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

## CITY COMMISSION AGENDA

Regular Meeting - Monday, August 21, 2023 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Robert Barrett with Word of Faith Christian Academy

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of Minutes from the August 07, 2023 Regular Meeting

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

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

9. **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.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approve a Site Plan extension to September 21, 2024 for a Site Plan and Conditional Use with New Construction, together with three conditions, submitted by Property Owner Representative, Engineering, Design, & Construction Inc, to construct and operate a development that will contain office/flex space and RV storage at 2564 S. Kings Highway in Fort Pierce, FL, Parcel ID: 2324-233-0000-000-7.

b. Approval of Fourth Amendment to Agreement for Purchase and Development of Fisherman's Wharf to extend and toll time periods in the Agreement for 12 months.

c. Approval of a Partial Release of Unity of Title for 4145 S US Highway 1 (formerly 504 Tumblin Kling Rd B)

12. **PUBLIC HEARINGS**

a. Quasi-Judicial Hearing deferred from April 17, 2023 and postponed from June 20, 2023 - Review and approval of an application for a Site Plan (Development and Design Review) and Conditional Use by property owner Love Center Regeneration Ministries and applicant Deborah L. Martohue, Esq. AICP, to construct a 199-foot monopole telecommunication tower located at 3111 Avenue D, more specifically located at Parcel ID: 2408-123-0008-000-2.

b. Quasi-Judicial Hearing - Review and approval of an application for a Site Plan (Development and Design Review) by applicant Ravi Alur with Aspire Engineering to construct a 4,930 square-feet automated carwash with self-service vacuums at 5340 S. US Highway 1, more specifically at Parcel Control Number: 3403-433-0008-000-2.

c. Legislative Hearing - Ordinance 23-012 review and adoption of a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres).- West Orange located at Orange Avenue and N. Jenkins Road (5 parcels.) Parcel ID's:

2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0. SECOND READING

d. Legislative Hearing - Ordinance 23-048 amending the Mayor and Commission annual salaries. FIRST READING

13. **CITY COMMISSION**

a. ITEM FOR INFORMATION/DISCUSSION ONLY - Staff Notification of an affordable housing project 'Sound Meadows' submitted under the provisions of the 'Live Local Act'.

b. Resolution 23-R44 appointing an at-large member to the Keep Fort Pierce Beautiful Committee.

c. Resolution 23-R45 appointing two members to fill at-large seats on the Infrastructure Surtax Advisory Committee.

d. Resolution 23-R46 appointing an at-large member to serve on the Fort Pierce Planning Board.

14. **COMMENTS FROM THE PUBLIC**

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

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

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

lights will be out as soon as the chambers are empty.

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

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

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

**City Commission Regular Meeting - 5:05 pm** **5. a.**

**Meeting Date:** 08/21/2023

**Re:** Minutes of 08.07.2023

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Approval of Minutes from the August 07, 2023 Regular Meeting

## Attachments

08.07.2023 Minutes

Form 8B - Jeremiah Johnson

## Form Review

Form Started By: Latoya Ransom Started On: 08/14/2023 03:36 PM

Final Approval Date: 08/14/2023

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 5:05 P.M. ON MONDAY, AUGUST 07, 2023.

**1. CALL TO ORDER**

Mayor Hudson called the August 07, 2023, Regular Meeting of the City Commission to order at 5:05 P.M.

**2. OPENING PRAYER -** Evangelist Mary Sirmons with Greater St. James Missionary Baptist Church

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Mayor Linda Hudson

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
Interim City Attorney Sara Hedges

**5. APPROVAL OF MINUTES**

a. Approval of Minutes from July 17, 2023 Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the Minutes of the July 17, 2023 Regular Meeting.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

a. Letter from Dale and Roberta Allen expressing their appreciation for Officer Daniel Femminello's professionalism and understanding while assisting with an incident in their neighborhood.

b. The Boys and Girls Clubs Percy Peak Gymnasium Team Center sent a thank you card to the City of Fort Pierce for funding a Summer Workforce Program in which 80 youth participated during the months of June and July.

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

Item 11j of the Consent Agenda was pulled at staff's request.

Mayor Hudson noted that two additional names were added to Resolution 23-R41 item 13a and recognized Councilwoman Jolien Caraballo, President of the Florida League of Cities

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the agenda as amended.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

9. **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.

Pinkie Hendley commented on item 11b

**10. MISCELLANEOUS REPORTS**

a. Municipal Youth Council Community Service Contest Winner

Erin Russel, Membership Program Specialist, Florida League of Cities, and Jolien Caraballo, President of the Florida League of Cities, recognized the Fort Pierce Youth Council as the 2023 Municipal Youth Council Community Service Winner.

**11. CONSENT AGENDA**

a. Approval of Amended and Restated Interlocal Agreement for the Downtown Fort Pierce Smart City Initiative.

b. Approve request for the Fort Pierce Police Department to utilize $122,673.44 of Law Enforcement Trust Funds for the purchase of surveillance cameras.

c. Approval to piggyback Charlotte County Contract #2021000541 to three (3) 2023 Ford F-150 Super Cab 4x2 (upfitted as crime scene investigation support vehicles) and one (1) 2023 Ford F-150 Super Crew 4x4 (upfitted as an emergence operations commander vehicle) from Bartow Ford in the amount of $194,969.11.

d. Approval for the Police Department to purchase emergency equipment in the amount of $73,237.50 from Galls.

e. Approval of the Treasure Coast Youth Sailing Foundation, Inc. (TCYSF) revocable license agreement for a five (5) year term, ending on July 31, 2028.

f. Approve letter to the Fort Pierce Utilities Authority offering the City's support and agreement to jointly submit a grant application for potential financial assistance from the State of Florida Resilient Florida Grant Program to offset the conveyance costs of the Wastewater Reclamation Facility relocation.

g. Approval to award RFP No. 2023-032 Lease and Operation of the Seven Gables Visitors Center to the highest ranked proposer, St. Lucie County Chamber of Commerce, Inc.

h. Approval to purchase traffic signal supplies from Econolite (sole source provider) in the amount of $74,984.00.

i. Approve award of the Canal Right of Way Mowing & Debris Removal Services, Bid No. 2023-009 to the lowest bidder, Heath Beimley Services, LLC of West Palm Beach, Florida in the amount of $251,500.00.

j. PULLED AT STAFF'S REQUEST. Approval of Fourth Amendment to Agreement for Purchase and Development of Fisherman's Wharf to extend and toll time periods in the Agreement for 12 months.

Commissioner Broderick pulled item 11e
Commissioner Jeremiah Johnson pulled item 11f
Commissioner Gaines pulled item 11b

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve items 11a, 11c, 11d, 11g, 11h and 11i. of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

As to item 11b
Commissioner Gaines commented on the protection of the residents of the City. Commissioner Curtis Johnson added that there are steps taken for protection that are not available for discussion and thanked Chief Burney for her contribution to the advancement of technology.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve item 11b of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

As to item 11e
Commissioner Broderick expressed concern with compliance as it pertains to safety and liability issues.

City Manager Nick Mimms commented that the City relies on the tenant for self-monitoring.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to approve item 11e of the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

As to item 11f
Commissioner Jeremiah Johnson expressed a conflict with the FPUA contract and will be abstaining from the vote and file the required form.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Other: Commissioner Jeremiah Johnson (ABSTAIN)

Passed

## 12. PUBLIC HEARINGS

a. Legislative Hearing - Ordinance 23-047 An ordinance extending the territorial limits of the City of Fort Pierce, Florida, to include two (2) parcels at or near approximately 2570 S. Rock Road. The parcel IDs are 2323-501-0011-000-6 & 2323-501-0013-100-1. SECOND READING

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

ORDINANCE NO. 23-047
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS AT OR NEAR APPROXIMATELY 2570 S. ROCK ROAD, FORT PIERCE, FL 34945 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, 2024; 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. SECOND READING.

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

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 23-047.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Community Development Block Grant Annual Action Plan for Fiscal Year 2023-2024 Public Hearing

Verna Jackson, Reporting & Grants Specialist, presented the Community Development Block Grant Annual Action Plan for Fiscal Year 2023-2024.

Mayor Hudson opened the public hearing.

Delores Hogan Johnson commented that information should be made available in multiple ways to the public for the best usage.

Marjorie Harrell commented that information should be provided to the community.

Mayor Hudson closed the public hearing.

No action was needed.

## 13. CITY COMMISSION

a. Resolution 23-R41 - appointing members to the Fort Pierce Youth Council.

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

RESOLUTION NO. 23-R41
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE YOUTH ADVISORY COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Gaines inquired on the requirements for the council meetings and introduced the new members.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve Resolution No. 23-R41.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Resolution 23-R43 approving the Fort Pierce Utilities Authority FY2024 Annual Budget and FY2023 Amended Budget.

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

RESOLUTION NO. 23-R43
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING THE FY2024 BUDGET FOR THE FORT PIERCE UTILITIES AUTHORITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; APPROVING THE FY2023 AMENDED BUDGET; WAIVING THE 30 DAY PERIOD FOR DISAPPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

Javier Cisneros, Director of Utilities, FPUA and Barbara Mika, Director of Financial Services, FPUA, presented the Fort Pierce Utilities Authority FY2024 Annual Budget and FY2023 Amended Budget.

Mayor Hudson inquired on the votes required for the resolution.

Sara Hedges, Interim City Attorney, requested a recess to speak with Commissioner Jeremiah Johnson.

Recess at 6:05 p.m.

Resumed at 6:09 p.m.

Commissioner Jeremiah Johnson recused himself from the vote due to a contractual relationship between his employer and FPUA.

Ms. Hedges clarified Commissioner Jeremiah Johnson's position to recuse himself and move forward with one vote.

The Commission inquired on the need to amend fiscal year 2023, projected revenues, distribution of payment and thanked the FPUA for their transparency to the public. Ms. Mika explained the process of amending and what that includes, explained the proposed revenues for 2024, and the date for distribution. Mr. Cisneros provided an in-depth explanation of the proposed revenues.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution 23-R43.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson
Other: Commissioner Jeremiah Johnson (ABSTAIN)
Passed

c. Submittal of applications to fill an unexpired term on the Keep Fort Pierce Beautiful Committee as an at-large member.

This will come back at the next meeting for a vote and appointment by resolution.

d. Submittal of applications to serve on the Infrastructure Surtax Advisory Committee to fill two at-large seats.

This will come back at the next meeting for a vote and appointment by resolution.

e. Submittal of applications to serve on the Fort Pierce Planning Board as an at-large member.

This will come back at the next meeting for a vote and appointment by resolution.

## 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.

Lisa Prince Mobley
Christa Stone
Rebecca Isaac

## 15. COMMENTS FROM THE CITY MANAGER

a. Reports

City Manager Nick Mimms discussed three reports attached to the agenda and addressed concerns including affordable housing, mental health counseling, and law enforcement ahead of the FPRA board meeting.

City Clerk Linda Cox – No comments

Interim City Attorney Sara Hedges – No comments

## 16. COMMENTS FROM THE COMMISSION

The Sunrise Theatre Speakeasy event video was presented.

Commissioner Gaines discussed the August 19th town hall meeting at Percy Peek Gymnasium, mental health support for students, marketing for bilingual police officers, the affordable housing committee, subpar living conditions, and the upcoming Florida League of Cities Annual Conference. Mayor Hudson commented on the role the Legislature played in reporting requirements to code enforcement.

Commissioner Curtis Johnson discussed consumer protection acts for those reporting subpar living conditions, CDBG opportunities, clarifying arcades and convenience stores with machines, and mental health services.

Commissioner Jeremiah Johnson commented on providing a tour of the City to Congressman Mast and excitement for the new school year.

Commissioner Broderick commented on Capital Improvements for art, FPUA's annual contribution to the City, and predatory landlords.

Mayor Hudson commented that Attorney Curtis Boyd invited her to his office for the presentation of a scholarship to a local resident for welding school.

## 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 7:19 P.M.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

| LAST NAME—FIRST NAME—MIDDLE NAME | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE |
|---|---|
| JOHNSON JEREMIAH KRISTOPHER | FORT PIERCE CITY COMMISSION |
| MAILING ADDRESS | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: |
| 1509 THUMB POINT DRIVE | ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY |
| CITY / COUNTY | NAME OF POLITICAL SUBDIVISION: |
| FORT PIERCE / ST LUCIE | CITY OF FORT PIERCE |
| DATE ON WHICH VOTE OCCURRED | MY POSITION IS: |
| AUGUST 7, 2023 | ☒ ELECTIVE ☐ APPOINTIVE |

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

## ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

## APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JEREMIAH K. JOHNSON, hereby disclose that on AUGUST 7, 20 23:

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

X inured to the special gain or loss of JACQUIN & SONS CONSTRUCTION, INC., by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

THE FORT PIERCE UTILITIES AUTHORITY, A SEPARATE BOARD WITH VOTING POWER AND APPOINTED BY THE CITY COMMISSION, PREVIOUSLY RATIFIED A CAPITAL CONSTRUCTION PROJECT & CONTRACT WHICH INCLUDED MY CONSTRUCTION FIRM.

THE CITY COMMISSION HAS DUTY & AUTHORITY OVER THE F.P.U.A. CAPITAL BUDGET BY CHARTER; THEREFORE, I ABSTAINED FROM TWO (2) ITEMS RELATED TO THE CAPITAL FUNDING. AGENDA ITEMS 11f AND 13b.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8-15-23
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

**City Commission Regular Meeting - 5:05 pm** **11. a.**

**Meeting Date:** 08/21/2023

**Re:** Walsh Site Plan and Conditional Use Extension

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

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**SUBJECT:**

Approve a Site Plan extension to September 21, 2024 for a Site Plan and Conditional Use with New Construction, together with three conditions, submitted by Property Owner Representative, Engineering, Design, & Construction Inc, to construct and operate a development that will contain office/flex space and RV storage at 2564 S. Kings Highway in Fort Pierce, FL, Parcel ID: 2324-233-0000-000-7.

**SUMMARY:**

• On September 21, 2021, the City Commission approved a Site Plan with Conditional Use with New Construction, together with three conditions.
• The applicant is requesting an extension to September 21, 2024.
• Section 125-241 of the City of Fort Pierce Land Development Code states that conditional uses shall be void after one year or such time as the authorization may specify unless substantial construction has taken place. However, when required, the city commission may extend authorization for an additional period.

**RECOMMENDATION:**

Staff recommendation is to grant the extension of the Site Plan and Conditional Use with New Construction to September 21, 2024.

**ALTERNATIVES:**

Amend the request (alternative date or conditions).

OR

Deny the request

**RESPONSIBLE STAFF:**

Kev Freeman, Planning Director.

**COORDINATED WITH:**

N/A

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**Fiscal Impact**

**Budgeted Y/N:** N

**OTHER INFORMATION:**

None

## Attachments

Applicant Request Letter
9-21-2021 Approval Letter
Original Approved Application
9-21-2021 CC Minutes
Site Plan for Signature

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 08/16/2023 02:40 PM |

Form Started By: Kev Freeman
Started On: 08/07/2023 11:34 AM
Final Approval Date: 08/16/2023

ENGINEERS SURVEYORS ENVIRONMENTAL

May 30, 2023 ***via email*: kfreeman@cityoffortpierce.com**

City of Fort Pierce Planning Department
Attn: Kevin Freeman
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34953

**RE: Walsh – Kings Highway, Parcel # 2324-233-0000-000-7, 2564 S. Kings Highway Request for Conditional Use with New Construction and Site Plan Approval Extension**

Dear Mr. Freeman:

We are writing this letter on behalf of Queen of Kings Highway, LLC, collectively known as the "Owner / Developer" for the development known as Walsh – Kings Highway. The City Council approved the Conditional Use with New Construction and Site Plan on September 21, 2021.

Section 125-241 of the City of Fort Pierce Land Development Code states that *conditional uses shall be void after one year or such time as the authorization may specify unless substantial construction has taken place. However, when required, the city commission may extend authorization for an additional period.*

We respectfully request consideration for a one-year extension to this site plan and conditional use approval with new construction for the above noted project. This would extend the site plan to September 21, 2024.

It should be noted that the current owners of the property do intend on carrying forward with the ultimate development of the property. Extending these base land development entitlements for the property will allow the property owner to maintain consistency with the conditions set forth as part of these approvals.

If you have any questions regarding this request, please contact our office.

Sincerely,
**ENGINEERING DESIGN CONSTRUCTION INC.**

Bradley J. Currie AICP
Vice President

cc: Michael Walsh

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Letters\2023-05-30_K_Freeman_Walsh_Kings_Kwy_SP_Extension_Rqst_20-222.docx

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

September 21, 2021

Patricia Farley
8613 SE Banyan Tree St.
Hobe Sound, FL 33455

Engineering, Design, & Construction Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Dear Owner and Applicant:

On Monday, September 20, 2021, the Mayor and City Commission approved an application for a Conditional Use with New Construction and a Site Plan (Development and Design Review) submitted by Property Owner, Patricia Farley, and Representative, Engineering, Design, & Construction Inc, to construct and operate a development that will contain office/flex space and RV storage at 2564 S. Kings Highway in Fort Pierce, FL; Parcel ID: 2324-233-0000-000-7, subject to the following conditions:

1. The tree mitigation fee as outlined in the Arboriculture Tree Report that was provided by the applicant shall be paid prior to the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
3. Up-lighting shall be provided within landscaped areas and around each building to enhance the security and visibility of this site. This shall be added as part of the Building Permit.

Pursuant to City Code Section 125-241, authorization of a conditional use shall be void after one year or such time as the authorization may specify unless substantial construction has taken place. However, when required, the city commission may extend authorization for an additional period. Any request for extension should be made to the Planning Department at least 60 days in advance of expiration.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Nick Mimms, City Manager
Jenn Hofmeister, Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# DEVELOPMENT REVIEW

Property address or Location 2564 S. Kings Highway, Fort Pierce, FL

Parcel ID #(s) 2324-233-0000-000-7

Project description Applicant is proposing two commercial buildings totaling 88,748 sf of office / flex space and a 33,190 sf building for RV storage with associated site improvements.

| | |
|---|---|
| Patricia Farley | Brad Currie, VP, Engineering Design & Construction, Inc. |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 8613 SE Banyan Tree Street | 10250 SW Village Parkway, Suite 201 |
| Street Address | Street Address |
| Hobe Sound, FL 33455 | Port St. Lucie FL 34987 |
| City State Zip | City State Zip |
| 772-546-5707 | 772-462-2455 |
| Phone Number | Phone Number |
| | bradcurrie@edc-inc.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)* Bradley J. Currie, Authorized Agent

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 7th day of April, 20 21, by Bradley J. Currie who is personally known to me or has produced N/A as identification.

