9 PROPOSED REAR ELEVATION @ DETAIL BAYS
Scale: 1/8" = 1'-0"



8 PROPOSED REAR ELEVATION @ DETAIL BAYS
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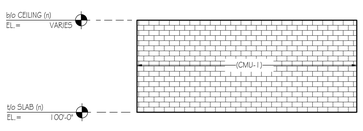

7 PROPOSED REAR ELEVATION @ DETAIL BAYS
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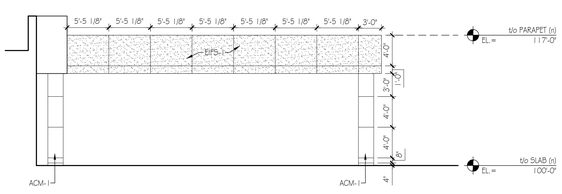
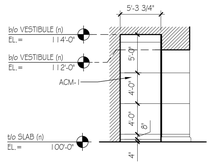
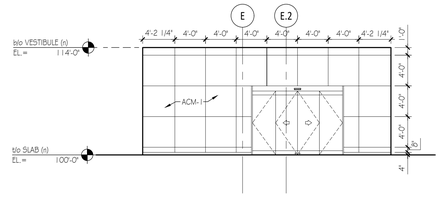


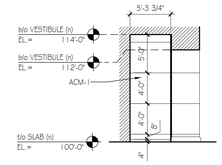
3 PROPOSED EAST ELEVATION @ SERVICE DRIVE LANES
Scale: 1/8" = 1'-0"



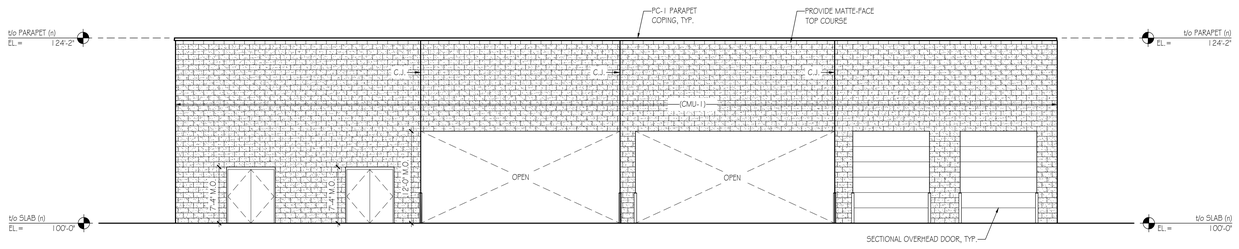
6 PROPOSED SIDE ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



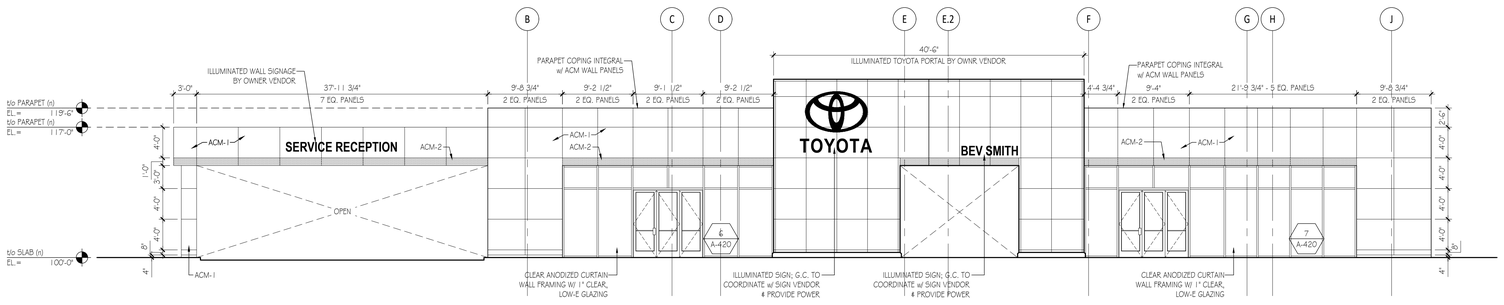
5 PROPOSED WEST ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

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Drawn By: TK
Checked By: PS
Plot Date: December 6, 2021

Sheet Number
A-201

Sheet Title
Exterior Elevations

Project Number	File Name
BST001a	BST001a_A-201.dwg

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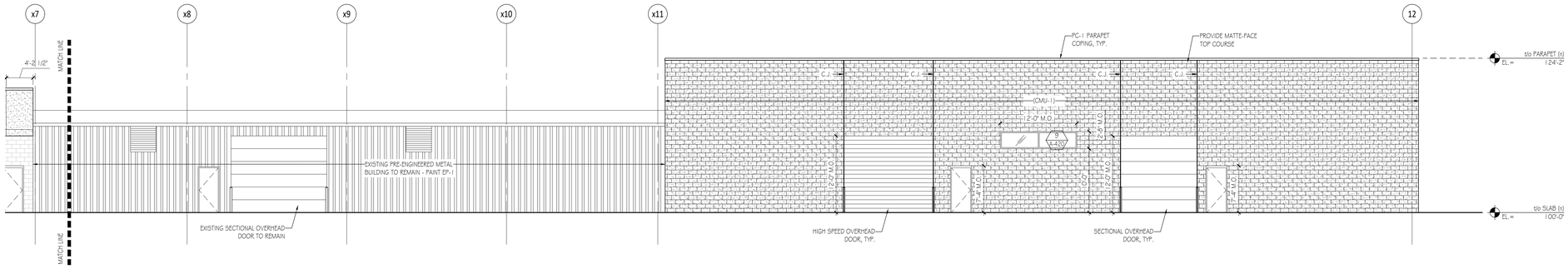
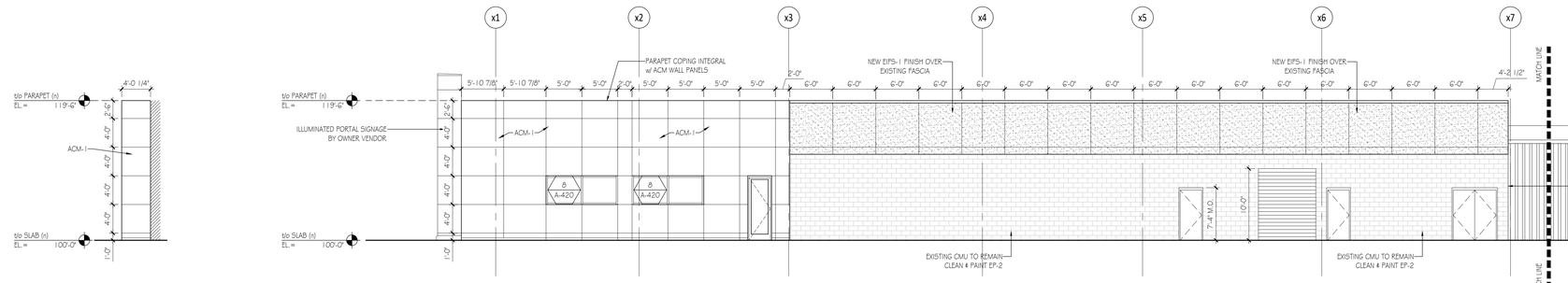


1B PARTIAL SOUTH ELEVATION

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



2 ELEVATION

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

1A PARTIAL SOUTH ELEVATION

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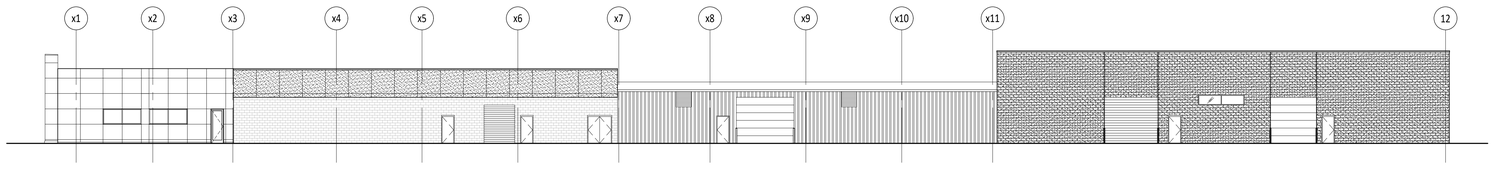

1 OVERALL SOUTH ELEVATION

Scale: 1/16" = 1'-0"

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Sheet Number

A-202

Sheet Title

Exterior Elevations

Project Number	File Name
BST001a	BST001a_A-202.dwg

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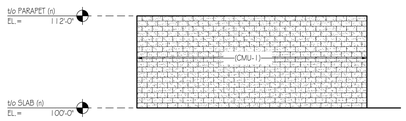
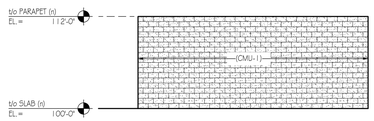


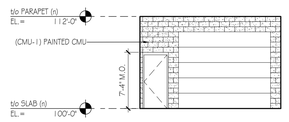
6 CARWASH VESTIBULE ELEVATION

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



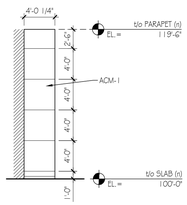
5 CARWASH VESTIBULE ELEVATION

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



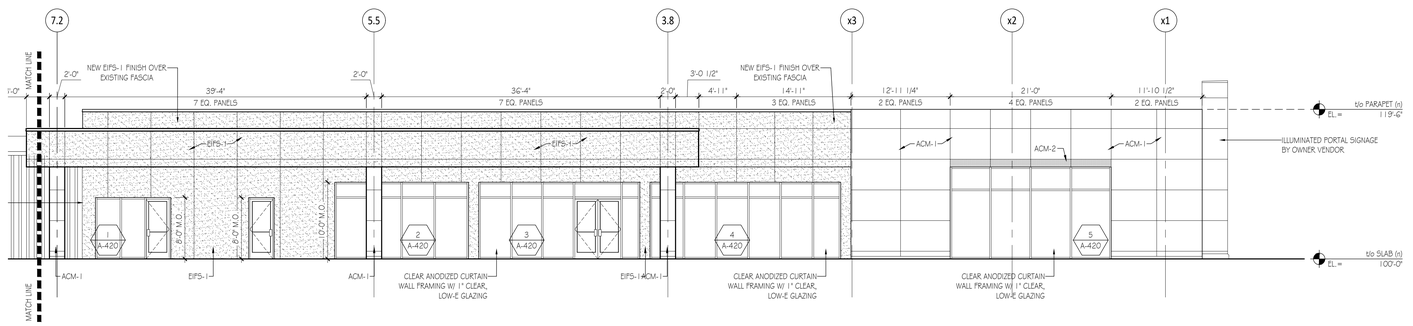
4 CARWASH VESTIBULE ELEVATION

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



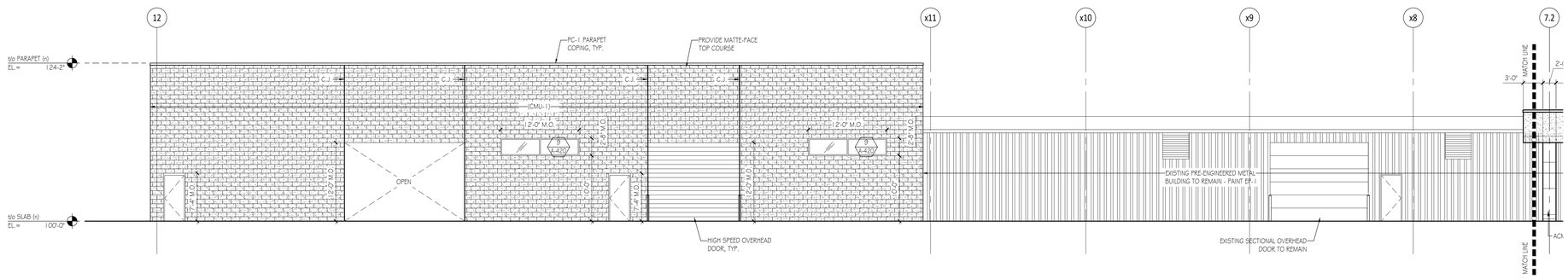
2 ELEVATION

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



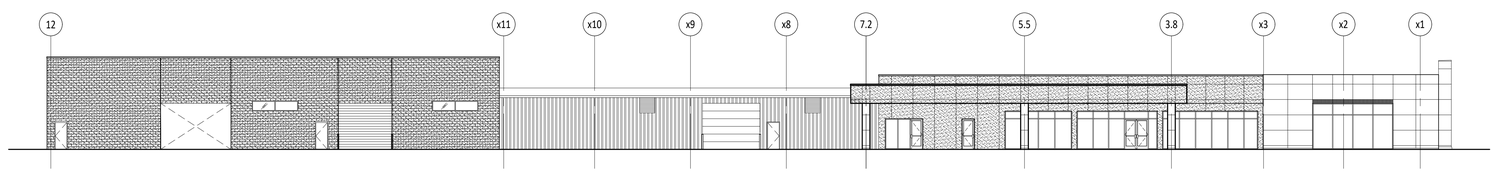
1B PARTIAL NORTH ELEVATION

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



1A PARTIAL NORTH ELEVATION

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



1 OVERALL NORTH ELEVATION

Scale: 1/16" = 1'-0"

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Bethesda, Maryland 20814
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Bev Smith Toyota
Addition & Renovation

3350 South US Hwy 1
Fort Pierce, FL 34982

...