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024
(seal)

***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<br>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.: 121,938 sf

Residential: Proposed Units: N/A

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

| North | South | East | West |
|---|---|---|---|
| Undeveloped Commercial | Developed & Undeveloped Commercial | Developed Mobile Home Park | Undeveloped Commercial |

**Application Outlook**




## *Site Plan submittal requirements:*

***Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.***

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☑ Landscaping Plan (see Section 22-187)
- ☑ Storm Drainage Plan (see Section 22-58.d.6)
- ☑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☑ Traffic Impact Report
- ☑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# Design Review

Property address or Location 2564 S. Kings Highway, Fort Piece, FL

Parcel ID #(s) 2324-233-0000-000-7

Project Description Applicant is proposing two commercial buildings totaling 88,748 sf of office/flex space and 33,190 sf of RV storage with associated site improvements.

| | |
|---|---|
| Patricia Farley | Brad Currie, VP, Engineering Design & Construction, Inc. |
| Property Owner(s) | Applicant/Representative, Title, Company |
| 8613 SE Banyan Tree Street | 10250 SW Village Parkway, Suite 201 |
| Street Address | Street Address |
| Hobe Sound FL 33455 | Port St. Lucie FL 34987 |
| City State Zip | City State Zip |
| 772-546-5707 | 772-462-2455 |
| Phone Number | Phone Number |
| | bradcurrie@edc-inc.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)* Bradley J. Currie (Authorized Agent)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 3rd day of August, 2021, by

Bradley J. Currie who is personally known to me or has produced

_____ as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024
(seal)

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic Districts | Historic Designation |
|---|---|---|---|---|
| | | | | |

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

Intake Planner _____

Planner Assigned _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

# Design Review Application Checklist
## (City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | NE: FDOT ROW<br>NW: Undeveloped Commercial | GC (Fort Pierce) | C-3 (Fort Pierce) |
| **South** | ROW: Crossroads Parkway (SLC)<br>SW: Developed (FA Precast)<br>SE: Undeveloped Commercial | SW: Industrial (Fort Pierce)<br>SE: GC (Fort Pierce) | SW: I-1 (Fort Pierce)<br>SE: C-3 (Fort Pierce) |
| **East** | Developed Mobile Home Park | GC (Fort Pierce) | C-3 (Fort Pierce) |
| **West** | ROW: S. Kings Highway (FDOT)<br>West of ROW: Undeveloped Commercial | GC (Fort Pierce) | C-3 (Fort Pierce) |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | MXD (SLC) | RS-2 (SLC) | 9 du / acre | 8.90 | X |
| ****Proposed** | Commercial (Fort Pierce) | C-3 (Fort Pierce) | FAR 1.0 | 8.90 | 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)<br>Other: 0.125 gallons per day per square foot | |
| Demand Analysis | Maximum | |
| Current Zoning/FLU | Total gallons per day | 20,826 GPD |
| **Proposed Zoning/FLU | Total gallons per day | 15,242.25 GPD |
| **Change in Demand | Total gallons per day | decrease of 5,583.75 GPD |

| **B. Wastewater:** | | |
|---|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot | |
| Demand Analysis | Maximum | |
| Current Zoning/FLU | Total gallons per day | 20,826 GPD |
| **Proposed Zoning/FLU | Total gallons per day | 15,242.25 GPD |
| **Change in Demand | Total gallons per day | decrease of 5,583.75 GPD |

**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 | 9,210.72 | 0 | decrease of 9,210.72 |
| **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** | Allapattah Flats K-8 | Fort Pierce Central High School |
| **City** | Fort Pierce | Fort Pierce |
| **Distance** | 10.7 miles | 6.1 miles |
| **Current Zoning/FLU Enrollment Demand** | 59.04 | 25.30 |
| ****Proposed Zoning/FLU Enrollment Demand** | 0 | 0 |
| ****Change in Demand** | decrease of 59.04 | decrease of 25.30 |

| **E. Solid Waste: Residential (**2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units) | |
|---|---|
| **Demand Analysis** | Maximum |
| **Current Zoning/FLU** | 2,547.02 lbs per day |
| ****Proposed Zoning/FLU** | 1,585.19 lbs per day |
| ***Change in Demand** | decrease of 961.83 lbs per day |

**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** | Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing FDOT ditch on Kings Highway. |

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

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | 756 | 61 / 80 |
| ****Proposed Zoning/FLU** | 184 | 24 / 24 |
| ***Change in Demand** | Trips - 5272 | Trips - 37 / - 56 |
| **Impact to Capacity** | Reduction in 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: N/A | Single Family: N/A | | Multifamily: N/A | | |
| Non-residential (square footage): 121,938 sf | | | | | |
| 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 | N/A | | | | |
| Single-family, attached | N/A | | | | |
| Multi-family | N/A | | | | |
| Other (specify) | N/A | | | | |

| NON-RESIDENTIAL DATA | | | | | |
|---|---|---|---|---|---|
| **Type(s) specify** | **Phase** | **Square footage** | **Acres** | **Expecting beginning date** | **Expected completion date** |
| Storage Units | Phase 1 | 88,748 sf | | 08/01/2021 | 08/01/2023 |
| RV Storage | Phase 1 | 33,190 sf | | 08/01/2021 | 08/01/2023 |
| | | | | | |
| | | | | | |
| | | | | | |

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? _____
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

**Patricia Farley**
2564 S. Kings Highway
Hobe Sound, FL 33455

# AGENT CONSENT FORM

Project Name: Walsh Kings Highway

Parcel ID: 2324-233-0000-000-7

BEFORE ME THIS DAY PERSONALLY APPEARED Patricia Farley, 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 19th day of August, 2020, by Patricia Farley (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Alexis Jan Day
Printed Name of Notary

ALEXIS JAN DAY
NOTARY PUBLIC
STATE OF FLORIDA
NO. GG 304039
MY COMMISSION EXPIRES FEB. 24, 2023
(Notary Seal)

Feb. 24, 2023
My commission expires

Owner's Signature

PATRICIA FARLEY
Owner's Name

8602 SE. DRIFTWOOD St
Street Address

HOBE SOUND, FL. 33455
City, State, Zip

772-546-5707
Telephone / Email

**PROJECT NARRATIVE & COVER LETTER**
**Walsh Kings Highway Property**
Development Review Application
March 30, 2021

## REQUEST

**On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a Development Review application for an 8.90 +/- acre parcel currently located in St. Lucie County, Florida for a RV Storage and Flex Space development with associated site improvements. Application for annexation was approved by City Council on December 21, 2021. An application for approval of a Future Land Use Amendment, Rezone, Concurrency, Conditional Use and Design Review are being submitted concurrently with this application. The subject parcel is noted below and is located east of S. Kings Highway and north of Crossroads Parkway in Fort Pierce, Florida.**

## SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of S. Kings Highway and north of Crossroads Parkway in St. Lucie County. The parcels can be identified in the below table:

| Parcel ID: | Address: | Acreage: |
|---|---|---|
| 2324-233-0000-000-7 | 2564 S. Kings Highway | 8.90 |

This parcel was recently annexed into the City of Fort Pierce. Concurrently with this submittal, a future land use amendment, rezone, concurrency, conditional use and design review application are being submitted for review and approval. This parcel has an existing Future Land Use designation of Mixed Use (MXD) and is located in the Residential (RS-2) Zoning designation (St. Lucie County). The client is requesting approval to change the Future Land Use designation to Commercial and the underlying Zoning designation to Commercial (C-3) under separate application.

The development review application is requesting approval of a commercial development which includes 88,748 sf of office / flex space and 33,190 sf of RV storage with associated site improvements.

There is 2.311-acre parcel to the northwest of the subject parcel for which there is no property information available. To the northeast is an undeveloped parcel which has a City of Fort Pierce Future Land Use designation of General Commercial (GC) and has a Commercial (C-3) Zoning designation.

To the west of the subject property lies the right-of-way of S Kings Highway, a State owned and maintained road. West of the right-of-way, lies an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

South of the subject parcel is the right-of-way of Crossroads Parkway which is owned and maintained by St. Lucie County. Southwest of the right-of-way is a developed Industrial parcel with a Fort Pierce Future Land Use designation of Industrial and an underlying Zoning designation of Industrial (I-1). The parcel located to the southeast of the subject site, south of the Crossroads Parkway right-of-way has a General Commercial (GC) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject is a developed RV park known as Treasure Coast RV Resort. This development has a Fort Pierce Future Land Use designation of General Commercial (GC) and an underlying Zoning Designation of Commercial (C-3).

***Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.***

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-03-30_REVISED_Kings_Hwy_Walsh_Development_Review_Application_20-222.docx

Date: 12/12/2020

To: The City of Fort Pierce
100 north US 1
Fort Pierce FL
34950

RE: 2564 Kings Highway
Fort Pierce FL
34950

Project Description:

To construct 3 Buildings on the 8+ acres located at 2564 Kings Highway.
An RV Storage consisting of 23 Air conditioned units with ADA compliant Bathrooms. 2 Building consisting of 22 units each for the use of "Flex space".
The intent is to provide the service industry a place to house a small business, Plumbers Electrician HVAC Contractors or the hobbyist a place to collect and store their car , motorcycle collection. The many uses of a small commerce center for small business are vast. The need in the community is currently under served.

All the buildings will be constructed of "Tilt Up" construction Method insuring the buildings and land use for many years. The hard scape will be concrete and this will insure the Landscapes remain healthy for many years.

Thank You,

Michael Lee Walsh

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3447660 OR BOOK 3176 PAGE 228, Recorded 03/05/2010 at 08:53 AM

Prepared by:

Boston National Title and Escrow, LLC
473 NW Prima Vista Blvd.
Port St. Lucie, Florida 34983

File Number: 09-1784

# Corrective General Warranty Deed

Made this 16 day of February, 2010 A.D. By **Jack Corley,** whose address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantor, to **Patricia Farley**, whose post office address is: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455, hereinafter called the grantee:

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

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

The Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Gantor(s)reside thereon.

This Deed is being re-recorded in order to correct the erroneous legal description in that certain Deed recorded 10/21/2009 in Official Record Book 3138, Page 1047, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2324-233-0000-000-7**

**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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 except taxes accruing subsequent to December 31, 2009.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Printed Name Jennifer Vincelio

Witness Printed Name Debbie McCormick

**Jack Corley** (Seal)
Address: 8613 SE Banyan Tree Street, Hobe Sound, FL 33455

(Seal)
Address:

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 16 day of February, 2010, by Jack Corley, who is/are personally known to me or who has produced FLDR2. as identification.

DEBBIE MCCORMICK
MY COMMISSION # DD 679380
EXPIRES: September 26, 2011
Bonded Thru Notary Public Underwriters

**Notary Public**
**Print Name:** Debbie McCormick
**My Commission Expires:** 9-26-11

Saint Lucie County Property Appraiser
Michelle Franklin CFA
Report generated: Tuesday, May 12, 2020
Parcel Report






## Parcel

| | |
|---|---|
| **Parcel ID:** | 2324-233-0000-000-7 |
| **Property ID:** | 14258 |
| **Owner 1:** | Patricia Farley |
| **Site Address:** | 2564 S KINGS HWY |

## Owner

| | |
|---|---|
| **Owner 1:** | Patricia Farley |
| **Owner 2:** | |
| **Owner 3:** | |
| **Mailing Address:** | 8613 SE Banyan Tree St Hobe Sound, FL 33455-2908 |

## Overview

| | |
|---|---|
| **Primary Land Use:** | 0100 - SF Res |
| **District Group:** | 0002 - Saint Lucie County |
| **Subdivision:** | Metes and Bounds |
| **Just/Market Value:** | $593,000 |
| **Finished Area:** | 1,074 |
| **Acres:** | 8.9 |
| **Total Area:** | 387,684 |

## Legal Description

**Legal Description:** 24 35 39 SW 1/4 OF SW 1/4 OF NW 1/4- LESS THAT PART FOR RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 14.82 FT, TH N 89 52 57 E 25 FT TO POB; TH N 00 07 03 W 69.82 FT TO CURVE CONC NE, R OF 25 FT, TH NELY ALG ARC 39.08 FT, TH S 89 41 24 E 368.29 FT, TH S 00 18 36 W 45 FT, TH N 89 41 24 W 392.76 FT TO POB (8.90 AC - 387,684 SF) (OR 3176-228: 3138-1047)

## Value History

| Year | Just/Market Value | Building Value | Land Value | SFYI Value | Assessed Value | Exemption Amount | County Taxable | Save Our Home OR 10% Cap Differential | Ag Credit |
|---|---|---|---|---|---|---|---|---|---|
| 2019 | $593,000 | $14,500 | $578,500 | $0 | $593,000 | $0 | $593,000 | $0 | $0 |
| 2018 | $592,300 | $13,800 | $578,500 | $0 | $592,300 | $0 | $592,300 | $0 | $0 |
| 2017 | $895,400 | $5,400 | $890,000 | $0 | $739,640 | $0 | $739,640 | $155,760 | $0 |

## Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

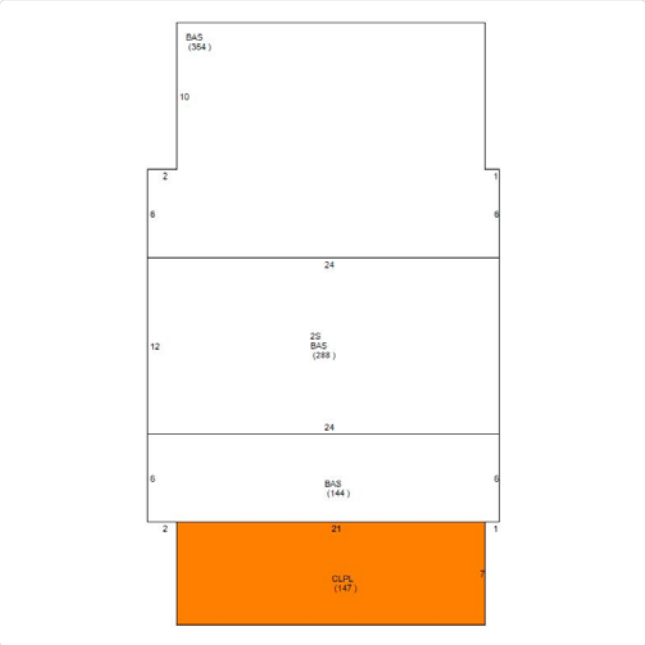
## Special Assessments

| Description | Start Year | Units | Amount |
|---|---|---|---|
| North St. Lucie Water Management District | 2016 | 8.9 | $155.75 |
| County Solid Waste | 2009 | 12 | $276.14 |

## Improvements

| | |
|---|---|
| **Building Sequence:** | 1 |
| **Bedrooms:** | 2 |
| **Bathrooms:** | 1 |
| **Building Type:** | HD- - |
| **Story Height:** | |
| **No of Living Units:** | 1 |
| **Total Finished Area:** | 1,074 |
| **Gross Sketched Area:** | 1,221 |
| **Year Built:** | 1940 |
| **Effective Year:** | 1940 |
| **Primary Roof Cover:** | Metal |
| **Primary Roof Structure:** | Gable |
| **Primary Wall:** | Frm Stucco |
| **A/C %:** | 0 |

## Building Sketches




## Sub Area

| Building Sequence | Sketch Area Code | Description | Finished Area | Gross Area |
|---|---|---|---|---|
| | B24 | BASE AREA B24 | 0 | 600 |
| | UTL | UTILITY ROOM | 0 | 967 |
| 1 | 2S | ONE FULL STORY OVER BASE (TOTAL 2 FLOORS) | 288 | 288 |
| 1 | BAS | BASE AREA | 786 | 786 |
| 1 | CLPL | Closed Porch Low | 0 | 147 |

## Land Lines

| Line Number | Units | Unit Type |
|---|---|---|
| 1 | 8.9 | Acre |

## Sales History

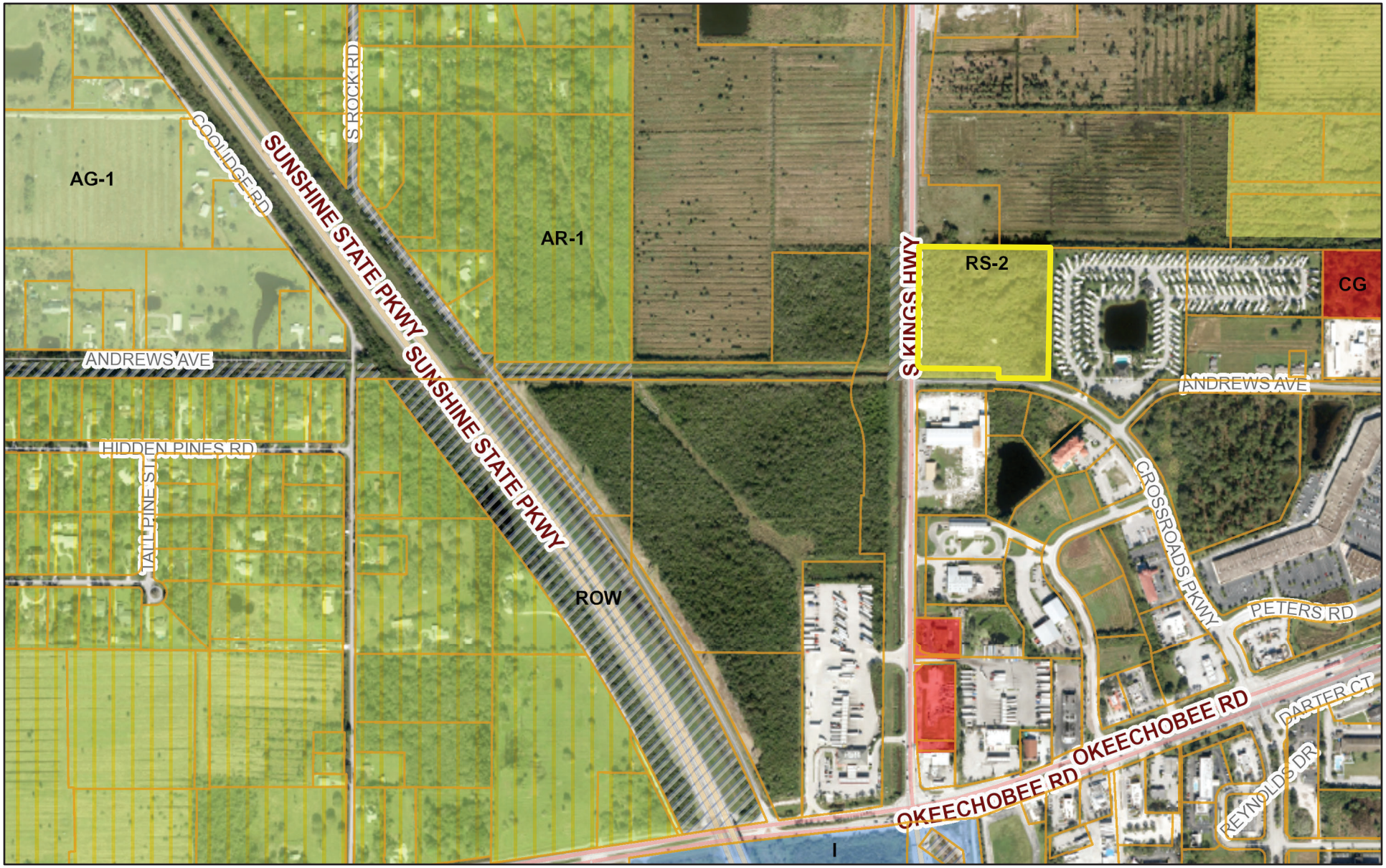
| Sale Date | Sale Price | Sale Code | Deed Type | Grantor | Book Page | View Document |
|---|---|---|---|---|---|---|
| 02/15/2010 | $0 | 0111 | WD | Corley Jack | 3176-228 | Clerk of Courts |
| 09/01/2009 | $100 | 0130 | WD | Corley Jack | 3138-1047 | Clerk of Courts |
| 06/10/2005 | $1,300,000 | XX00 | WD | Archer John T | 2271-1885 | Clerk of Courts |
| 02/29/1996 | $100 | XX01 | QC | Archer John T | 1002-306 | Clerk of Courts |
| 07/05/1995 | $0 | XX01 | PB | | 964-1115 | Clerk of Courts |