Bev Smith TOYOTA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number: AR97071, expiration date: February 28, 2022

No.	Issue / Revision	Date
	Permit Set	2021.12.01
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	90% Review Set	2021.07.30
	SET Review	2021.05.28
	30% Review Set	2021.04.05

Drawn By:	TK
Checked By:	PS
Plot Date:	December 6, 2021

Sheet Number

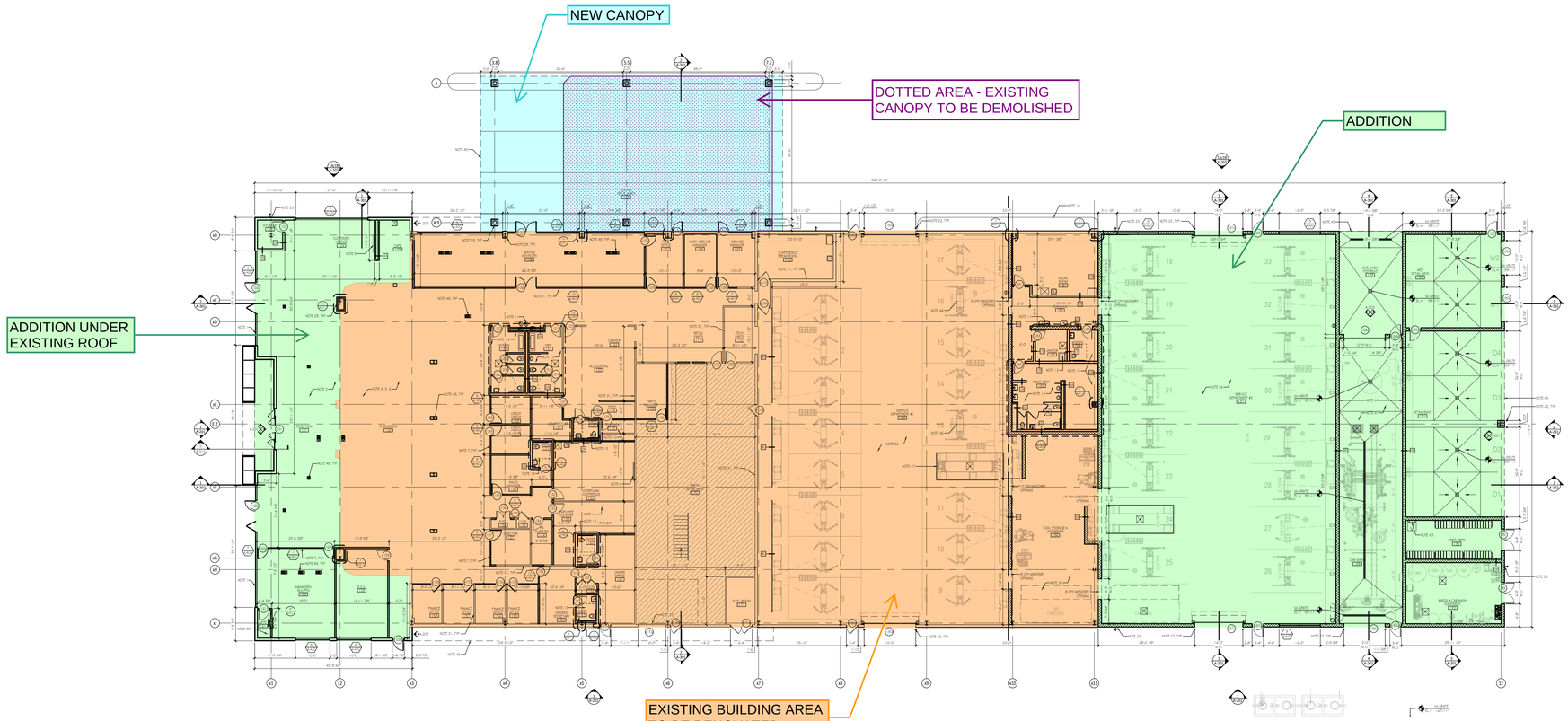
A-203

Sheet Title

Exterior Elevations

Project Number	File Name
BST001a	BST001a_A-203.dwg

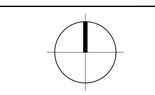
Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\200\BST001a_A-203.dwg



1 OVERALL FLOOR PLAN

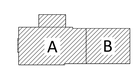
Scale: 1/16" = 1'-0"

NORTH ARROW & SCALE



0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"



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Sheet Number

A-110

Sheet Title

Overall Floor Plan

Project Number	File Name
BST001a	BST001a_A-110.dwg

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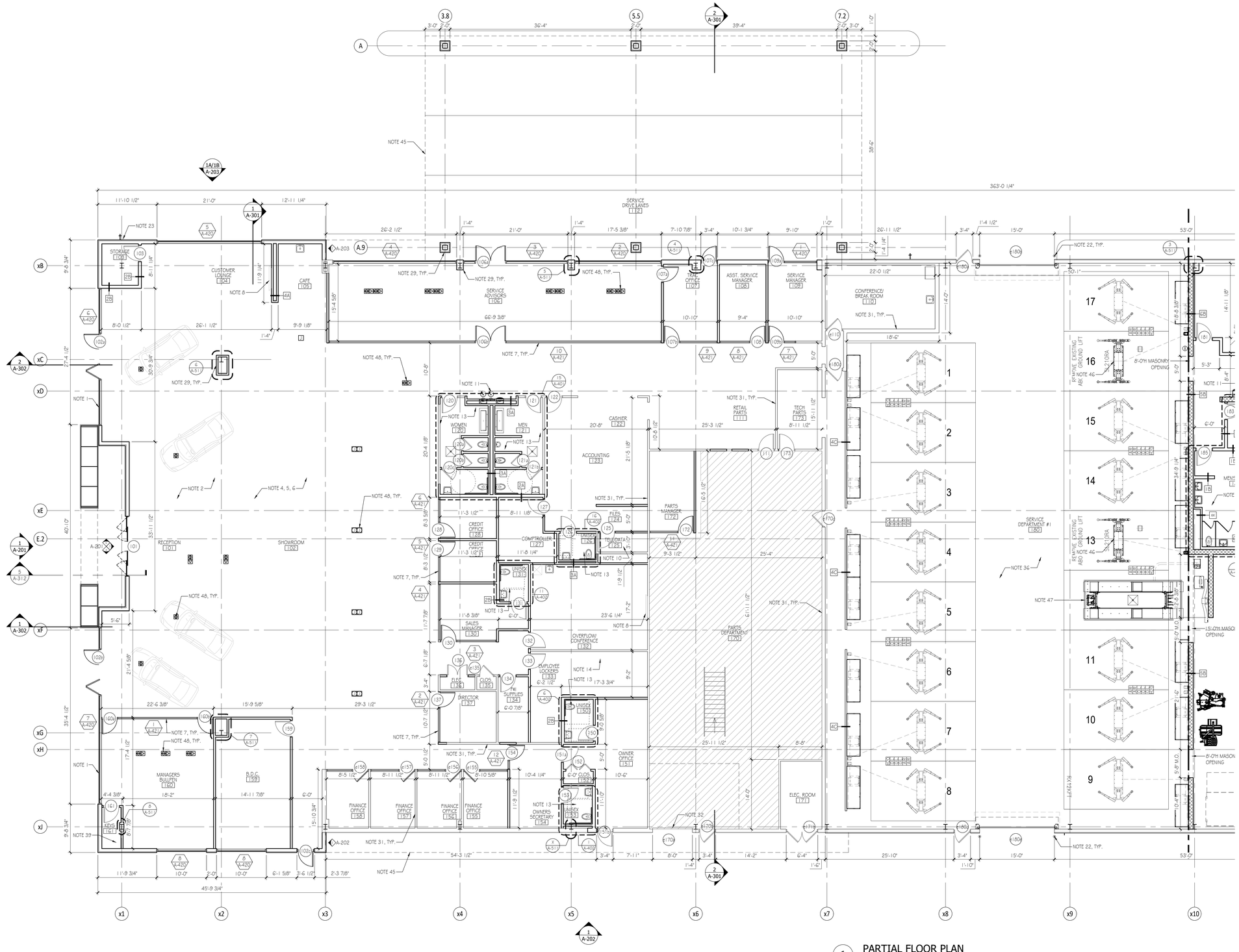

1 PARTIAL FLOOR PLAN

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

KEYED FLOOR PLAN NOTES

1. NEW CURTAIN WALL / STOREFRONT, REFER TO A-401,A-402
2. NEW CONCRETE SLAB ON GRADE REFER TO STRUCT.
3. NEW COLUMNS & FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS & TYPICAL DETAILS ON SHEET A-502
4. NEW FLOOR FINISH, REFER TO FINISH PLAN AND SCHEDULE
5. NEW CEILING FINISH, REFER TO REFLECTED CEILING PLAN
6. ALL NEW INTERIOR PARTITIONS TO BE PAINTED, REFER TO FINISH SCHEDULE
7. NEW INTERIOR GLAZING & GLASS DOORS, REFER TO A-421
8. WALL-MOUNTED TELEVISION BY OWNER; PROVIDE BLOCKING & RECESSED WIRING BOX FOR POWER & LOW VOLTAGE; SEE MEP
9. PROVIDE ¾" THK. FRT PLYWOOD FOR WALL-MOUNTED NETWORKING EQUIPMENT ABOVE; SEE MEP
10. COORD. INSTALLATION OF OWNERS I.T. EQUIPMENT w/ OWNERS VENDOR; SEE MEP FOR ADD'L REQUIREMENTS
11. HIGH LOW WATER FOUNTAIN AND COOLER, REFER TO PLUMBING DRAW
12. NEW FLOOR SINK, REFER TO PLUMBING DRAWINGS
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14. NEW LOCKERS, BY OWNER
15. NEW OVERHEAD SECURITY GATE, REFER TO DOOR SCHEDULE COORDINATE WITH ELEC. DWGS.
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20. NEW PRE. FIN. ALUMN. DOWNSPOUT, COLOR TO MATCH ADJACENT WALL.
21. NEW CUSTOMER-AREA CONCRETE BOLLARD WITH BRUSH STAINLESS STEEL SLEEVE; REFER TO SHEET A-501
22. NEW NON-CUSTOMER AREA BOLLARD; REFER TO SHEET A-501
23. HOSE BIB; SEE PLUMBING
24. NEW TRENCH DRAINS OR FLOOR DRAINS, REFER TO SHEET A-501 AND PLUMBING & CIVIL DRAWINGS
25. NEW 5" REINFORCED CONCRETE SLAB AND FOUNDATION FOOTINGS, REFER TO STRUCTURAL DRAWINGS
26. NEW PAINTED DIRECTIONAL TRAFFIC ARROWS
27. G.C. SHALL COORD. WITH OWNER THE EXISTING CONDITIONS OF EXTERIOR WALL PANELS.
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31. ALL EXISTING PARTITIONS TO BE REPAIR AND PREP TO RECEIVE NEW PAINT TO MATCH NEW PARTITION COLOR SCHEME, REFER TO FINISH SCHEDULE AND FLOOR PLAN LEGEND.
32. ALL EXISTING OVERHEAD DOORS & DOOR FRAMES TO REMAIN, PREP TO RECEIVE NEW PAINT, REFER TO FINISH SCHEDULE;G.C. SHALL COORD WITH OWNER ON EXIST. CONDITIONS.
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40. ALIGN NEW WALL FACE TO MATCH EXISTING WALL FACE - V.I.F.; G.C. TO COORDINATE.
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GENERAL FLOOR PLAN NOTES

- ALL INTERIOR PARTITIONS ARE TYPE 1 (3-5/8" METAL STUDS w/ 5/8" GYP. BD. @ EACH SIDE) U.O.N. - SEE SHEET A-502 FOR ALL WALL TYPES, ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, U.O.N.
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- SEE SHEET A-501 FOR TYPICAL DETAILS
- SEE SHEET A-502 PARTITION TYPES
- SEE SHEET A-601 FOR DOOR SCHEDULE
- SEE SHEET A-610 FOR FINISH & MATERIALS SCHEDULE

PLAN LEGEND

NEW DOOR # TAG - SEE DOOR SCHEDULE	
EXISTING DOOR TO REMAIN	
NEW WALL	
EXISTING WALL/PARTITION TO REMAIN	
AREA NOT IN CONTRACT - NO WORK PROPOSED	

NORTH ARROW & SCALE

0 2' 4' 8' 16'

1/8" = 1'-0" @ 30"x42"