## Photos





# Walsh - Kings Highway Location Map



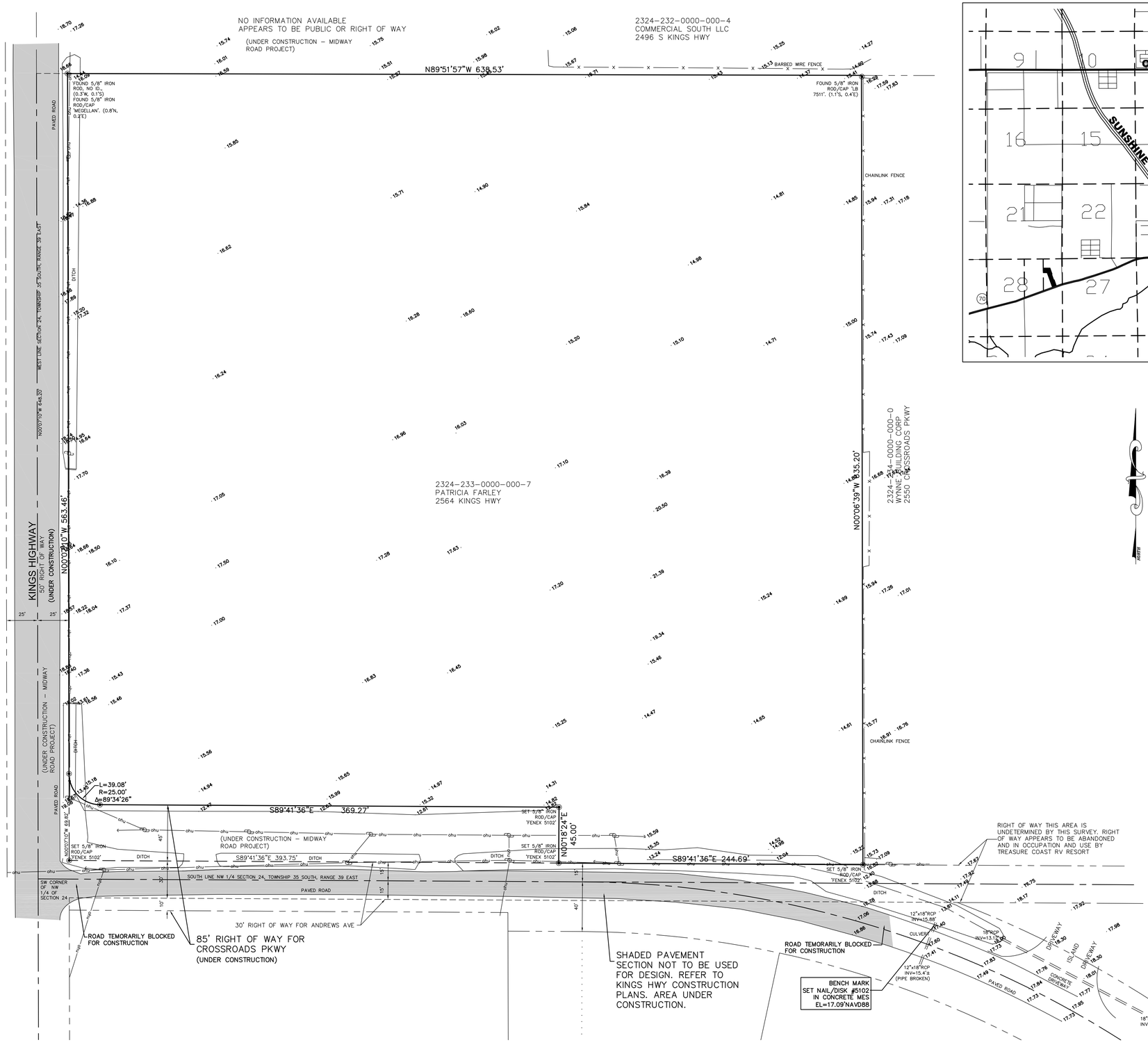

October 26, 2020

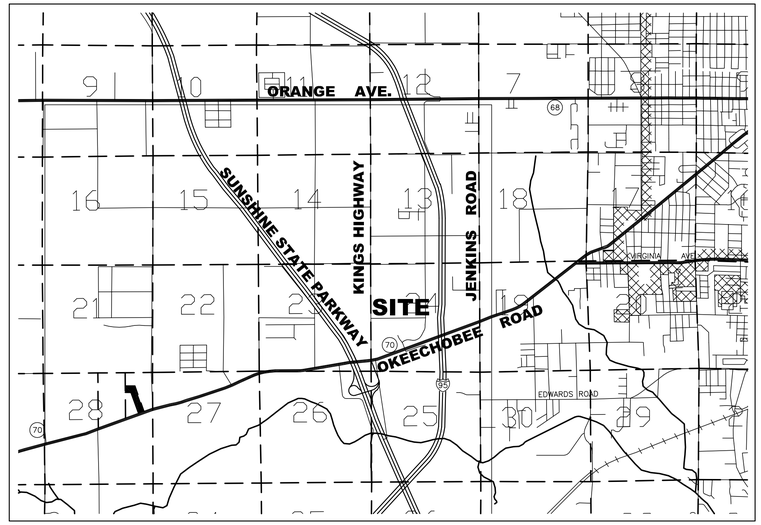
1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),




LOCATION MAP
(NOT OT SCALE)

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

NORTH

RIGHT OF WAY NOTE:

RIGHT OF WAYS SHOWN ARE TAKEN FROM ST. LUCIE COUNTY TAX MAPS, PLAT OF ST. LUCIE CROSSROADS (PLAT BOOK 30, PAGE 8), FDOT ROADWAY PLANS SLC PROJECT #94010 AND PROPERTY APPRAISER'S ON-LINE PARCELS.

ELEVATION NOTES:

ELEVATIONS REFER TO NAVD88. OCNTROL BENCH MARK IS 'DUCK', EL=16.65'NAVD88

SURVEYOR'S NOTES:

1. BEARINGS REFER TO STATE PLANE NAD83, FLORIDA EAST ZONE 901 AS REFERENCED ALONG THE WEST LINE OF SECTION 25-35-39.
2. PROPERTY LIES IN FLOOD ZONE X, FEMA MAP #1211C0167J, 2-16-2012.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM. THIS SURVEY PREPARED WITHOUT TITLE POLICY.
4. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
5. ☉ = POWER POLE; ⟶ = GUY WIRE; -ohu- = OVERHEAD UTILITIES

SITE NOTES:

1. KINGS HIGHWAY AND CROSSROADS PARKWAY ARE CURRENTLY UNDER CONSTRUCTION AND BEING MODIFIED AT TIME OF SURVEY.
2. ONSITE IMPROVEMENTS SHOWN ON ORIGINAL SURVEY ARE NOT PRESENT PER THIS UPDATE.
3. TREES NOT SHOWN

AREA NOTES:

| | | |
|---|---|---|
| GROSS AREA SUBJECT PARCEL: | 430,726 SQ.FT. | (9.89 ACRES) |
| LESS RIGHT OF WAY KINGS/ANDREWS: | 25,783 SQ.FT. | (0.59 ACRES) |
| LESS RIGHT OF WAY CROSSROADS: | 17,858 SQ.FT. | (0.41 ACRES) |
| NET AREA SUBJECT PARCEL: | 387,085 SQ.FT. | (8.89 ACRES) |

# BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

PARCEL IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(PER O.R. BOOK 3176, PAGE 228)
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

REVISED TO SHOW BOUNDARIES & TOPO ONLY: 4/25/2021
ADDED TOPO: 8/31/2020
DRAWING DATE: 2/2/2020; 3/19/2020
FIELD DATE: 1/30/2020;3/9/2020
F.B. H5/53
SKETCH NO. 220008_WALSH.dwg

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEYSBYFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\AutoCAD\DWG\20-222 Site Plan R4.dwg, Site Plan, 7/27/2021 8:32:52 AM, Jessica, EDC, Inc.

KINGS HIGHWAY

EX. CONCRETE HEADWALL

PARCEL ID: NO INFORMATION AVAILABLE
PUBLIC OR ROW
FORT PIERCE CITY COUNCIL DISTRICT 1

PARCEL ID: 2324-232-000-000-4
COMMERCIAL SOUTH LLC
ZONING: HIRD
FUTURE LAND USE: RU

MINIMUM PERIMETER BERM
ELEV: 17.50

10' LANDSCAPE BUFFER

BARBED WIRE FENCE

PROPOSED DETENTION
TOB: 1.42 AC
BOTTOM: 1.03 AC
TOB ELEV: 16.50
BOTTOM ELEV: 14.50

PROPOSED CONTROL STRUCTURE (OUTFALL TO EX. DITCH)

BUILDING 1
PROPOSED (23) UNIT RV STORAGE
33,190 SF
MIN FFE: 18.00

BUILDING 2
PROPOSED (22) UNITS
OFFICE / FLEX SPACE 44,374 SF
MIN FFE: 18.00

BUILDING 3
PROPOSED (22) UNITS
OFFICE / FLEX SPACE 44,374 SF
MIN FFE: 18.00

CROSSROADS PKWY

APPROX. LOCATION
12" WM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

401 LF 54" PIPE

EX. CONCRETE HEADWALL

30 LF 18" PIPE

55 LF 18" PIPE

PROPOSED TO CONNECT WATER MAIN TO 12" WM

REMOVAL OF EX. DRIVEWAY APRON TO BE COORDINATED W/ FDOT

EX. 12" RCP

EX. 4" GAS MAIN

EX. CONCRETE HEADWALL

4' TRAFFIC SEPARATOR (TYPE I)

414 LF 48" PIPE

MAINTENANCE OF EX. DRAINAGE IN DITCH LOCATED ON PROJECT SITE TO BE COORDINATED W/ FDOT

12' SHARED USE PATH

GUARDRAIL

226 LF 24" PIPE

MODIFICATION OF EX. CROSS-DRAIN INLET (CD-3) TO BE COORDINATED W/ FDOT

185 LF 24" PIPE

APPROX. LOCATION 12" WM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

EX. FORCE MAIN

106 LF OF 24" PIPE

PROPOSED DRAINAGE PIPE (TYP)

PROPOSED CATCH BASIN (TYP)

PROPOSED WATER SERVICE

PROPOSED METER & RPZ

PROPOSED FIRE LINE (TBD IF REQUIRED)

PROPOSED HANDICAP STALL (TYP)

PROPOSED BIKE RACK

PROPOSED TO CONNECT FM TO EX. 4" FM

PROPOSED PEDESTRIAN CROSSWALK PER FDOT 711-001 (TYP)

PROPOSED 6' CONCRETE SIDEWALK (TYP)

PROPOSED FORCE MAIN

PROPOSED 30' U.E.

5' SHOULDER

5' PAVED SHOULDER

CENTERLINE OF DITCH

EX. 4" GAS MAIN

PROPOSED DITCH TO MAINTAIN ROW DRAINAGE

PROPOSED 8" WM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

6' CONCRETE SIDEWALK

CENTERLINE OF DITCH

APPROX. LOCATION EX. 4" FM TO BE GROUTED IN PLACE PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

APPROX. LOCATION EX. 2" WATER SERVICE W/ METER BOX & BFPV TO BE RELOCATED BY FDOT

APPROX. LOCATION EX. 2" BLOWOFF W/ 8" GV

PROPOSED CULVERT W/ MITERED END SECTIONS

PARCEL ID: 2324-322-0000-000-0
ZONING: I-1
FUTURE LAND USE: I

PARCEL ID: 2324-705-0015-000-3
ZONING: C-3
FUTURE LAND USE: GC

PARCEL ID: 2324-234-0000-000-0
ZONING: C-3
FUTURE LAND USE: GC

PROPOSED ELECTRIC METERS

PROPOSED SEWER SERVICE (TYP)

PROPOSED 12'x24' CODE COMPLIANT DUMPSTER

PROPOSED GRAVITY SEWER (TYP)

PROPOSED SEWER SERVICE (TYP)

MINIMUM PERIMETER BERM ELEV: 17.50

12x35 LOADING ZONE

PROPOSED GRAVITY SEWER (TYP)

CHAINLINK FENCE

INSTALL PRIVATE LIFT STATION

APPROX. LOCATION PROPOSED 4" FM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

15' LANDSCAPE BUFFER

APPROX. LOCATION EX. MH #2
INV (W & SE): 13.24

12"x18"RCP INV=15.88'

CULVERT

12"x18"RCP INV=15.4'± (PIPE BROKEN)

BENCH MARK
SET NAIL/DISK #5102
IN CONCRETE MES

## LEGEND

- LIGHTING (BY OTHERS)
- PARKING STALL COUNT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED PARKING

PROJECT LOCATION

VICINITY MAP

KINGS HIGHWAY
CROSSROADS
PETERS
ANDREWS
INTERSTATE 95
OKEECHOBEE BLVD
CROSSROADS
GORDY

**OWNER:**
PATRICIA FARLEY
8613 SE BANYAN TREE ST
HOBE SOUND, FL 33455

**SITE DATA:**

| | |
|---|---|
| PARCEL ID: | 2324-233-0000-000-7 |
| SECTION: | 24 |
| TOWNSHIP: | 35S |
| RANGE: | 39E |
| PROPOSED FT PIERCE ZONING: | C3 |
| PROPOSED FT PIERCE FUTURE LAND USE: | GC |
| BUILDING HEIGHT: | 35' |

( IN FEET )
1 inch = 40 ft.

**LEGAL DESCRIPTION:**
(PER O.R. BOOK 3176, PAGE 228)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

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**PROPOSED FT PIERCE C-3 ZONING YARD SETBACK:**
BASE BUILDING LINE SETBACK FROM KINGS HIGHWAY = 65'
FRONT SETBACK = 25'
SETBACK (IF NOT FRONT) ABUTTING A ROW OR RESIDENTIAL DISTRICT = 15'
60% BUILDING COVERAGE

**TOTAL SITE AREA:**

| | | | |
|---|---|---|---|
| SITE AREA | 387,130.38 S.F. | ±8.88 AC. | 100.00% |

**LAND USE TABLE:**

| | | | |
|---|---|---|---|
| PROPOSED BUILDINGS | 121,938 S.F. | 2.80 AC. | 31.50% |
| PROPOSED PARKING AREA | 122,334 S.F. | 2.81 AC. | 31.60% |
| PROPOSED CONCRETE | 15,422 S.F. | 0.35 AC. | 3.98% |

**IMPERVIOUS/PERVIOUS:**

| | | | |
|---|---|---|---|
| TOTAL IMPERVIOUS | 259,694 S.F. | 5.96 AC. | 67.08% |
| TOTAL PERVIOUS AREA | 127,436.38 S.F. | 2.92 AC. | 32.92% |

**BUILDING DATA**

| | SF | UNITS | STORY |
|---|---|---|---|
| BUILDING 1 | 33,190 | (23) RV UNITS | 1 |
| BUILDING 2 | 44,374 | (22) OFFICE / FLEX SPACE | 1 |
| BUILDING 3 | 44,374 | (22) OFFICE / FLEX SPACE | 1 |
| TOTAL | 121,938 | 67 | --- |

**PARKING INFORMATION:**
**PROPOSED STORAGE 67 UNITS (121,938 GSF)**
**67 UNITS @ 1.6 SPACES PER EACH UNIT 500 SF OR LARGER**

| | |
|---|---|
| **TOTAL PARKING PROVIDED** | **171 STALLS** |
| **TOTAL PARKING REQUIRED** | **107 STALLS** |
| PROVIDED HANDICAP | 8 STALLS |
| REQUIRED HANDICAP | 6 STALLS |

**UTILITIES:**
WATER - FPUA
WASTEWATER - FPUA
ELECTRIC & GAS - FPUA

**DRAINAGE:**
STORM WATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF INLETS THAT WILL BE DIRECTED INTO A DRY DETENTION AREA WHICH WILL OUTFALL THROUGH A CONTROL STRUCTURE INTO EX. FDOT DITCH ON KINGS HIGHWAY.