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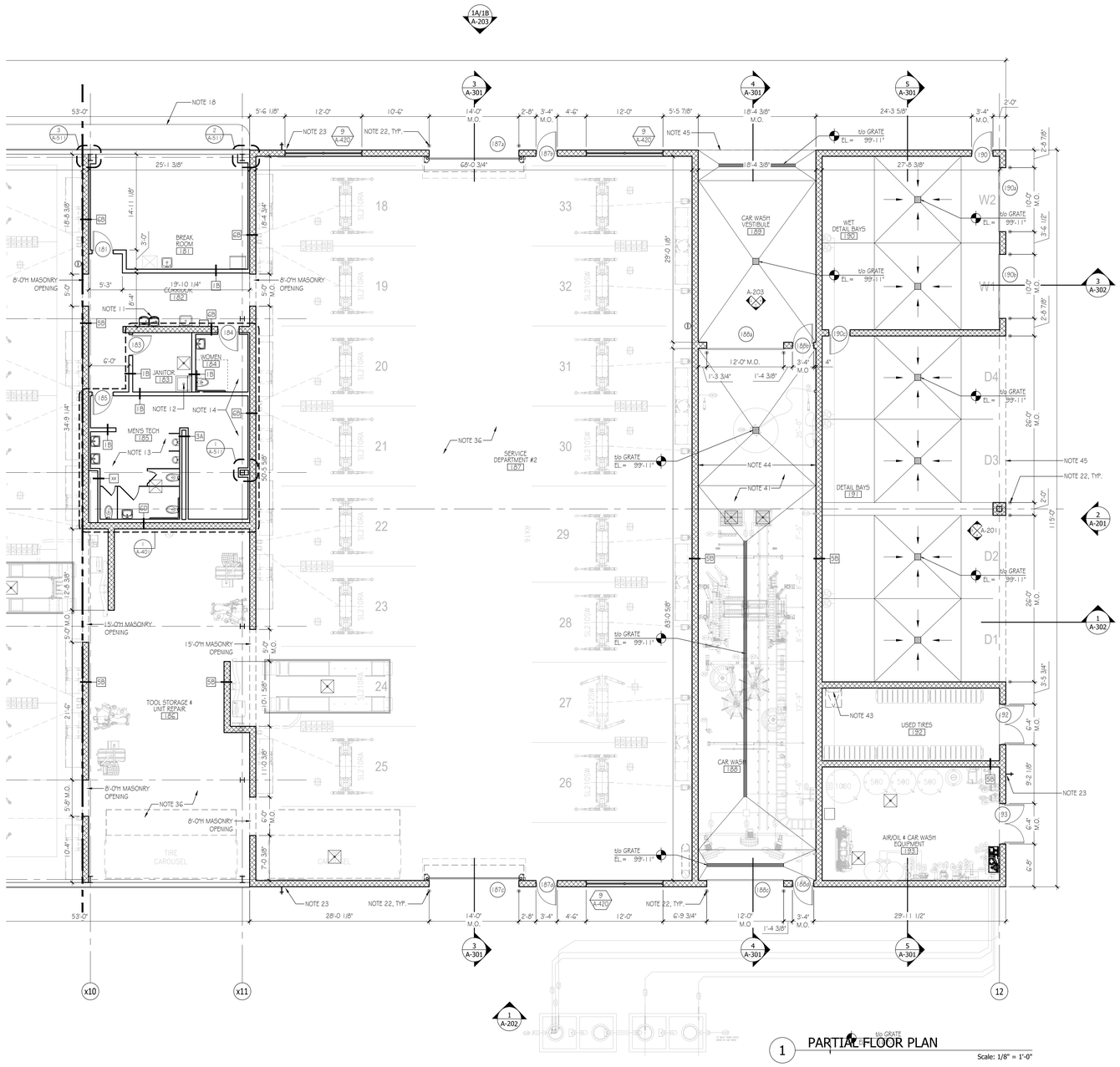
Drawn By: TK
Checked By: PS
Plot Date: December 6, 2021

Sheet Number
A-110A

Sheet Title
Partial Floor Plan

Project Number	File Name
BST001a	BST001a_A-110A.dwg

Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\100\BST001a_A-110A.dwg



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PLAN LEGEND

- NEW DOOR & TAG - SEE DOOR SCHEDULE
- EXISTING DOOR TO REMAIN
- NEW WALL
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Drawn By: TK
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Sheet Number
A-110B

Sheet Title
Partial Floor Plan

Project Number	File Name
BST001a	BST001a_A-110B.dwg

Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\100\BST001a_A-110B.dwg

PRODUCT DESIGN PRESSURES for EXTERIOR MATERIALS

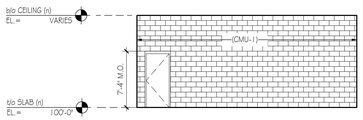
CATEGORY - SUBCATEGORY	FLORIDA PRODUCT APPROVAL NUMBER	CODE VERSION	DESIGN PRESSURE		REMARKS
			POSITIVE	NEGATIVE	
PANEL WALLS - EXTERIOR INSULATION & FINISH SYSTEM	FL#3423.3	2017	+55	-40	DRYVIT OUTSULATION PLUS MD; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS
PANEL WALLS - SIDING	FL#29842.1	2017	+70	-90	METAL COMPOSITE MATERIAL PANELS BY ALUCOBOND; SEE EXTERIOR MATERIALS SCHEDULE FOR COMPLETE SPECIFICATIONS; SUBSTITUTIONS ARE NOT PERMITTED
PANEL WALLS - STOREFRONTS	FL#14287.1	2017	+45	-45	KAWNEER TRIFAB 451T; SEE STOREFRONT DETAILS FOR COMPLETE SPECIFICATIONS
PANEL WALLS - CURTAIN WALLS	FL#5388.2	2017	+70	-70	KAWNEER 1600 SYSTEM 1 CURTAIN WALL, STEEL REINFORCED; SEE EXTERIOR GLAZING DETAILS FOR COMPLETE FRAMING AND GLAZING SPECIFICATIONS
ROOFING - SINGLE-PLY ROOF SYSTEMS	FL#10264.1	2017	n/a	-90	FIRESTONE ULTRAPLY TPO, FULLY-ADHERED; SEE ROOF PLAN FOR COMPLETE SPECIFICATIONS; EVALUATION REPORT TABLE 2F, TYPE C-1, SYSTEM No. SC-122
ROOFING - ACCESSORIES THAT ARE INTEGRAL TO THE ROOFING SYSTEM	FL#15110.1	2017	+70	-70	THE BILCO Co., TYPE S DOOR, STEEL FRAME w/ ALUMINUM COVER
SHUTTERS - ROLL-UP	FL#21901.1	2017	+55	-55	IMPACT HURRICANE SYSTEMS, 60mm ROLL-DOWN SHUTTER; DESIGN PRESSURE VARIES BY OPENING SIZE; DESIGN PRESSURE INDICATED IS BASED UPON MAX. WIDTH = 18'-0"; SEE DOOR SCHEDULE FOR ADDITIONAL DETAIL
EXTERIOR DOORS - ROLL-UP EXTERIOR DOOR ASSEMBLIES	FL#742.9	2017	+50	-50	OVERHEAD DOOR CORPORATION MODEL #611; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#17629.1	2017	+48	-54	OVERHEAD DOOR CORPORATION MODEL #511; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#8786.1	2017	+65	-65	KAWNEER, 350IR OUT-SWING DOORS
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+100	-100	CECO DOOR PRODUCTS, ASSEMBLY 3 (SINGLE DOOR)
EXTERIOR DOORS - SWINGING EXTERIOR DOOR ASSEMBLIES	FL#16355.2	2017	+70	-70	CECO DOOR PRODUCTS, ASSEMBLY 6 (PAIR OF DOORS)
EXTERIOR DOORS - SECTIONAL EXTERIOR DOOR ASSEMBLIES	FL#16796.12	2017	+34.30	-38.30	OVERHEAD DOOR CORPORATION MODEL #525; SEE DOOR SCHEDULE FOR COMPLETE SPECIFICATIONS

GENERAL NOTES
- REFER TO THE STRUCTURAL DRAWINGS FOR SPECIFIC WIND LOAD CRITERIA FOR COMPONENTS & CLADDING
- UNLESS NOTED OTHERWISE, THE ABOVE-REFERENCED PRODUCTS & APPROVALS MAY BE USED AS A BASIS-OF-DESIGN
- THE CONTRACTOR MAY SUBMIT ALTERNATE PRODUCTS THAT MEET THE SPECIFIED PERFORMANCE REQUIREMENTS FOR APPROVAL BY THE ARCHITECT & BUILDING OFFICIAL

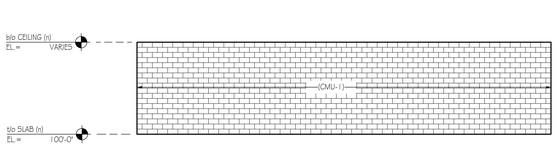
EXTERIOR MATERIALS SCHEDULE

TAG	TYPE	SPECIFICATION	REMARKS
ACM-1	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA SILVER - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR WALLS AS NOTED
ACM-2	ALUMINUM COMPOSITE PANEL	REYNOBOND BY ALCOA OR APOLIC BY MITSUBISHI - 4MM THICK BONDED METAL PANEL - TOYOTA RED - ROUT & RETURN DRY JOINT RAINSCREEN SYSTEM	EXTERIOR FACADE ACCENT BAND AS NOTED
CMU-1	SPLIT-FACE CONCRETE MASONRY UNIT	12" SPLIT-FACE BLOCK - NEW HOLLAND - MIST N1064 - DRY BLOCK ADMIXTURE - CORE-FILL 500 (OR SIMILAR) @ ALL CELLS NOT FULLY GROUTED	NEW CMU WALLS; PROVIDE MATTE-FACED UNITS AS NOTED ON THE ELEVATIONS/SECTIONS
EIFS-1	EXTERIOR INSULATION & FINISH SYSTEM	DRYVIT - OUTSULATION PLUS MD - DPR SANDPEBBLE FINISH - PAINT TO MATCH EP-2	
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS - EXTERIOR STAIN - SW-2850 - CHELSEA GRAY	EXISTING & NEW EXTERIOR WALLS AS NOTED
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS - MOONLIGHT WHITE	BOLLARDS & DOORS - GLOSS FINISH
PC-1	PRE-FORMED FASCIA	PAC-CLAD - PAC-CONTINUOUS COPING - 4" HEIGHT - SLATE GRAY OR EQUAL	PARAPET COPING @ NEW CMU WALLS

GENERAL EXTERIOR FINISH SCHEDULE NOTES
- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
  - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
  - EXTERIOR GYPSUM WALLBOARD CEILINGS/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
  - EXTERIOR WALLS - STUCCO/EIFS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



9 PROPOSED REAR ELEVATION @ DETAIL BAYS
Scale: 1/8" = 1'-0"



8 PROPOSED REAR ELEVATION @ DETAIL BAYS
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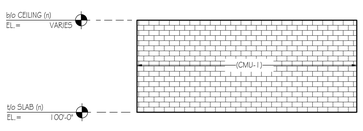

7 PROPOSED REAR ELEVATION @ DETAIL BAYS
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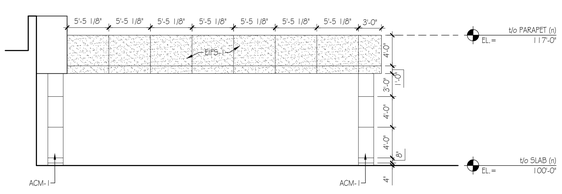

3 PROPOSED EAST ELEVATION @ SERVICE DRIVE LANES
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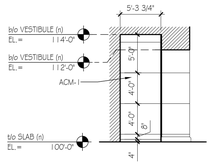
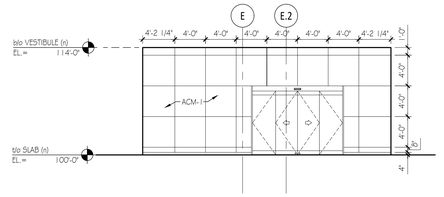
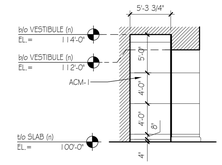


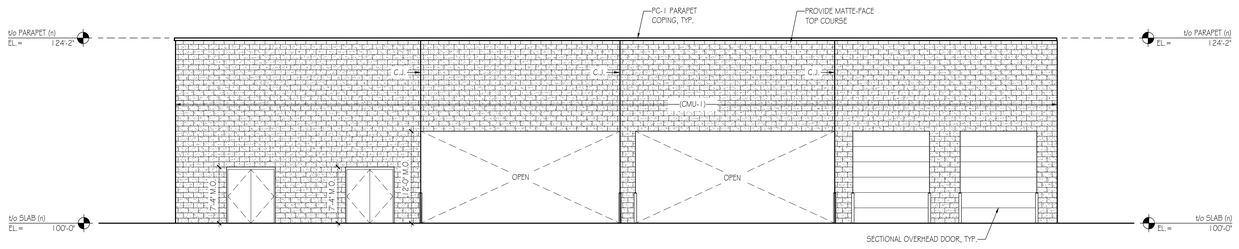
6 PROPOSED SIDE ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



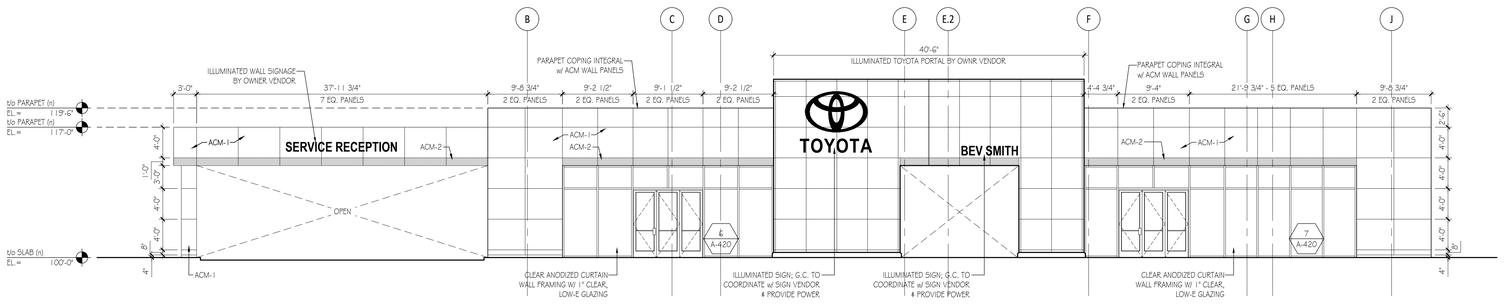
5 PROPOSED WEST ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION @ ENTRY VESTIBULE
Scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"