**HAZARDOUS WASTE:**
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

**WELL FIELD PROTECTION:**
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

**LIGHTING NOTES:**
ALL FIXTURES AND POLES SHALL CONFORM TO CITY OF FORT PIERCE LDC. 125-313(d)(8)

**LANDSCAPE:**
ALL PROPOSED LANDSCAPING SHALL COMPLY TO CITY OF FORT PIERCE LDC. 125-137

**ACCESSIBILITY AND ADA COMPLIANCE:**
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

## TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODE 151 MINI WAREHOUSE WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 121,938 GSF ASSOCIATED WITH THE BUILDINGS WAS USED TO OBTAIN THE FOLLOWING RESULT:

AVERAGE TRIPS GENERATED

| TIME PERIOD | VALUE | AVG RATE | TOTAL | ENTRY | EXIT |
|---|---|---|---|---|---|
| WEEKDAY | 121.94 | 1.51 | 184 | 92 | 92 |
| WEEKDAY, A.M. PEAK HOUR | 121.94 | 0.20 | 24 | 12 | 12 |
| WEEKDAY, P.M. PEAK HOUR | 121.94 | 0.20 | 24 | 12 | 12 |
| SATURDAY | 121.94 | 1.95 | 238 | 119 | 119 |
| SATURDAY, PEAK HOUR | 121.94 | 0.31 | 38 | 22 | 16 |
| SUNDAY | 121.94 | 1.89 | 230 | 115 | 115 |
| SUNDAY, PEAK HOUR | 121.94 | 0.16 | 20 | 9 | 11 |

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
20-222 site plan r4.dwg — FILENAME
Site Plan — LAYOUT
AS SHOWN — SCALE
07/FEB/21 — DATE

REVISION COMMENTS

DATE

# WALSH - KINGS HIGHWAY PROPERTY

## MAJOR SITE PLAN

FORT PIERCE — FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-222

1 OF 2

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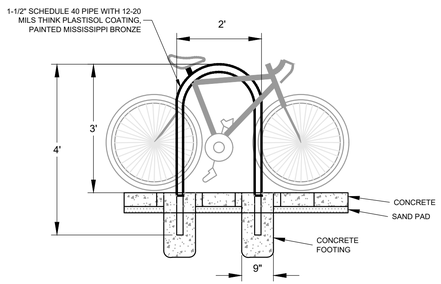
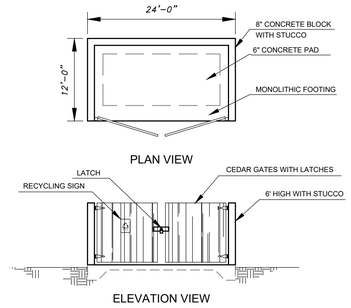
Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\AutoCAD\DWGs\20-222 Site Plan R4.dwg, Site Plan (2), 7/27/2021 8:32:56 AM, Jessica, EDC, Inc.




BIKE RACK DETAIL




DUMPSTER DETAIL

# OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium

Rev. Date: V27 10/21/2020

### Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt, and the 'Z' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

### Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

**Initial Delivered Lumens:** Up to 17,291

**Efficacy:** Up to 136 LPW

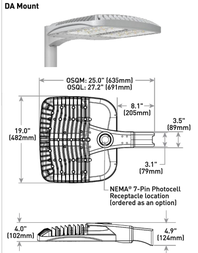
**CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

**CCT:** 3000K, 4000K, 5000K, 5700K

**Limited Warranty*:** 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

*See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

**DA Mount**




| Weight |
|---|
| 28.9 lbs. (13.1kg) |

### Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

| Mount (Luminaire must be ordered separately)* | |
|---|---|
| **OSQ-** | |
| **OSQ-B-AA** Adjustable Arm<br>**OSQ-DA** Direct Arm<br>**OSQ-M-TSP** Transportation Mount (stainless steel; do not specify color)<br>**OSQ-TM** Trunnion Mount | **Color Options:** **SV** Silver **BZ** Bronze<br>**BK** Black **WH** White |

* Reference EPA and pole configuration suitability data beginning on page 10

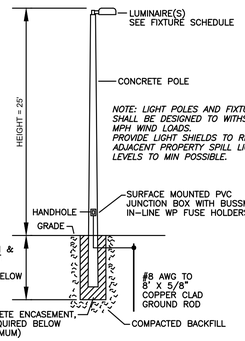
**Luminaire (Mount must be ordered separately)**

| OSQ | A | NM | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Product** | **Version** | **Mounting** | **Optic** | **Input Power Designator** | **CCT** | **Voltage** | **Color Options** | **Options** |
| OSQ | A | **NM** No Mount | **Asymmetric**<br>**2ME*** Type II Medium<br>**3ME*** Type III Medium<br>**4ME*** Type IV Medium<br>**Symmetric**<br>**5ME** Type V Medium<br>**5SH** Type V Short<br>**5SQ** Type V Square<br>**WSM** Wide Sign<br>**15D** 15° Flood<br>**25D** 25° Flood<br>**40D** 40° Flood<br>**60D** 60° Flood<br>**120D** 120° Flood | **B** 86W<br>**K** 130W<br>**Z** 93W | **30K** 3000K, 70 CRI<br>**40K** 4000K, 70 CRI<br>**50K** 5000K, 90 CRI<br>**57K** 5700K, 70 CRI | **UL** Universal 120-277V<br>**UH** Universal 347-480V<br>- Available with B & K Input Power Designators only | **BK** Black<br>**BZ** Bronze<br>**SV** Silver<br>**WH** White | **F** **Fuse**<br>- Compatible only with 120V, 277V or 347V (phase to neutral)<br>- Consult factory if fusing is required for 208V, 240V or 480V (phase to phase)<br>- Refer to PML spec sheet for availability with PML options<br>- When code dictates fusing, use time delay fuse<br>**PML Programmable Multi-Level, up to 40' Mounting Height**<br>- Refer to PML spec sheet for details<br>- Intended for downlight applications at 0° tilt<br>**PML2 Programmable Multi-Level, 10-30' Mounting Height**<br>- Refer to PML spec sheet for details<br>- Intended for downlight applications at 0° tilt<br>**01/04/05/06/Q3/Q5/Q1**<br>**Field Adjustable Output**<br>- Must select 01, 04, Q5, Q4, Q3, Q2, or Q1<br>- Offers full range adjustability<br>- Refer to pages 12-13 for power and lumen values<br>- Available with B & K Input Power Designators only<br>- Not available with PML or PML2 options<br>**R** **NEMA® 7-Pin Photocell Receptacle**<br>- 7-pin receptacle per ANSI C136.41<br>- Intended for downlight applications with maximum 45° tilt<br>- Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire<br>- Requires photocell or shorting cap by others<br>**RL** **Rotate Left**<br>- LED and optic are rotated to the left<br>- Refer to RR/RL configuration diagram on page 14 for optic directionality<br>- Not for use with symmetric optics<br>**RR** **Rotate Right**<br>- LED and optic are rotated to the right<br>- Refer to RR/RL configuration diagram on page 14 for optic directionality<br>- Not for use with symmetric optics |

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

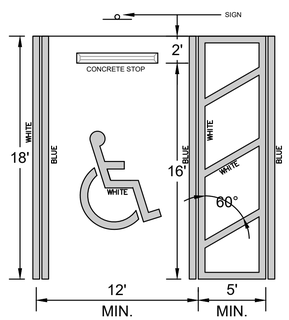



NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

POLE MOUNTING DETAIL

GENESIS LIGHTING

| Luminaire Schedule | | | | | |
|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | LLF | Description |
| ⊣● | 1 | SA | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Pole Mount |
| ⊣● | 8 | SB | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount |
| ⊣● | 31 | WA | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Wall Mount |
| ⊣● | 2 | WB | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount |




HANDICAPPED SPACE DETAIL




NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 20-222 site plan r4.dwg
LAYOUT: Site Plan (2)
SCALE: AS SHOWN
DATE: 07/EEP21

REVISION COMMENTS
DATE

WALSH - KINGS HIGHWAY PROPERTY
MAJOR SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-222

2 OF 2

NO PARKING

NO PARKING

NO PARKING

NO PARKING

NO PARKING

NO PARKING

h Line | Match Line

49'-6"

97'-0 1/4"

1'

20'-6" | 20'-6" | 20'-6" | 20'-6" | 20'-6" | 41' | 41' | 20'-6" | 16'-10"

451'

225'-6 1/4"

49'-6"

451'

NO PARKING

NO PARKING

NO PARKING

NO PARKING

Match Line East

Building 1 and 2

SCALE 1/8" = 1'0"

Date

12/10/2020

Revision

KINGS HIGHWAY

Drawn By

Michael Lee Walsh G.C.

NO PARKING

NO PARKING

NO PARKING

NO PARKING

49'-4"

41'

TYP.

Match Line Matc

97'-0 1/4"

100'

16'-10" 20'-6" 20'-6" 20'-6" 20'-6" 20'-6" 20'-6" 20'-6" 20'-6" 20'-6" 20'-6"

451'

22 UNITS @ 2017 SQUARE FEET

Building 2

225'-5 3/4"

451'

OPTION OFFICE 1

OPTION OFFICE 2

OPTION OFFICE 3

OPTION OFFICE 4

NO PARKING

NO PARKING

NO PARKING

NO PARKING

12' 5' 2'

WEST Building 1 And 2

SCALE 1/8" = 1'0"

Date

12/10/2020

Revision

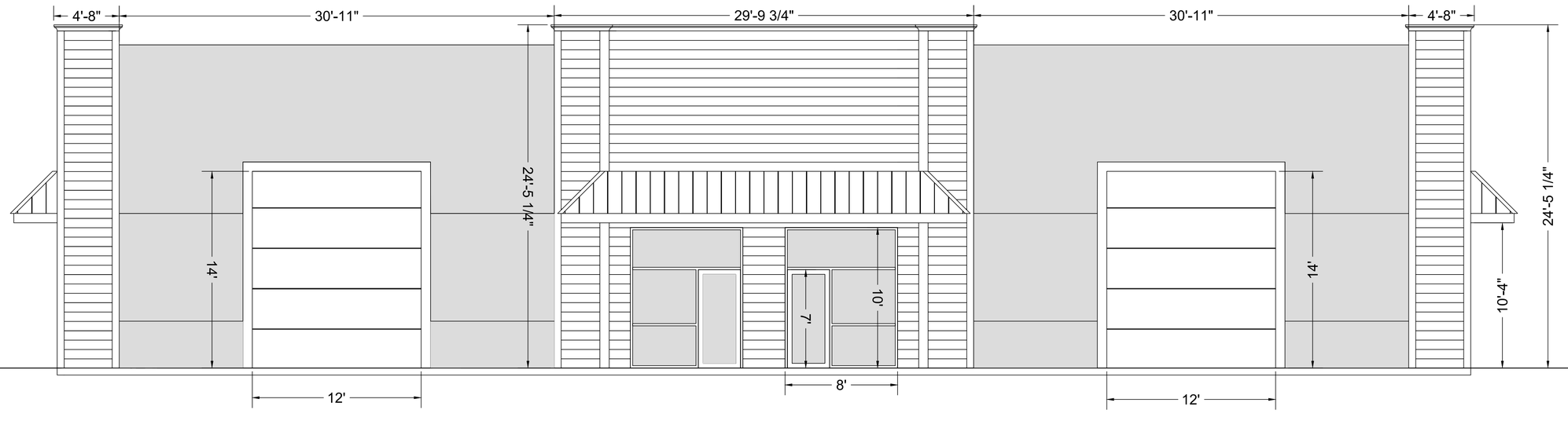
KINGS HIGHWAY

Drawn By

Michael Lee Walsh G.C.



WEST ELEVATION BUILDINGS 1 AND 2 SCALE 1/4" = 1'-0"




Date
12/10/2020
Revision

HIGHWAY KINGS

Drawn By
Michael Lee Walsh G.C.

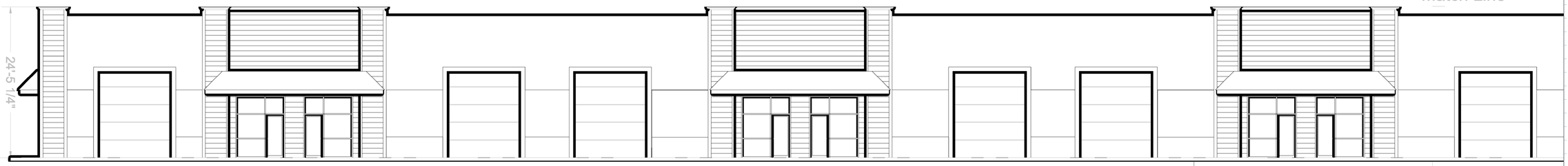
South ELV Building 1 and 2
West of match Line

Match Line



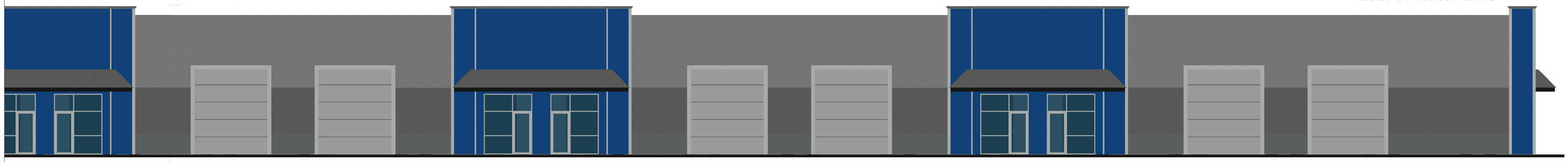

South ELV Building 1 and 2
West of match Line

Match Line



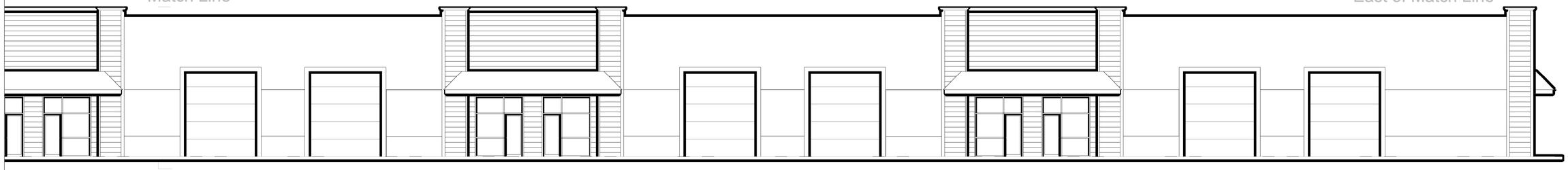

Match Line

South ELV. Building 1 and 2
East of Match Line



Match Line

South ELV. Building 1 and 2
East of Match Line



Date
12/10/2020
Revision

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.

Date

12/10/2020

Revision

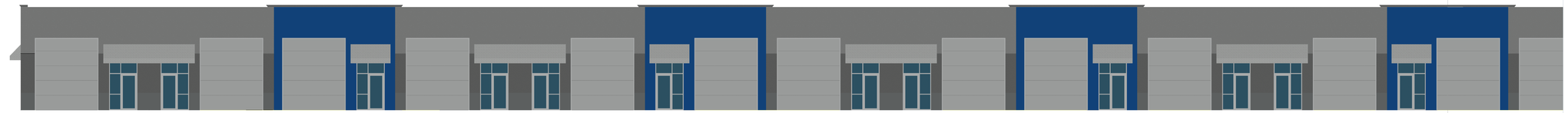
KINGS HIGHWAY

Drawn By

Michael Lee Walsh G.C.

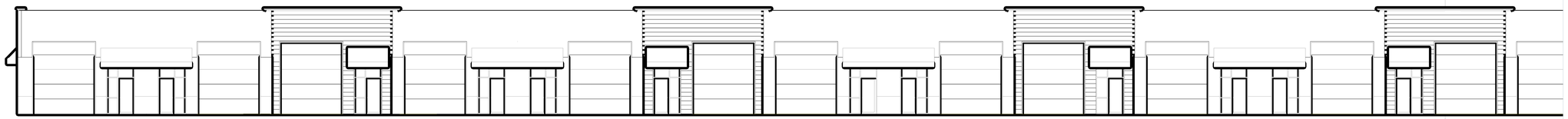
South ELV. RV Storage West of Match Line

Match Line

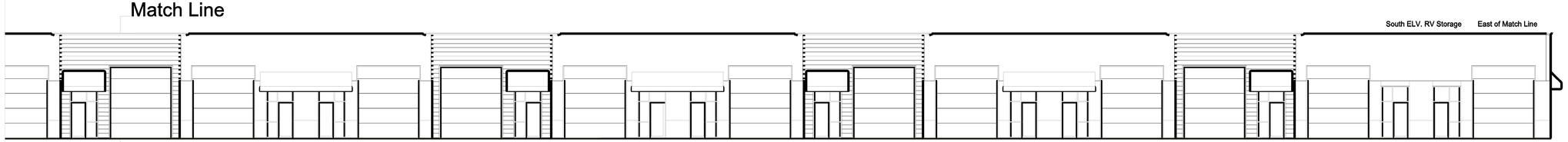


South ELV. RV Storage West of Match Line

Match Line



Match Line



South ELV. RV Storage East of Match Line

Match Line



South ELV. RV Storage East of Match Line

Date

12/10/2020

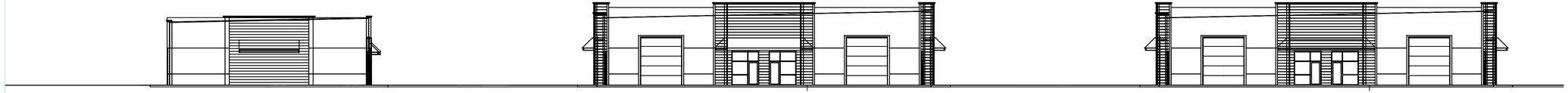
Revision

KINGS HIGHWAY

Drawn By

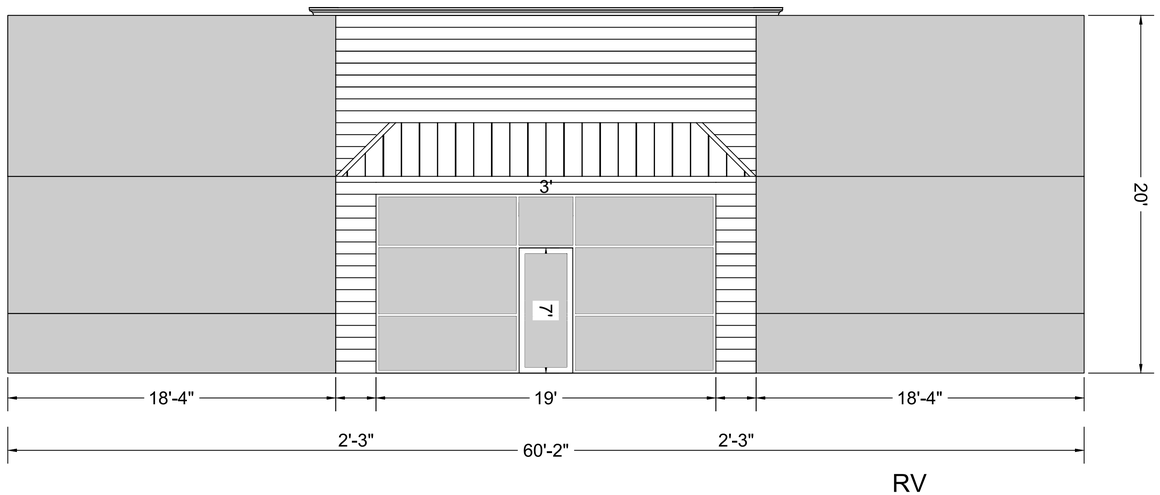
Michael Lee Walsh G.C.