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Bev Smith Toyota
Addition & Renovation
3350 South US Hwy 1
Fort Pierce, FL 34982

BEV SMITH TOYOTA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license number: AR97071, expiration date: February 28, 2022

No.	Issue / Revision	Date
	Permit Set	2021.12.01
	Permit / Bid Set	2021.10.08
	90% Review Set	2021.07.30
	SET Review	2021.05.28
	30% Review Set	2021.04.05

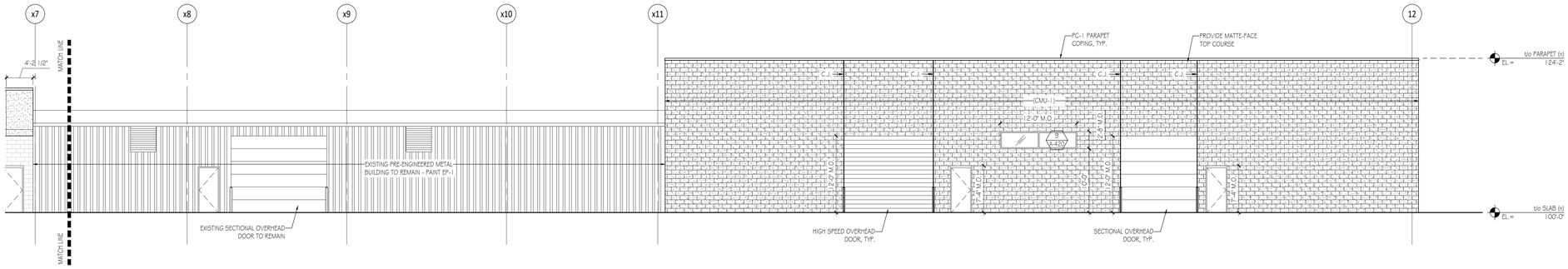
Drawn By: TK
Checked By: PS
Plot Date: December 6, 2021

Sheet Number
A-201

Sheet Title
Exterior Elevations

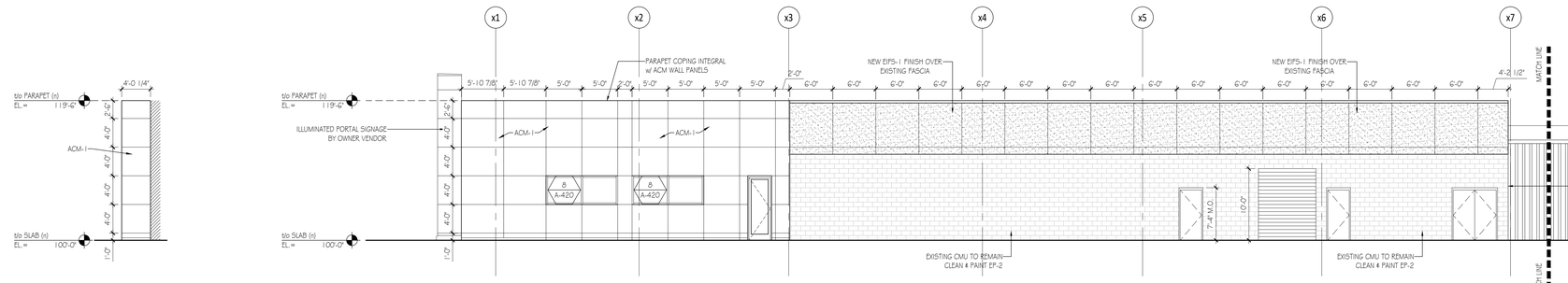
Project Number	File Name
BST001a	BST001a_A-201.dwg

Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\200\BST001a_A-201.dwg



1B PARTIAL SOUTH ELEVATION

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

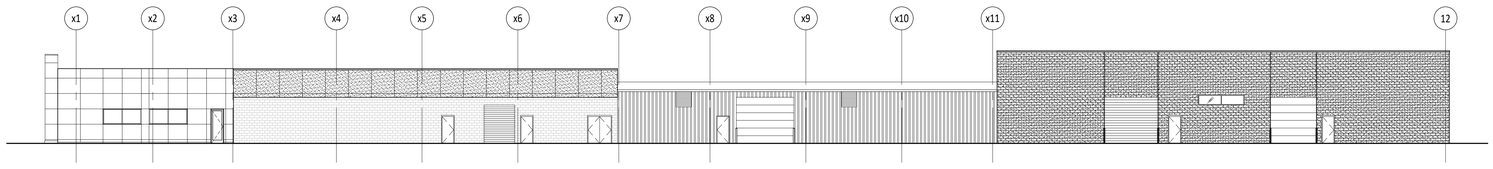


2 ELEVATION

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

1A PARTIAL SOUTH ELEVATION

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



1 OVERALL SOUTH ELEVATION

Scale: 1/16" = 1'-0"

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	30% Review Set	2021.04.05

Drawn By:	TK
Checked By:	PS
Plot Date:	December 6, 2021

Sheet Number

A-202

Sheet Title

Exterior Elevations

Project Number	File Name
BST001a	BST001a_A-202.dwg

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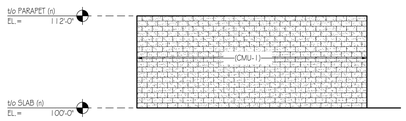
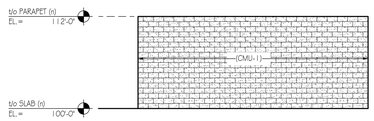