1/16" = 1'-0"

scale



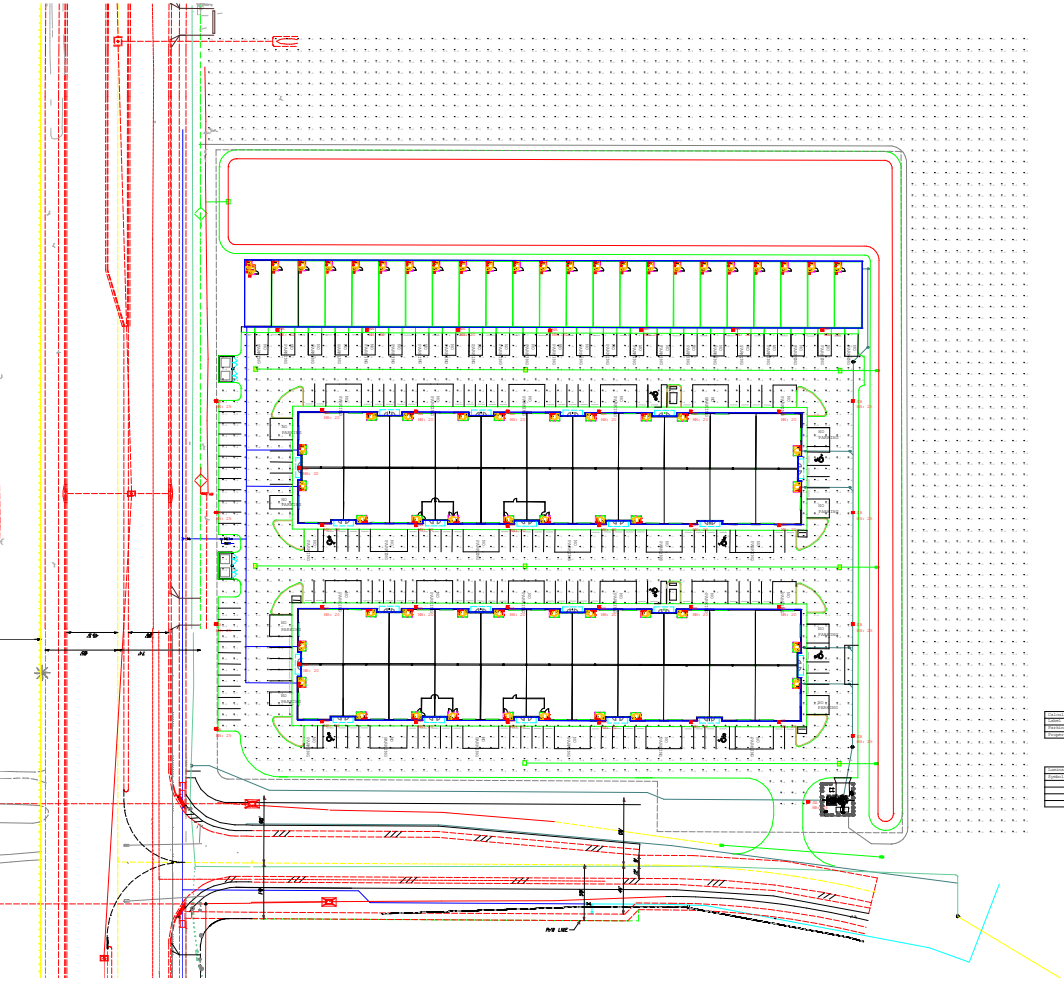

SCALE 1/4"= 1'-0"

RV
STORAGE
WEST
ELVATION

Date
12/10/2020
Revision

KINGS HIGHWAY

Drawn By
Michael Lee Walsh G.C.



| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Calculation Summary | | | | | | | |
| Calculation | Calc Type | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Parking and Drive Lanes | Illuminance | Fc | 0.05 | 0.5 | 0.0 | 0.00 | 0.00 |
| Property Line | Illuminance | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | |
|---|---|---|---|---|---|
| Luminaire Schedule | | | | | |
| Symbol | Qty | Label | Arrangement | LLF | Description |
| | 1 | 0A | 0.0000,0 | 0.900 | Cree Lighting CSQ-0-SW-SW-0-100-0-CO, Pole Mount |
| | 5 | 1A | 0.0000,0 | 0.900 | Cree Lighting CSQ-0-SW-SW-0-100-0-CO, Pole Mount |
| | 10 | 1B | 0.0000,0 | 0.900 | Cree Lighting CSQ-0-SW-SW-0-100-0-CO, Wall Mount |
| | 2 | 0B | 0.0000,0 | 0.900 | Cree Lighting CSQ-0-SW-SW-0-100-0-CO, Pole Mount |

# Sheet Legend

| | |
|---|---|
| Sheet L-1 | Key Sheet |
| Sheet L-2 | Landscape Plan-South Section |
| Sheet L-3 | Landscape Plan-North Section |
| Sheet L-4 | Landscape Data, Plant List, Details & Specifications |


**Conceptual Design Group. Inc.**

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198


# Walsh - Kings Highway Property

Kings Highway

City of Fort Pierce, Florida

City Project Number:


Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635


| | |
|---|---|
| Job No. | 20-0702 |
| Drawn By | JWS |
| Submittal Dates | 2-2-2021 |
| | 4-21-2021 |
| | 7-26-2021 |
| Revision Dates | |
| Comments #1 | 4-21-2021 |
| New Base | 7-26-2021 |


These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.


Sheet L-1 of 4

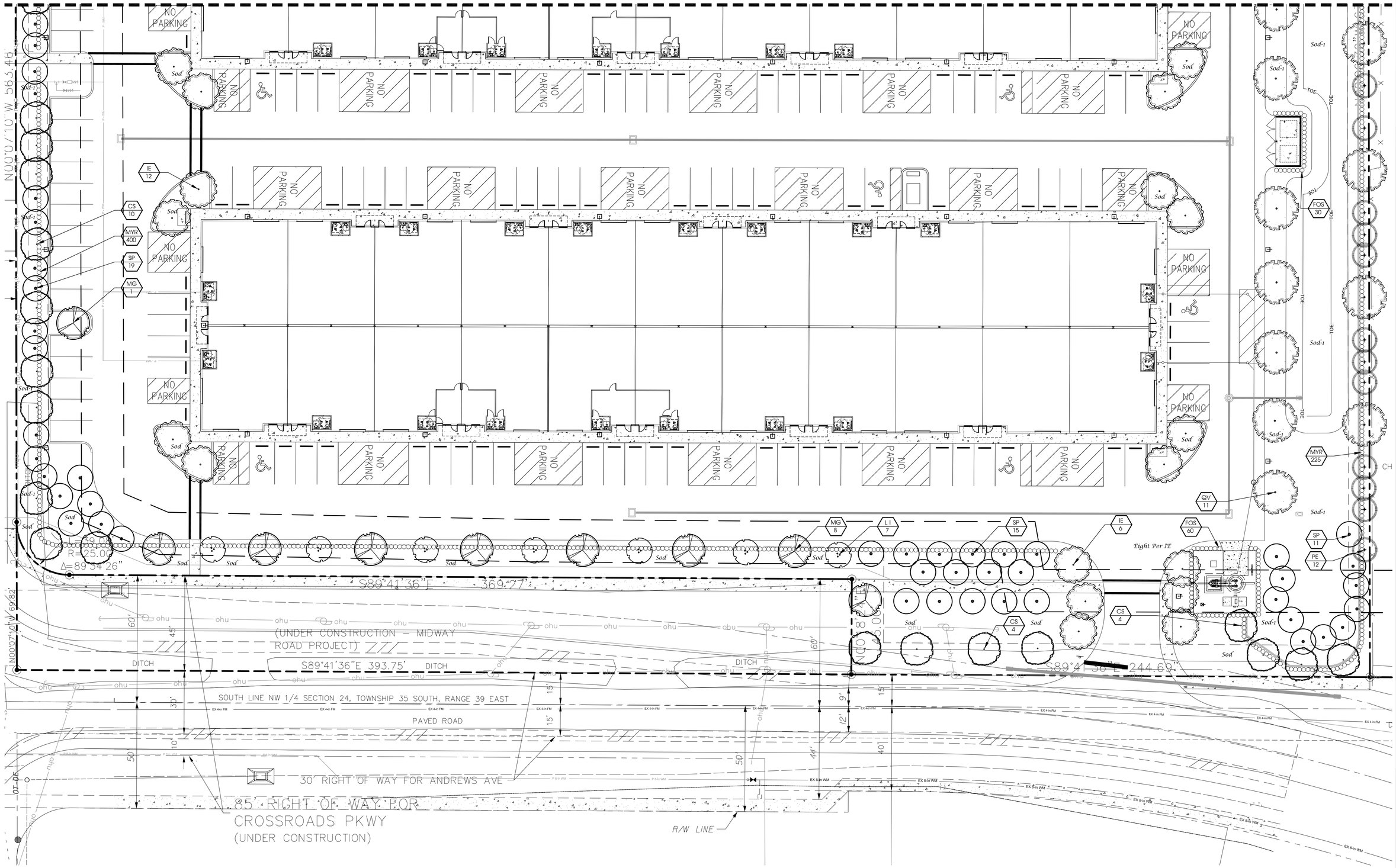
Sheet 2

Sheet 3

# Landscape Plan

North
Scale: 1" = 40'
0 20' 40' 80'

Match Line - See Sheet L-3




# Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

**Conceptual Design Group, Inc.**
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

## Walsh - Kings Highway Property

Kings Highway
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA0001635

| | |
|---|---|
| Job No. | 20-0702 |
| Drawn By | JWS |
| Submittal Dates | 2-2-2021 |
| | 4-21-2021 |
| | 7-26-2021 |
| Revision Dates | |
| Comments #1 | 4-21-2021 |
| New Base | 7-26-2021 |

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NO INFORMATION AVAILABLE
APPEARS TO BE PUBLIC OR RIGHT OF WAY

(UNDER CONSTRUCTION – MIDWAY ROAD PROJECT)

2324-232-0000-000-4
COMMERCIAL SOUTH LLC
2496 S KINGS HWY

N89°54'57"W 638.57'

BARBED WIRE FENCE

CHAINL

Sod-1

TOE

*Plant Boston Ferns under transplanted Sabal Palms at 3' o.c. from property line to hedge and mulch so area will not require future mowing.*

TD 24
NEB 600
SP-1 152
PE 11
QV 14
FCS 30

MG 2
IE 4
CS 11
MYR 645
SP 16

NO PARKING

Sod

*Match Line - See Sheet L-2*

# *Landscape Plan*

North
Scale: 1" = 20'
0 10' 20' 40'


**Conceptual Design Group, Inc.**
*Landscape Architecture - Site Planning*
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198


## *Walsh - Kings Highway Property*

*Kings Highway*
*City of Fort Pierce, Florida*

*City Project Number:*


*Jeffrey W. Smith, RLA*
*Florida Registration Number:*
*LA 0001635*


| | |
|---|---|
| *Job No.* | 20-0702 |
| *Drawn By* | JWS |
| *Submittal Dates* | 2-2-2021 |
| | 4-21-2021 |
| | 7-26-2021 |
| *Revision Dates* | |
| Comments #1 | 4-21-2021 |
| New Base | 7-26-2021 |


These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.


*Sheet* L-3 *of* 4

# Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade, No filling will be permitted around trunks or stems, Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size,
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

# Plant List

| QTY | SYM | SPECIES | COMMON NAME/DESCRIPTION | SIZE | SPACING | REMARKS |
|---|---|---|---|---|---|---|
| **CANOPY / ORNAMENTAL TREES** | | | | | | |
| 29 | CS* | CONOCARPUS ERECTUS VAR. SERICEUS | SILVER BUTTONWOOD | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 22 | IE* | ILEX x ATTENUATA 'EAGLESTON' | EAGLESTON HOLLY | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 7 | LI | LAGERSTROEMIA INDICA 'NATCHEZ' | CRAPE MYRTLE 'WHITE' | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 11 | MG* | MAGNOLIA GRANDIFLORA | D D BLANCHARD MAGNOLIA | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 2.5' C.T. MIN. |
| 23 | PE* | PINUS ELLIOTTI | SLASH PINE | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 25 | QV* | QUERCUS VIRGINIANA | LIVE OAK | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| 24 | TD* | TAXODIUM DISTICHUM | BALD CYPRESS | 12' x 5', 2.5" D.B.H. | A.S. | FULL CANOPY, 5' C.T. MIN. |
| **PALMS** | | | | | | |
| 61 | SP* | SABAL PALMETTO | SABAL PALM | 12' - 15' C.T. | A.S. | SLICK TRUNKS |
| 152 | SP-1* | SABAL PALMETTO | SABAL PALM | RELOCATED FROM ON SITE | A.S. | SLICK TRUNKS |
| **SHRUBS / GROUNDCOVERS** | | | | | | |
| 120 | FOS* | FORESTIERA SEGREGATA | FLORIDA PRIVET | #7, 4' x 2' | 2' O.C. | FULL & THICK |
| 1,270 | MYR* | MYRICANTHES FRAGRANS | SIMPSON STOPPER | #3, 2' x 2' | 2' O.C. | FULL & THICK |
| 600 | NEB* | NEPHROLEPIS EXALTATA | BOSTON FERN | #1, 12" x 12" | 4' O.C. | FULL & THICK |
| | SOD-1 | PASPALUM NOTATUM | BAHIA SOD | | | FULL & THICK |
| | SOD | STENOTAPHRUM SECUNDATUS | ST. AUGUSTINE SOD | | | SEE SPECS |
| | | * = Florida Native | | | | SEE SPECS |

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

# Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 564'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
564 l.f. x 10' = 5,640 s.f. / 300 = 19 Trees
Provided = 19 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
564 l.f. / 2' o.c. = 282 Shrubs
Provided = 282 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (South Buffer) 698'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
698 l.f. x 10' = 6,980 s.f. / 300 = 24 Trees
Provided = 24 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
698 l.f. / 2' o.c. = 349 Shrubs
Provided = 349 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (East Buffer) 636'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
636 l.f. x 10' = 6,360 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
639 l.f. / 2' o.c. = 318 Shrubs
Provided = 318 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 639'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
639 l.f. x 10' = 6,390 s.f. / 200 = 32 Trees
Provided = 32
96 Sabal Palms (SP-1) @ 3:1 = 32 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
639 l.f. / 2' o.c. = 320 Shrubs
Provided = 320 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (122,334.2 s.f./15 = 8,155.6 s.f.)
Landscape Area Provided = 8,155.6 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
122,334.2 s.f./15 = 8,155.6 s.f. / 100 = 82 Trees
Trees Provided = 82
56 Sabal Palms (SP) @ 3:1 = 18 Trees
+57 Sabal Palms (SP-1) @ 3:1 = 19 Trees
+45 Trees = 82 Trees

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 189 Trees
Maximum Palms Allowed = 94 (189 / 2 = 94)
Total Palms Provided = 0 (0%)
Note: Relocated and Mitigation Palms are excluded from this calculation due to them existing on site.

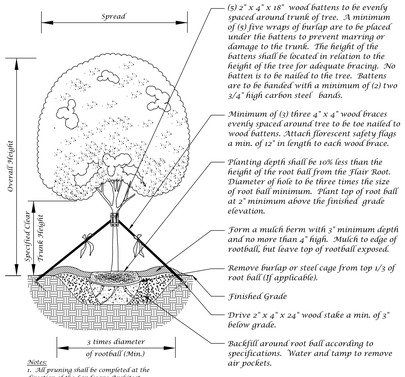
Total Trees Required = 189 Trees
Total Trees Provided = 212 Trees
141Trees + 213 Palms @ 3:1 = 71 Trees = 212 Trees

Total Trees Required = 189 Trees
Total Native Trees Provided = 141 (100%)

Total Palms Required = 0
Total Native Palms Provided = 213 (100%)

Total Shrubs Required = 1,990
Total Native Shrubs Provided = 1,990 (100%)

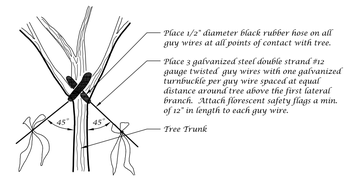
# Landscape Details




Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

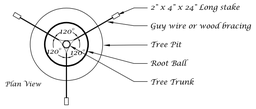
## Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



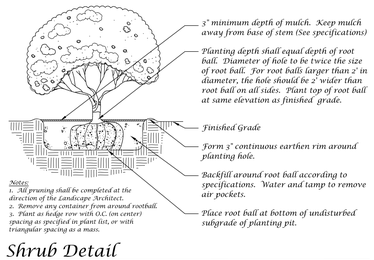

## Guy Wire Attachment Detail

Not to Scale




## Staking Detail

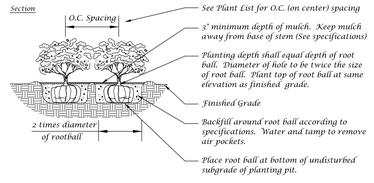
Not to Scale




Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

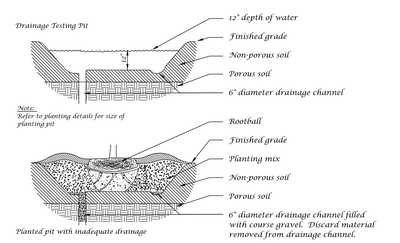
## Shrub Detail

Not to Scale



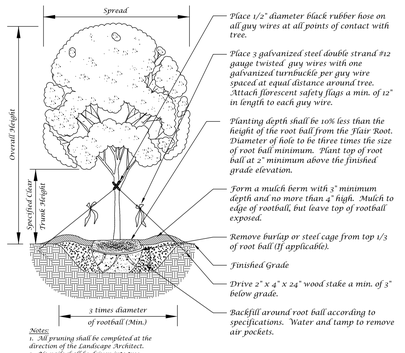

## Ground Cover Detail

Not to Scale




## Drainage Testing Detail

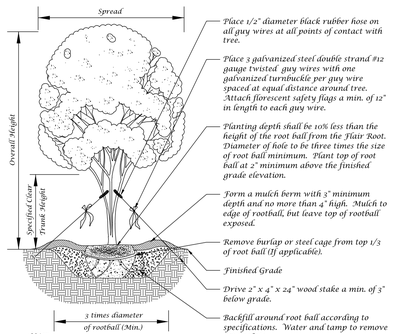
Not to Scale




Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

## Tree Planting Detail

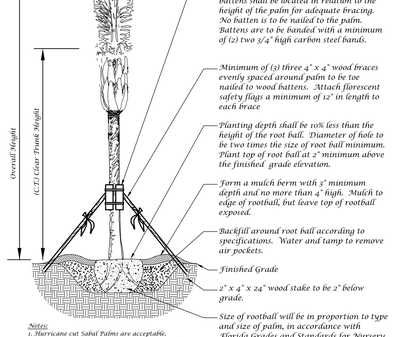
Not to Scale




Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

## Multi-Trunk Tree Planting Detail

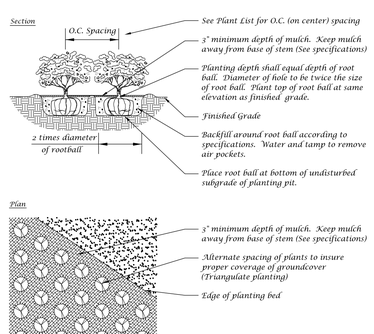
Not to Scale




Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

## Palm Planting Detail

Not to Scale




## Ground Cover Detail

Not to Scale

# Landscape Plan


Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198


Walsh - Kings Highway Property
Kings Highway
City of Fort Pierce, Florida

City Project Number:


Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635


| | |
|---|---|
| Job No. | 20-0702 |
| Drawn By | JWS |
| Submittal Dates | 2-2-2021 |
| | 4-21-2021 |
| Revision Dates | |
| Comments #1 | 4-21-2021 |


These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.




# SUTTON
**CONSULTING ARBORIST, Inc.**
http://suttonconsultingarborist.com
P.O. Box 541237, Lake Worth, FL., 33454
(561) 493-3310 Cell (561) 252-4301
e-mail: JSutton868@aol.com


# Arboriculture Tree Report
**2564 S. Kings Hwy. St. Lucie**

**To:** Michael Lee Walsh G.C.
**Attn:** Michael Walsh

**Date:** March 29, 2021
**Office:**(561)758-5619
**Cell:**( 561) 568-3166
**Email:** michaelleewalsh@gmail.com

**Prepared by:** John Sutton
International Society of Arboriculture Certified Arborist

## Certification of Performance

I, John Sutton, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Sutton Consulting Arborist, Inc. acts as an independent tree, and landscape consultant. This firm has no prospective or current interest in the property evaluated or interest/bias with respect to the parties involved.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Sutton Consulting Arborist, Inc. It is for use by the client named only.

Signed: ___John Sutton_____ Date: __3/29/2021_
ISA Certified Arborist #SO-0326A

# REPORT

## I. Introduction

This Report is written for Michael Lee Walsh G.C. It is based on information gained through site visit(s), to update the tree evaluation dated 7-20-2020 and provide values to the trees, located on the referenced property. This is an undeveloped property that was a citrus grove, all citrus trees were removed, and other trees and palms grew in naturally. I performed my site visit to review the trees on March 29, 2021.

## II. Property Involved

The property involved is the 2564 S. Kings Hwy. St. Lucie, Fl. The trees are located throughout the property. This Tree Report includes only the listed trees on this property. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of this property.

## III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA "Rule 14-40.030, Florida Administrative Code". Base price for plants and trees was attained using the Plant Finder by Betrock information Systems.

## IV. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided be others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

## V. Discussion

Many trees (29) are now dead due to ambrosia beetle infestation. Capping or sealing of the artesian well changed the local hydrology, reducing the amount of available water the trees grew accustom to putting them under drought stress. Beetles are attracted to trees under stress. Oak Ambrosia Beetle infestations can be identified by the presence of white boring dust and frass on the ground or surrounding foliage at the base of a tree. Please see pictures below and http://entnemdept.ufl.edu/hodges/ProtectUs/presentations/oakambrosiabeetle.pdf for more information.

The value of each tree/palm/plant that can be replaced from nursery stock was arrived at by calculating an average wholesale unit price using the "Betrock's Plant Finder, Wholesale Guide to Foliage and Ornamental Plants" as per ISA Rule Chapter 14_40.

## VI. Conclusions and Recommendations

Values are calculated for 14"dbh trees and greater as per Fort Peirce code.

Formula used.

Laurel oak/Quercus laurifolia, 2.5" tree cost, 135.00 (Sebastian River Farm)+ 95.00 (Enviro Pro Tree farm)+ 125.00 (Lancaster Trees)= 355 / 3 = 118.33 x 2.5 = 295.83 / 2" = 147.91 per in.

**Total value of live trees** $62,998.57

Please see below example pictures, attached find, site survey, and updated tree data.



Dead trees



Beetle frass



Beetle frass

# Walsh - Kings Highway

## Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34987
772-223-5200

# INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The property is further identified by St. Lucie County Property Appraiser as property identification number 3228-111-0002-000-4. The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres.

Currently, the site is being prepared with 30,000 square feet (sf) of RV storage and 100,000 sf of flex space upon approval of an annexation request to the City of Fort Pierce, but there is road access to the property via both South Kings Highway and Crossroad Parkway. As part of the building application and annexation process, this property will require and Environmental Impact Report (EIR). See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

**1. A vegetation and substrate survey including:**

**a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;**

The parcel is located at 2564 South Kings Highway, Fort Pierce, Florida. The overall site acreage of the parcel is ±8.90 acres. No dune areas exist or Coastal Construction Control Lines.

**b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;**

No marsh or mangrove forest areas exist on the parcel. The substrate consists of Riviera fine sand, Floridana sand, and Winder loamy sand; both of which consist of nearly level and poorly drained soil that will tolerate standing water. Water control structures are usually necessary.

**c) Extent and acreage of all upland hammock forests; and,**

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of hardwoods and Brazilian pepper in an Abandoned Grove (FLUCCS #224). The parcel also contains minimal cabbage palms and other oaks. The eastern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

# 224 Abandoned Groves: ±8.90 acres total

The vegetation observed in the upland includes:

Live Oak *(Quercus virginiana*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

**d) Extent and acreage of all wetlands.**

No wetlands exist on the parcel.

**2. A statement of jurisdictional control over the environmental area.**

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

**3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.**

There are no State jurisdictional wetlands are present on the parcel.

**4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.**

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

**5. The identification of any area that has experienced overwash of the primary dune.**

Not Applicable.

**6. The identification of any area subject to breach during storm conditions.**

Not Applicable.

**7. An assessment of the impacts upon onsite vegetation and wildlife.**

The upland areas on the property will be impacted by construction; as the intended use is RV Storage and Flex Space. However, they do not contain critical native habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit. Due to the nature of the site, impacts to native wildlife will be minimal.

**8. An assessment of the impacts upon onsite and off-site natural resources.**

There will be overall onsite impacts. The majority of the impacted vegetation will consist of Brazilian pepper and low grasses, native and exotic. Trees qualifying for protection, i.e. Cabbage Palms, Live Oaks, will be mitigated as described in section 123-66 of City of Fort Pierce regulations.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area to the east of the property consists of a trailer park HOA, and other commercial buildings to the south. Further north and northeast lies remnant agriculture land.

**9. A detailed description of the planned approach to minimize impacts.**

The applicant has minimized overall impacts to Preserve Areas through a tree survey. This survey identified and marked off native trees not to be impacted. The remaining impacts on the parcel will mainly be to exotic vegetation and low grasses.

**10. A detailed description of the proposed alterations or disturbances being proposed.**

The applicant proposes to construct a commercial development, intended for use of RV Storage and Flex Space. This will impact the non-native habitat with typical clearing and grading processes to the property's soil.

**11. A detailed description of the proposed mitigation plan to offset impacts.**

The applicant will follow the regulation in Section 123-66.d and mitigate for any native tree removed that is greater than 14 inches in diameter at breast height (DBH). Mitigation will also occur for any Cabbage Palms removed that have a clear trunk of 10 feet. Mitigation will occur using replacement trees of the same species, or similar species that have been approved for mitigation. The secondary option is to contribute a fee, calculated per inch of DBH, which varies depending on the type of tree.

**12. A plant and animal survey for onsite federal and state protected species.**

A preliminary plant and animal survey was conducted by EDC, Inc. in August 2020. No resident listed animal species were observed on the property. No listed plants were observed on the property.

**13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.**

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review.

**14. A sea turtle protection plan.**

A sea turtle protection plan is not applicable to this property.

**15. A shoreline stabilization plan.**

A shoreline stabilization plan is not applicable for this property.

**16. A gopher turtle protection plan.**

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

# Appendix A
# Site Maps

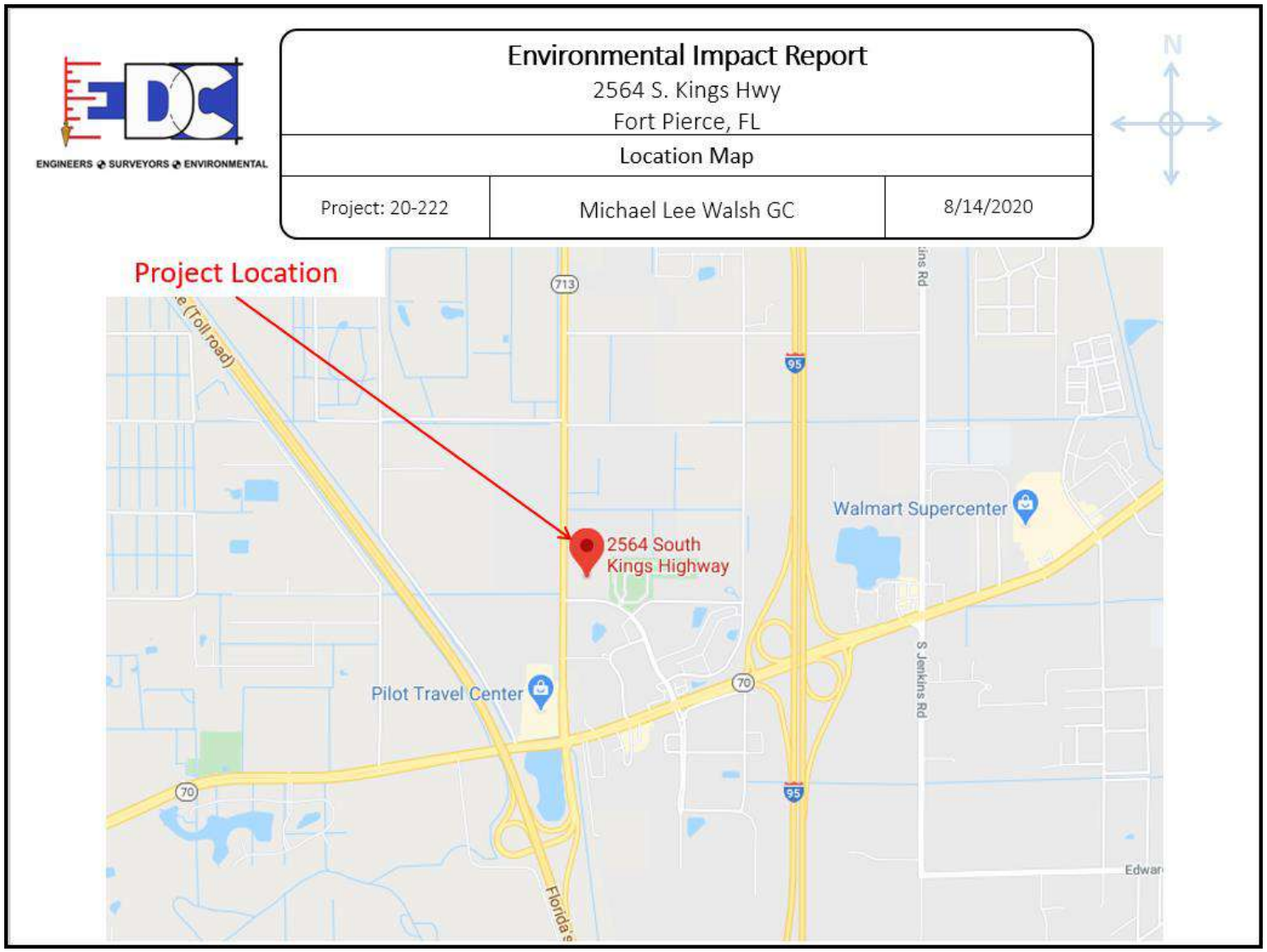



**Figure 1. Location Map.**

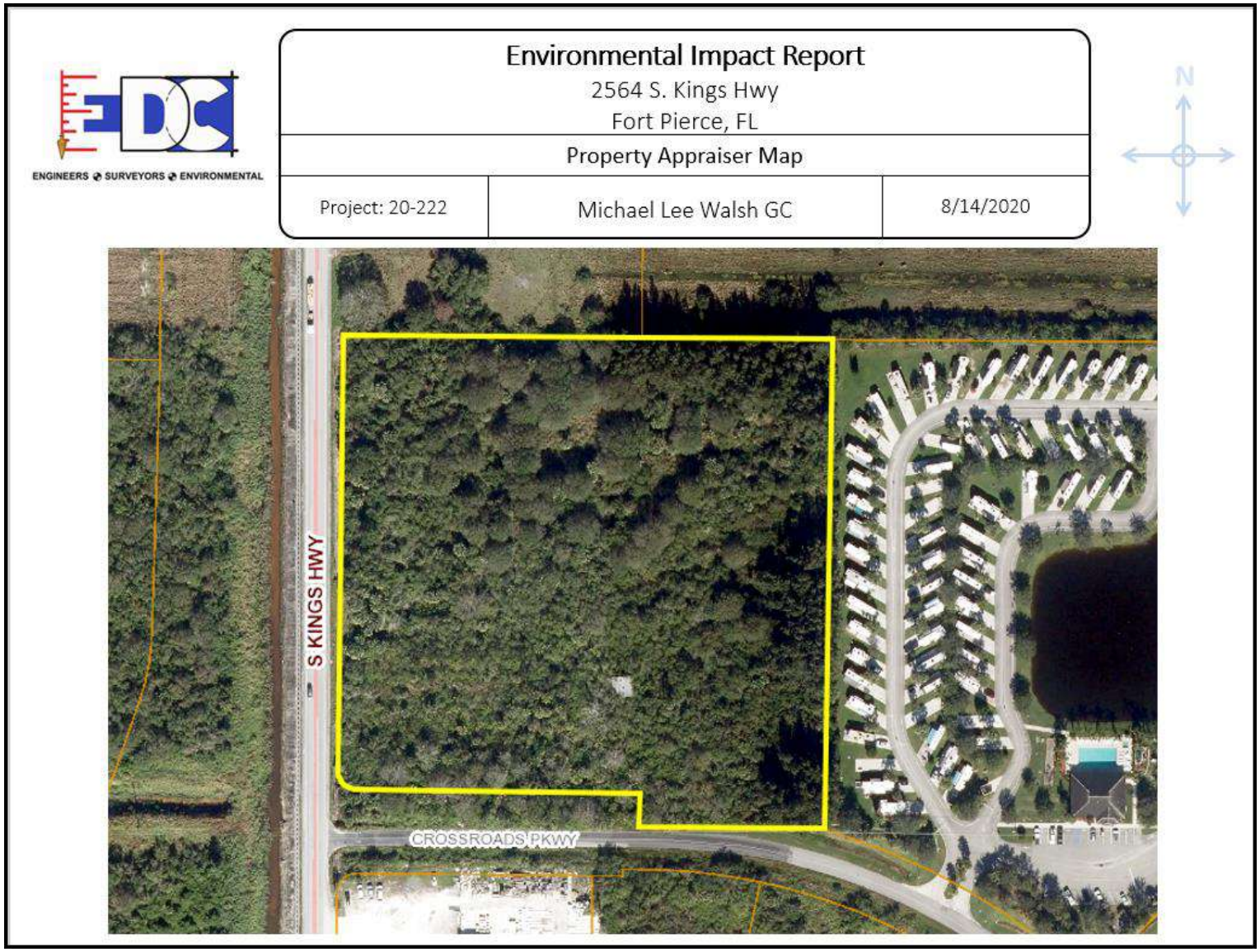



**Figure 2. Site Map.**

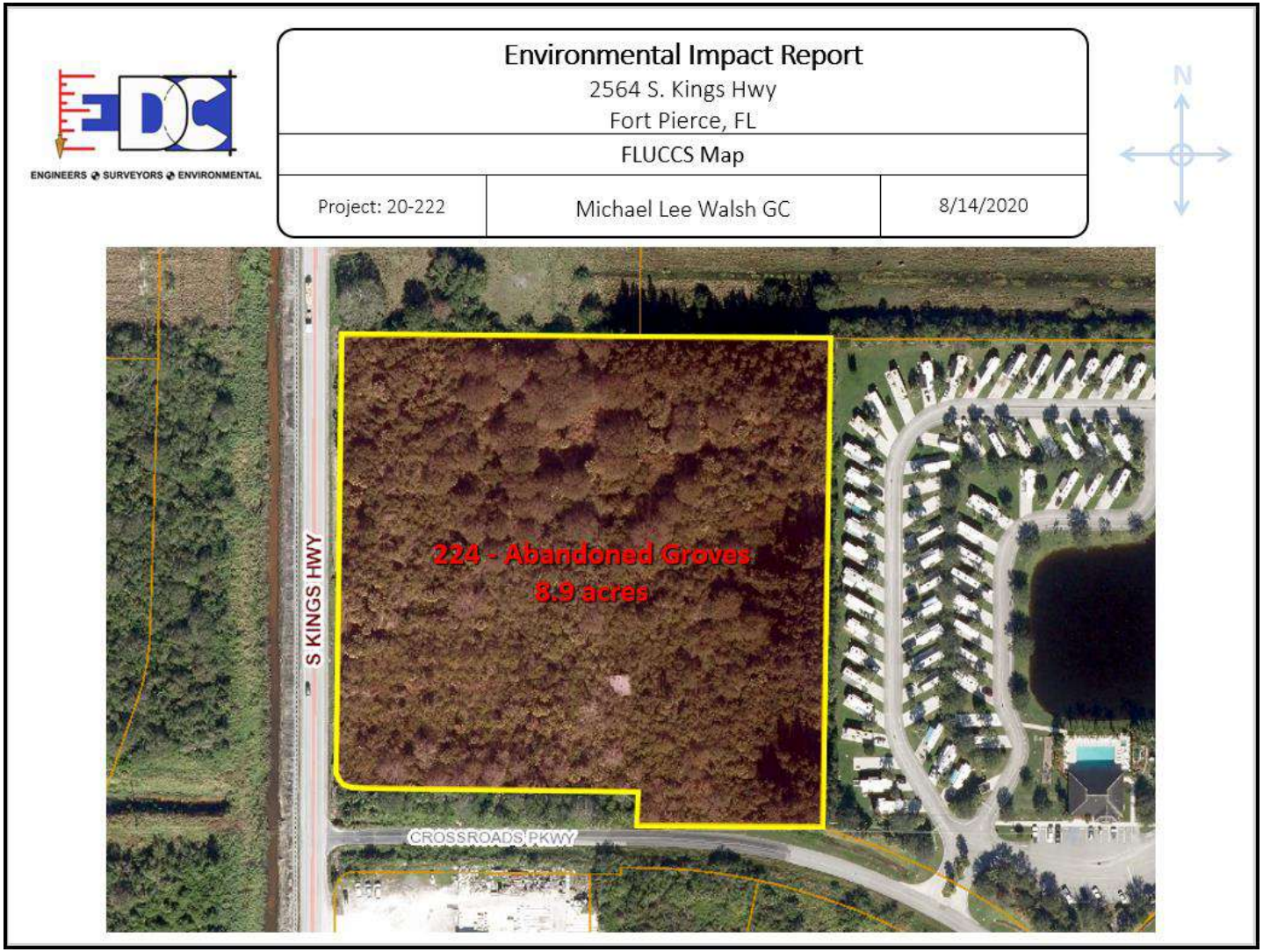



**Figure 3. Existing Habitat/FLUCCS Map.**

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

# Environmental Impact Report

2564 S. Kings Hwy
Fort Pierce, FL

Soil Map

| Project: 20-222 | Michael Lee Walsh GC | 8/14/2020 |
|---|---|---|

N

**St. Lucie County, Florida (FL111)**

St. Lucie County, Florida (FL111)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 38 | Riviera fine sand, 0 to 2 percent slopes | 2.6 | 31.5% |
| 55 | Winder loamy sand | 5.8 | 68.5% |
| **Totals for Area of Interest** | | **8.4** | **100.0%** |