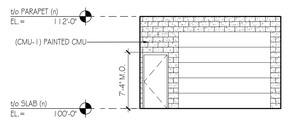
6 CARWASH VESTIBULE ELEVATION

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



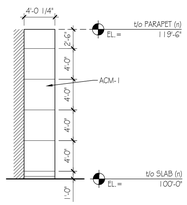
5 CARWASH VESTIBULE ELEVATION

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



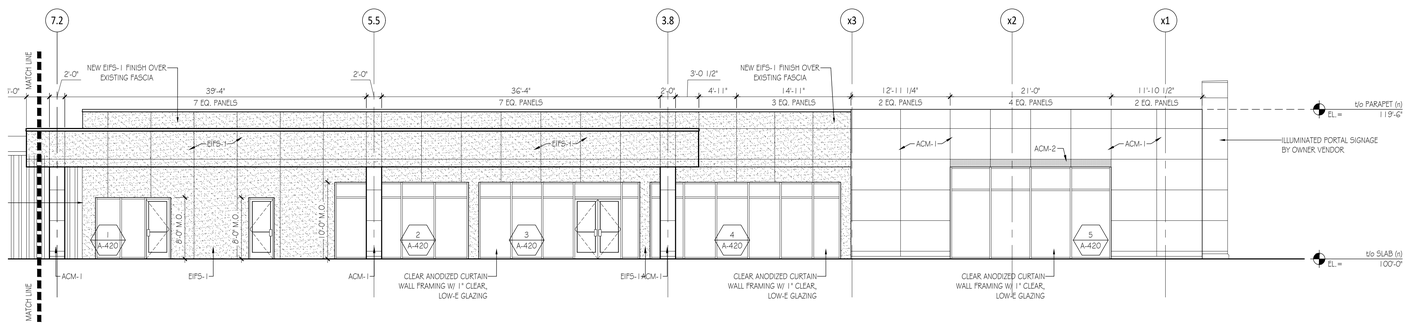
4 CARWASH VESTIBULE ELEVATION

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



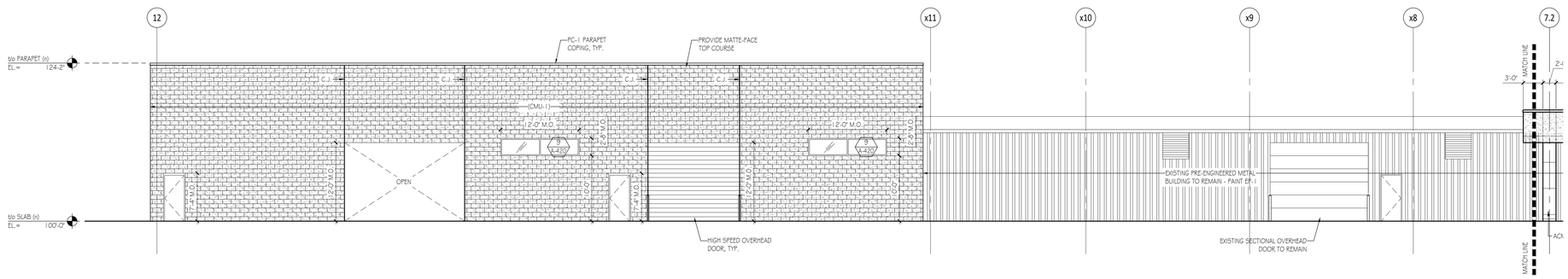
2 ELEVATION

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



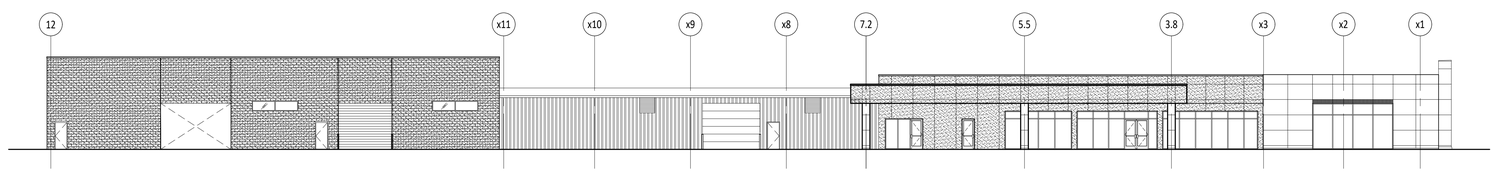
1B PARTIAL NORTH ELEVATION

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



1A PARTIAL NORTH ELEVATION

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



1 OVERALL NORTH ELEVATION

Scale: 1/16" = 1'-0"

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	SET Review	2021.05.28
	30% Review Set	2021.04.05

Drawn By:	TK
Checked By:	PS
Plot Date:	December 6, 2021

Sheet Number

A-203

Sheet Title

Exterior Elevations

Project Number	File Name
BST001a	BST001a_A-203.dwg

Z:\Projects\Bev Smith\BST001a - Bev Smith Toyota\4Arch\Sheets\2Arch\200\BST001a_A-203.dwg

Date: 3/7/22 *Project Name:* Bev Smith Toyota
Completed by: Joe Loiero *Project Number:* 21-060

Domestic Water Main Calculator (EXISTING)

Fixture Type:	Tank	Pipe Material:	Copper
		Pipe Type:	Type_K
Total WSFUs:	119.8	Pipe Size:	2 in
Subtotal Flow Rate (gpm):	43.5		
+ Additional Flow Rate (gpm):	15.0	Pressure Drop (ft hd per 100 ft):	5.52
Total Flow Rate (gpm):	58.5	Velocity (fps):	5.73

WSFU Summary (based on fixtures)

Fixture Type	No. of Fixtures	WSFU Total (ea)	Total WSFU
Drinking fountain	3	0.25	0.75
Lav, Public	14	2	28
Service Sink/Mop Sink	2	3	6
Urinal, 1" Priv, Flush	4	10	40
WC, Pub, Tank	9	5	45
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
WSFUs based on Fixtures:			119.75

GPM Summary (based on continuous flow rate)

Fixture Name	No. of Fixtures	GPM ea	Total GPM
Hose Bibb	3	5	15
Fixture 2	0	0	0
Fixture 3	0	0	0
Fixture 4	0	0	0
Fixture 5	0	0	0
Additional Flow Rate (GPM):			15

Date: 3/7/22 *Project Name:* Bev Smith Toyota
Completed by: Joe Loiero *Project Number:* 21-060

Domestic Water Main Calculator (New)

Fixture Type:	Valve	Pipe Material:	Copper
		Pipe Type:	Type_L
Total WSFUs:	231.6	Pipe Size:	2-1/2 in
Subtotal Flow Rate (gpm):	95.5		
+ Additional Flow Rate (gpm):	45.8	Pressure Drop (ft hd per 100 ft):	9.38
Total Flow Rate (gpm):	141.3	Velocity (fps):	8.91

WSFU Summary (based on fixtures)

Fixture Type	No. of Fixtures	WSFU Total (ea)	Total WSFU
WC, Pub, Flush	13	10	130
Urinal, 3/4" Priv, Flush	3	5	15
Lav, Public	15	2	30
Drinking Fountain	2	0.25	0.5
Kitchen Sink, Private	4	1.4	5.6
Service Sink/Mop Sink	1	3	3
Dishwasher (Commercial)	2	3	6
Coffee/Ice/Dipperwell,etc.	6	0.25	1.5
Hose Reel	16	2.5	40
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
		0	0
WSFUs based on Fixtures:			231.6

GPM Summary (based on continuous flow rate)

Fixture Name	No. of Fixtures	GPM ea	Total GPM
Car Wash	1	4.75	4.75
Eye Wash Station	2	3	6
Hose Bibb	7	5	35
			0
			0
Additional Flow Rate (GPM):			45.75