**Figure 4. Soils Map.**

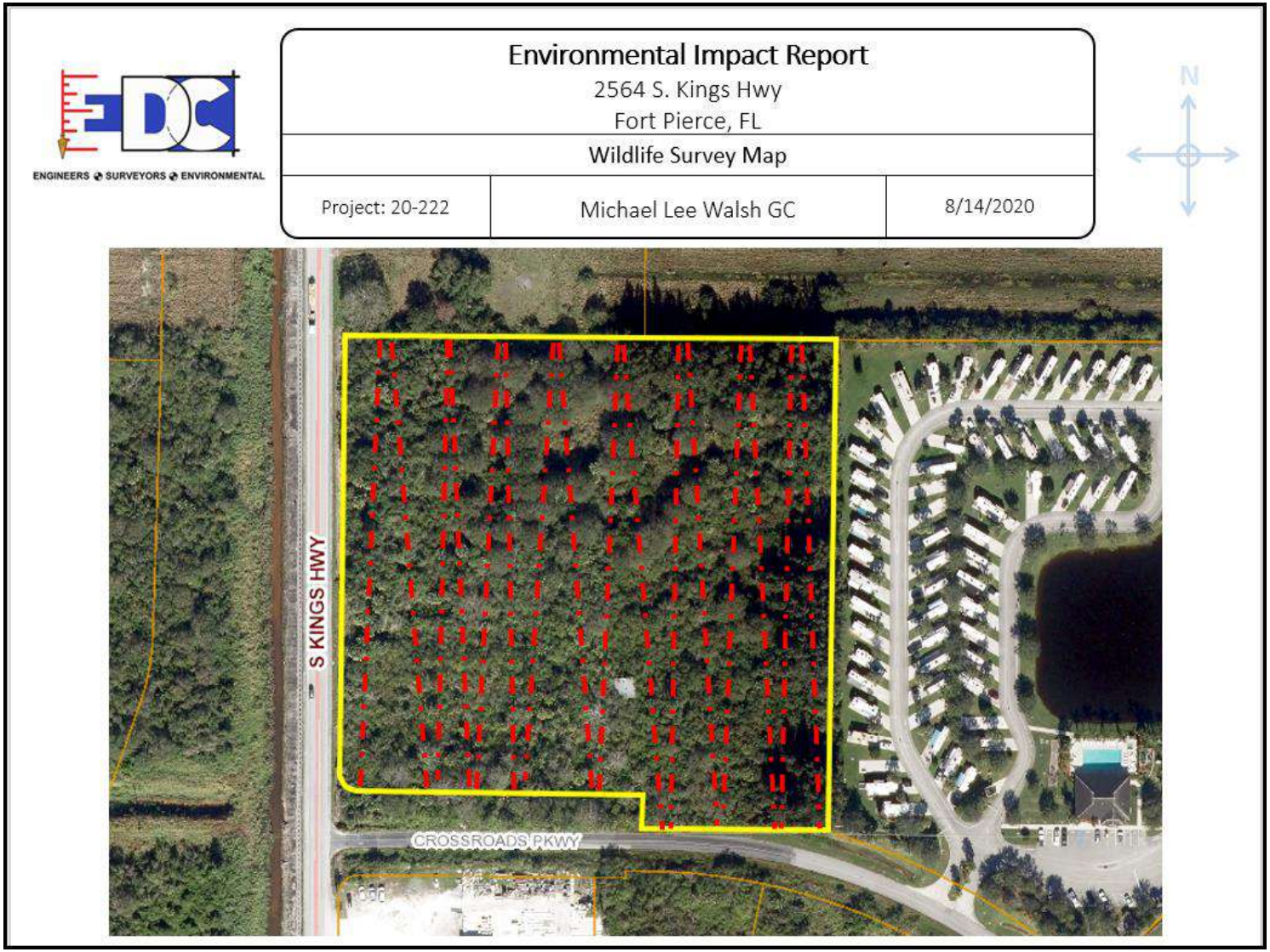



**Figure 5. Wildlife Survey Map.**

O'ROURKE
ENGINEERING & PLANNING

# TRAFFIC ANALYSIS

## FOR

## Walsh Parcel

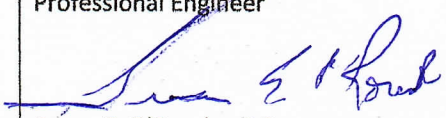
**Prepared for:**

**Ms. Patricia Sesta**
**EDC, Inc.**
**10250 SW Village Parkway, Suite 201**
**Port St. Lucie, FL 34987**

**Prepared by:**

**O'Rourke Engineering & Planning**
**22 SE Seminole Street**
**Stuart, Florida 34994**
**772-781-7918**

**November 12, 2020**
**Revised June 23, 2021**
**Revised July 16, 2021**

| | |
|---|---|
| Prepared by:<br>O'Rourke Engineering & Planning<br>Certificate of Authorization: #26869<br>22 SE Seminole Street<br>Stuart, Florida 34994<br>772-781-7918 | Professional Engineer<br>  <br>Susan E. O'Rourke, P.E.<br>Date signed and sealed: 7/16/2021<br>License #: 42684 |

O'ROURKE
ENGINEERING & PLANNING

November 12, 2020

Ms. Patricia Sesta
EDC, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

**Re: Walsh Parcel**

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

**O'Rourke Engineering & Planning**

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDIX C: Growth Rate
APPENDIX D: Intersection Data and Analysis

## INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed RV Storage commercial development located east of Kings Highway and north of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

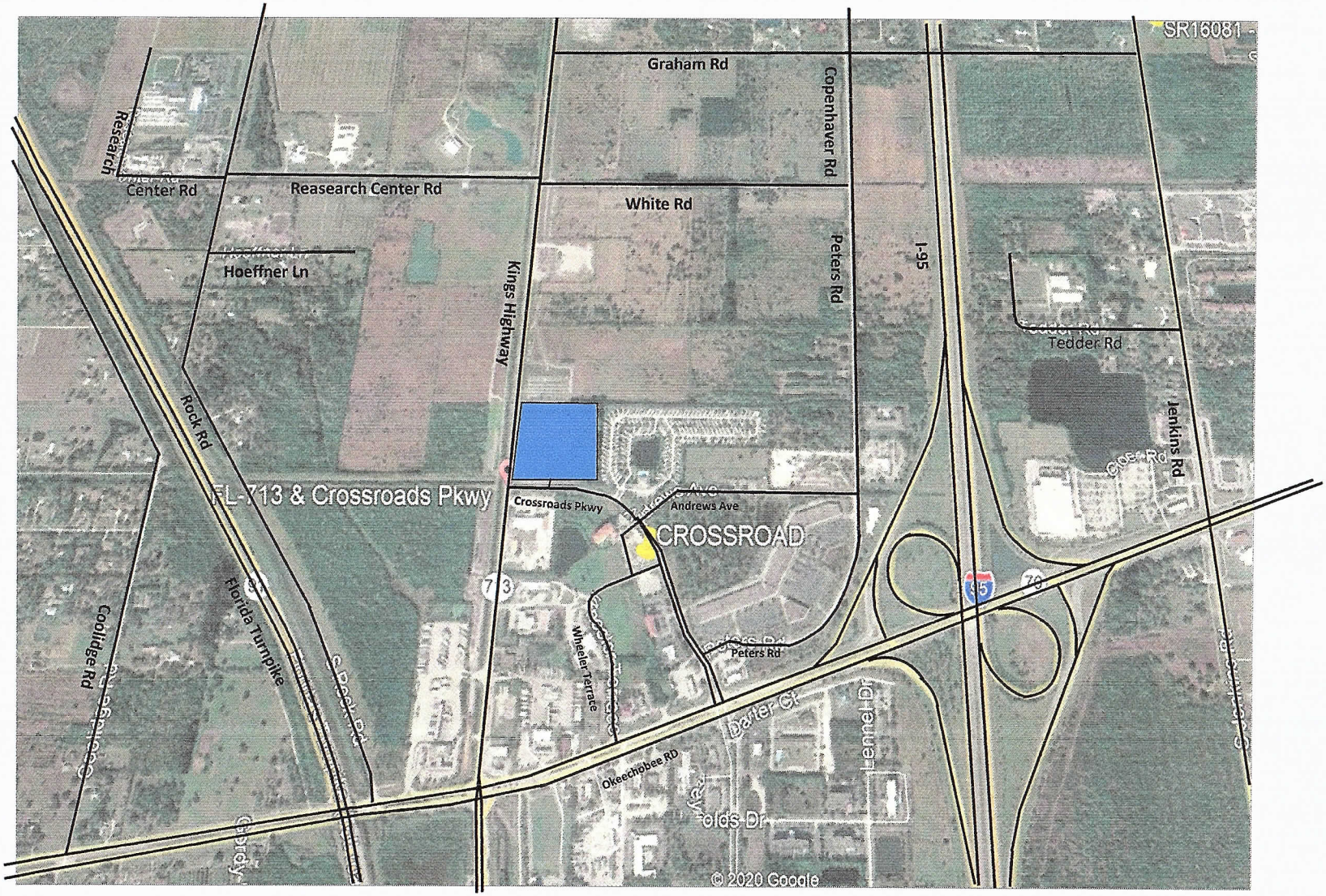
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

## PROJECT DESCRIPTION

The proposed development located east of Kings Highway and north of Crossroads Parkway located in Ft. Pierce, St. Lucie County, Florida, will consist of a 121,938 square foot RV Storage /Mini Warehouse on approximately 8.8 acres. The site is currently vacant. The project location is shown in **Figure 1**.




| | | |
|---|---|---|
| NTS<br>Job Number: SR20103.0 | O'ROURKE ENGINEERING & PLANNING<br>22 SE Seminole Street<br>Stuart, Fl, 34994<br>Date: 10-28-20 | Legend<br>= Project Location |

Figure 1
Project Location
Walsh

## EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

### Existing Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Crossroads Parkway is a two-lane divided collector road from Okeechobee Road to Andrews Avenue. From Andrews Avenue to Kings Highway it is two-lane undivided.
- Kings Highway is a two-lane principal arterial with a north/south alignment it is included in the St. Lucie County 5-year TIP to be widened to a four-lane divided roadway. The road is currently under construction.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

### Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020 and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The St. Lucie TPO 2019/2020 Level of Service Report was used to establish capacity. This document is included in **Appendix B.**

## PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates were applied to Mini Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 184 net new daily trips. There will be 12 net new AM peak hour trips with 7 entering the project and 5 trips exiting the project. There will be 21 net new PM peak hour trips with 10 trips entering the project and 11 trips exiting the project.

## PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

**Distribution/ Assignment** – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

**Impact – Tables 2a and 2b** summarize the project impact as a percent of service volume capacity Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is insignificant on the links.

## Table 1 - Trip Generation

**Table 1a: Daily**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Mini Warehousing | 151 | 121,938 | Sft | T = 1.51(X) | 50% | 50% | 92 | 92 | 184 |
| **TOTALS** | | | | | | | **92** | **92** | **184** |

**Source: ITE 10th Edition Trip Generation Rates**

**Table 1b: AM Peak Hour**

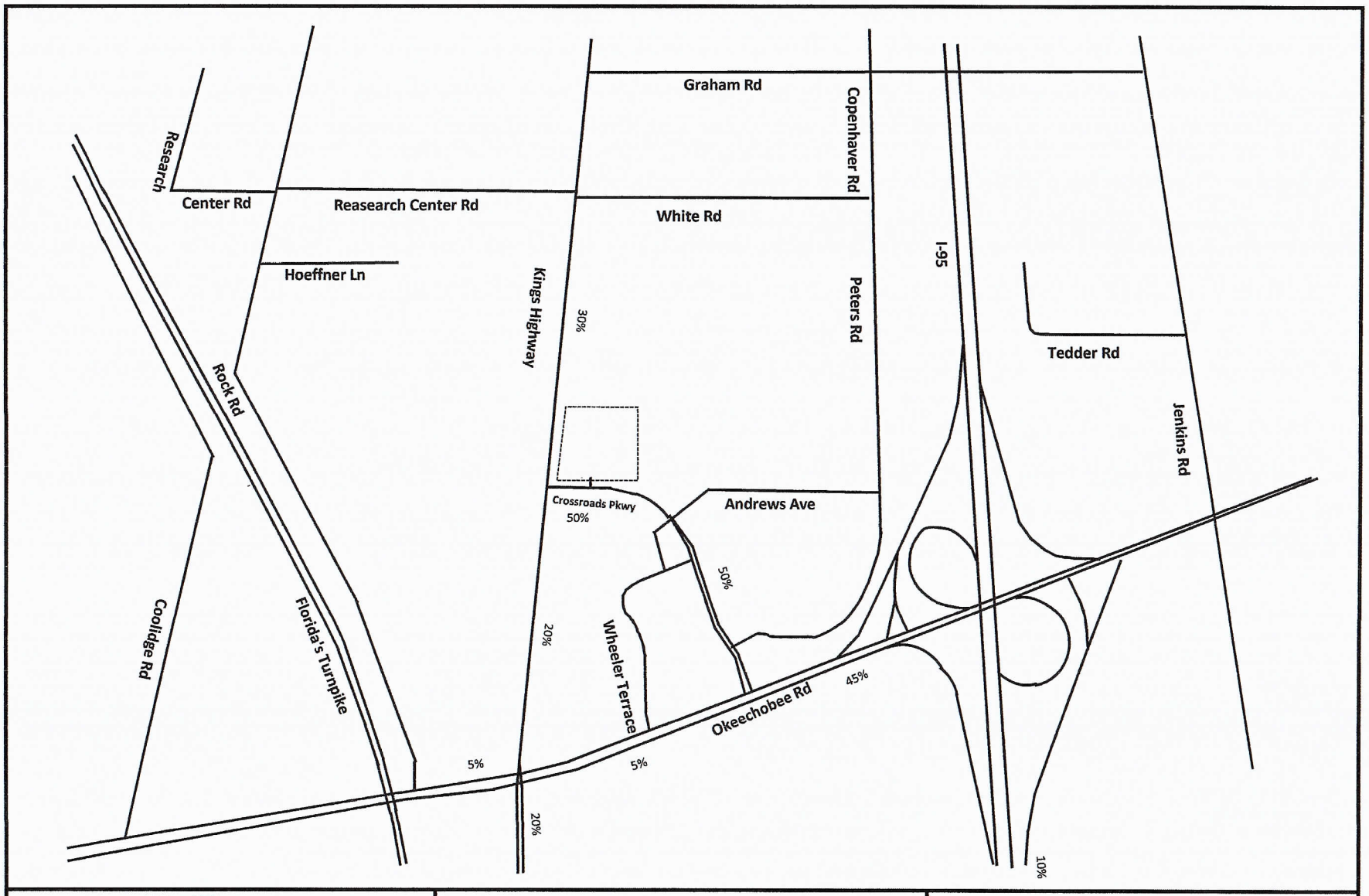
| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Mini Warehousing | 151 | 121,938 | Sft | T = 0.10(X) | 60% | 40% | 7 | 5 | 12 |
| **TOTALS** | | | | | | | **7** | **5** | **12** |

**Source: ITE 10th Edition Trip Generation Rates**

**Table 1c: PM Peak Hour**

| Land Use | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split | | Net New Trips | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | In | Out | In | Out | Total |
| Mini Warehousing | 151 | 121,938 | Sft | T = 0.17(X) | 47% | 53% | 10 | 11 | 21 |
| **TOTALS** | | | | | | | **10** | **11** | **21** |

**Source: ITE 10th Edition Trip Generation Rates**




| | | |
|---|---|---|
| NTS<br>O'ROURKE ENGINEERING & PLANNING<br>22 SE Seminole Street<br>Stuart, Fl, 34994<br>Job Number: SR20103.0 \| Date: 10-28-20 | Legend<br>= Project Location | Figure 2<br>Percent Assignment<br>Walsh |

**TABLE 2a - Project Percent Impact - AM**

| Segment | From | To | Direction | IN/OUT | [2]Greater than 3% (1% on Adjacent Links) | (1) Peak Hour Service Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Kings Hwy** | Okeechobee Rd | Crossroads Pkwy | NB | IN | NO | 830 | 1 | 0.12% | 20% |
| | Okeechobee Rd | Crossroads Pkwy | SB | OUT | NO | 830 | 1 | 0.12% | 20% |
| | Crossroads Pkwy | Graham Rd | NB | OUT | NO | 660 | 2 | 0.30% | 30% |
| | Crossroads Pkwy | Graham Rd | SB | IN | NO | 660 | 2 | 0.30% | 30% |
| **Crossroads Pkwy** | Kings Hwy | Okeechobee Rd | EB | OUT | NO | 790 | 3 | 0.38% | 50% |
| | Kings Hwy | Okeechobee Rd | WB | IN | NO | 790 | 4 | 0.51% | 50% |
| **Okeechobee Rd** | I - 95 | Crossroads Pkwy | EB | OUT | NO | 4170 | 2 | 0.05% | 45% |
| | I - 95 | Crossroads Pkwy | WB | IN | NO | 4170 | 3 | 0.07% | 45% |
| | Kings Hwy | Crossroads Pkwy | EB | IN | NO | 4170 | 0 | 0.00% | 5% |
| | Kings Hwy | Crossroads Pkwy | WB | OUT | NO | 4170 | 0 | 0.00% | 5% |

**(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report**

**(2) According to the Guidelines prepared by the TPO and modified by the City and County**

| | |
|---|---|
| Two-Way: | 12 |
| Net In: | 7 |
| Net Out: | 5 |

**TABLE 2b - Project Percent Impact - PM**

| Segment | From | To | Direction | IN/OUT | [2]Greater than 3% (1% on Adjacent Links) | (1) Peak Hour Service Capacity | Project Volume Peak Direction | % Project of Capacity-Peak Hour | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|
| **Kings Hwy** | Okeechobee Rd | Crossroads Pkwy | NB | IN | NO | 830 | 2 | 0.24% | 20% |
| | Okeechobee Rd | Crossroads Pkwy | SB | OUT | NO | 830 | 2 | 0.24% | 20% |
| | Crossroads Pkwy | Graham Rd | NB | OUT | NO | 660 | 3 | 0.45% | 30% |
| | Crossroads Pkwy | Graham Rd | SB | IN | NO | 660 | 3 | 0.45% | 30% |
| **Crossroads Pkwy** | Kings Hwy | Okeechobee Rd | EB | OUT | NO | 790 | 6 | 0.76% | 50% |
| | Kings Hwy | Okeechobee Rd | WB | IN | NO | 790 | 5 | 0.63% | 50% |
| **Okeechobee Rd** | I - 95 | Crossroads Pkwy | EB | OUT | NO | 4170 | 5 | 0.12% | 45% |
| | I - 95 | Crossroads Pkwy | WB | IN | NO | 4170 | 5 | 0.12% | 45% |
| | Kings Hwy | Crossroads Pkwy | EB | IN | NO | 4170 | 1 | 0.02% | 5% |
| | Kings Hwy | Crossroads Pkwy | WB | OUT | NO | 4170 | 1 | 0.02% | 5% |

**(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report**

**(2) According to the Guidelines prepared by the TPO and modified by the City and County**

| | |
|---|---|
| Two-Way: | 21 |
| Net In: | 10 |
| Net Out: | 11 |

## OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using a 3-year historical growth rate of 5.97%. The growth rate was calculated using available TPO data from 2014 to 2017, at the link of Crossroads Parkway from Kings Highway to Okeechobee Road. The growth rate was applied out 6 years to estimate 2023 traffic.

Details of the growth rate calculation are included in **Appendix C**.

## LINK ANALYSIS / REVIEW

The adjacent link of Crossroads Parkway from Kings Highway to Okeechobee Road was not significant, but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

TABLE 3a - Link Analysis - AM

| Segment | From | To | Direction | IN/OUT | [3]Greater than 3% (1% on Adjacent Links) | AADT 2017 | [1] 2017 Peak Hour Directional Volumes | [2] Growth Rate | 2023 AM Peak Hour + Growth | 2023 Growth Peak Direction | Peak Hour Service Capacity | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Does Project Meet Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Crossroads Pkwy | Kings Hwy | Okeechobee Rd | EB | OUT | NO | 2142 | 100 [4] | 5.97% | 141 | 141 | 790 | 3 | 144 | 0.38% | YES | 50% |
| | Kings Hwy | Okeechobee Rd | WB | IN | NO | 2142 | 108 | 5.97% | 153 | 153 | 790 | 4 | 157 | 0.51% | YES | 50% |

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report
(2) Area Wide Historical Growth
(3) According to the Guidelines prepared by the TPO and modified by the City and County
(4) Calculated using a D-Factor of 0.48 from the FDOT TMC

| | |
|---|---|
| Two-Way: | 12 |
| Net In: | 7 |
| Net Out: | 5 |
| Years Grown: | 6 |

TABLE 3b - Link Analysis - PM

| Segment | From | To | Direction | IN/OUT | [3]Greater than 3% (1% on Adjacent Links) | AADT 2017 | [1] 2017 Peak Hour Directional Volumes | [2] Growth Rate | 2023 PM Peak Hour + Growth | 2023 Growth Peak Direction | Peak Hour Service Capacity | Project Volume Peak Direction | Total Traffic (Peak Direction) | % Project of Capacity-Peak Hour | Does Project Meet Concurrency? | Project Percent Assignment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Crossroads Pkwy | Kings Hwy | Okeechobee Rd | EB | OUT | NO | 2142 | 107 | 5.97% | 152 | 152 | 790 | 6 | 158 | 0.76% | YES | 50% |
| | Kings Hwy | Okeechobee Rd | WB | IN | NO | 2142 | 91 [4] | 5.97% | 129 | 129 | 790 | 5 | 134 | 0.63% | YES | 50% |

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report
(2) Area Wide Historical Growth
(3) According to the Guidelines prepared by the TPO and modified by the City and County
(4) Calculated using a D-Factor of 0.46 from the FDOT TMC

| | |
|---|---|
| Two-Way: | 21 |
| Net In: | 10 |
| Net Out: | 11 |
| Years Grown: | 6 |

## DRIVEWAY ANALYSIS

The project takes access from one full access driveway on Crossroads Parkway. The project volumes are shown on **Figure 3**.

The project driveway was analyzed using HCS for unsignalized intersections to determine the Level of Service at project buildout. Existing volumes for Crossroads Parkway were obtained from the FDOT Turning Movement Count at the intersection of Crossroads Parkway and Okeechobee Road. These volumes were then grown to 2023 and project traffic was added. The project driveways will operate at a LOS B in the AM and PM peak hours at project buildout.

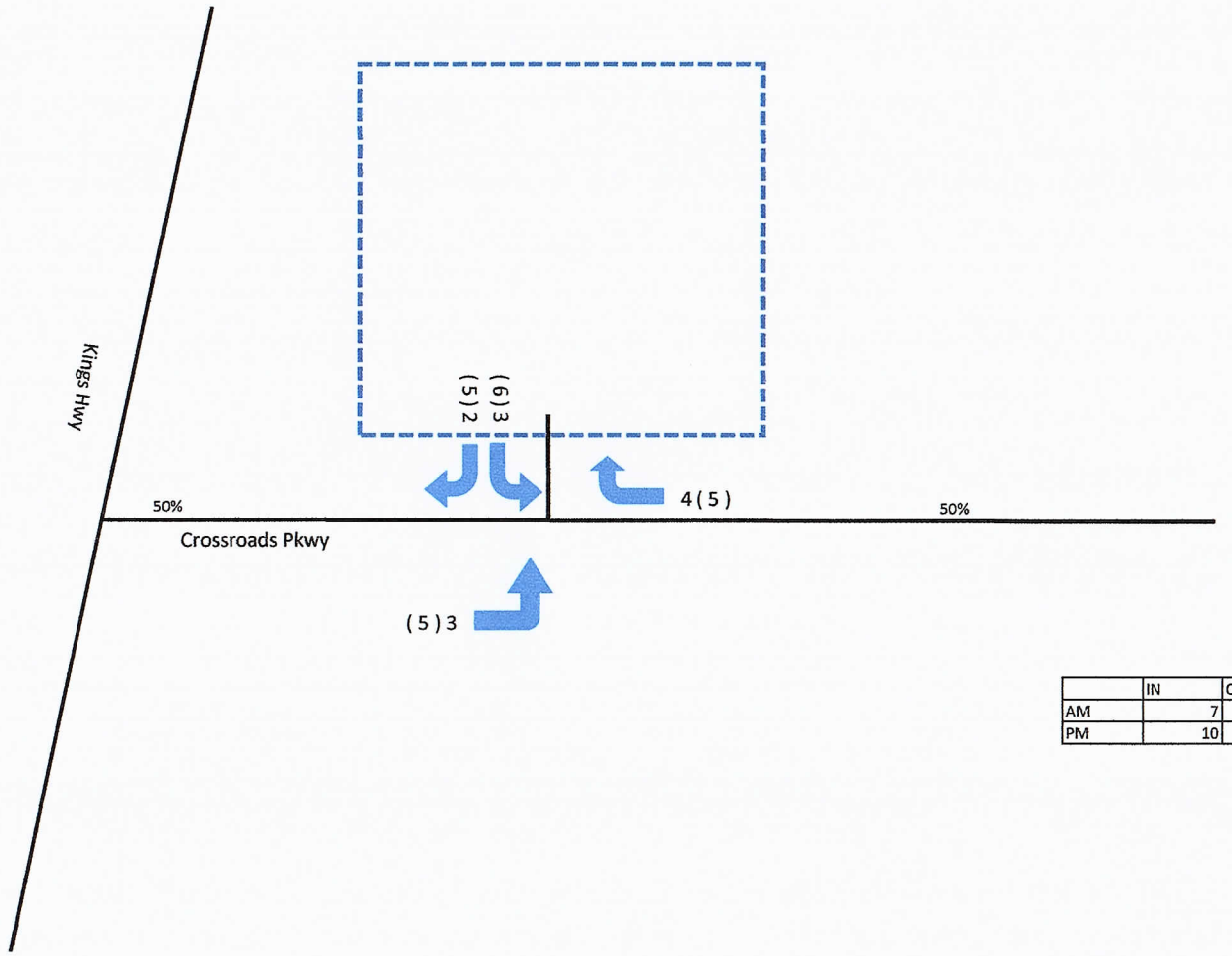
The project driveway was also analyzed to determine if turn lanes are warranted at the project driveway. The FDOT Access Management Guidebook November 2019 was used to determine the need for a right-turn lane. With a speed limit of 45 MPH or less, a right-turn lane is recommended when right turning vehicles exceed 80 vehicles in the peak hour. With a peak hour right-turning volume of 5 vehicles, a right-turn lane is not recommended.

The need for a left-turn lane was evaluated using NCHRP 279 based on the percent of left turns and the approaching and opposing volumes. The left-turn volume is less than 2% of the approach traffic with an approach volume of 268 and an opposing volume of 192. Using the two-lane 40 MPH graph, a left-turn lane is not warranted.

**Appendix D** includes the intersection analysis and turn-lane data.

## CONCLUSION

The Walsh Kings Highway RV Storage with 184 daily trips, 12 net AM peak hour trips and 21 net PM peak hour trips will have insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.




| | IN | OUT |
|---|---|---|
| AM | 7 | 5 |
| PM | 10 | 11 |

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 10-28-20

## Legend

XX (XX) = AM (PM)

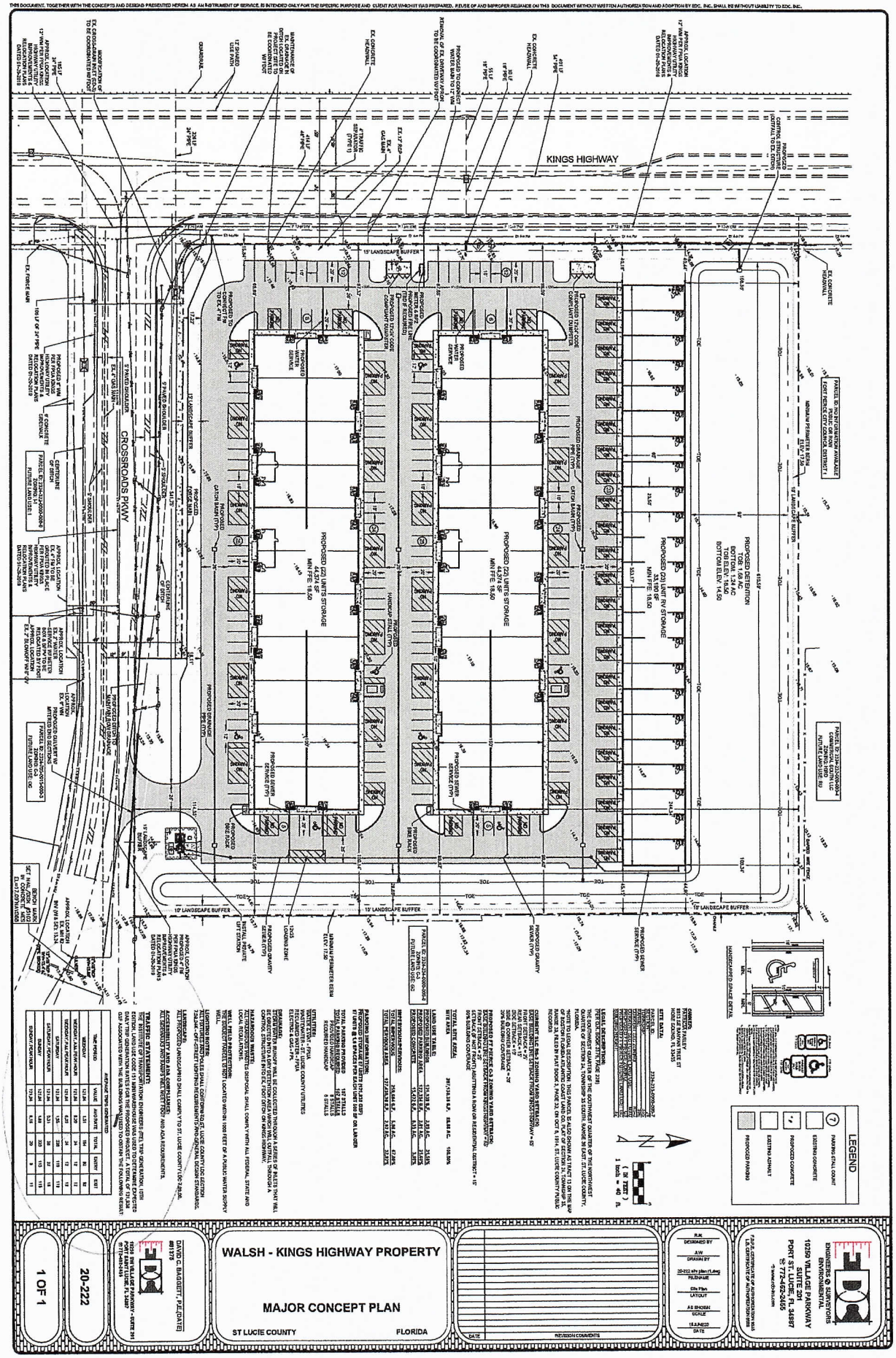
= Project Location

## Figure 3
Driveway Volumes
Walsh

# APPENDIX A

## SITE PLAN

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\AutoCAD\DWG\20-222 Site Plan R1.dwg, Site Plan, 10/27/2020 8:01:39 AM, Jessica, EDC, Inc.



# APPENDIX B

## ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020,
## ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2014

St. Lucie Transportation Planning Organization

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

# Traffic Counts and Level of Service Report
## Fall/Winter 2019/2020

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| COUNTRY CLUB DR | ST LUCIE WEST BLVD to CALIFORNIA BLVD | 725 | 8,300 | 2019 | 1,710 | 535 | C | 0.695 | 489 | C | 0.635 |
| CROSSTOWN PKWY | COMMERCE CENTER DR to I-95 | 650 | 16,233 | 2016 | 3,170 | 1,008 | C | 0.326 | 865 | C | 0.280 |
| CROSSTOWN PKWY | I-95 to CALIFORNIA BLVD | 651 | 24,500 | 2020 | 3,170 | 1,290 | C | 0.417 | 1,244 | C | 0.403 |
| CROSSTOWN PKWY | CALIFORNIA BLVD to CASHMERE BLVD | 652 | 25,000 | 2020 | 3,170 | 1,299 | C | 0.420 | 1,395 | C | 0.451 |
| CROSSTOWN PKWY | CASHMERE BLVD to CAMEO BLVD | 653 | 26,500 | 2019 | 3,170 | 1,256 | C | 0.406 | 1,307 | C | 0.423 |
| CROSSTOWN PKWY | CAMEO BLVD to BAYSHORE BLVD | 654 | 30,500 | 2019 | 3,170 | 1,502 | C | 0.486 | 1,556 | C | 0.504 |
| CROSSTOWN PKWY | BAYSHORE BLVD to AIROSO BLVD | 655 | 25,000 | 2020 | 3,170 | 1,320 | C | 0.427 | 1,384 | C | 0.448 |
| CROSSTOWN PKWY | AIROSO BLVD to SANDIA DR | 656 | 5,400 | 2016 | 3,170 | 348 | C | 0.118 | 297 | C | 0.101 |
| CROSSTOWN PKWY | SANDIA DR to MANTH LN | 657 | 6,400 | 2016 | 3,170 | 344 | C | 0.117 | 360 | C | 0.122 |
| CROSSTOWN PKWY | FLORESTA DR to US 1 | 66 | 25,500 | 2019 | 3,170 | 1,967 | C | 0.637 | 1,723 | C | 0.558 |
| CROSSROADS PKWY | OKEECHOBEE RD to KINGS HWY | 649 | 2,142 | 2017 | 790 | 108 | C | 0.277 | 107 | C | 0.274 |
| DARWIN BLVD | BECKER RD to PAAR DR | 235 | 7,298 | 2018 | 630 | 728 | F | 1.156 | 642 | F | 1.019 |
| DARWIN BLVD | PAAR DR to TULIP BLVD | 235 | 7,298 | 2018 | 920 | 728 | C | 0.837 | 642 | C | 0.738 |
| DARWIN BLVD | TULIP BLVD to PORT ST LUCIE BLVD | 659 | 13,500 | 2019 | 920 | 673 | C | 0.774 | 708 | C | 0.814 |
| DEL RIO BLVD | PORT ST LUCIE BLVD to CALIFORNIA BLVD | 311 | 8,100 | 2019 | 920 | 633 | C | 0.728 | 570 | C | 0.655 |
| DEL RIO BLVD | CALIFORNIA BLVD to CASHMERE BLVD | 660 | 8,400 | 2019 | 880 | 512 | C | 0.617 | 508 | C | 0.612 |
| DEL RIO BLVD | CASHMERE BLVD to CALIFORNIA BLVD | 661 | 4,800 | 2017 | 880 | 281 | C | 0.339 | 294 | C | 0.354 |
| DELAWARE AVE | HARTMAN RD to 33RD ST | 662 | 1,667 | 2016 | 600 | 259 | C | 0.863 | 208 | C | 0.693 |
| DELAWARE AVE | 33RD ST to 25TH ST | 500 | 3,118 | 2017 | 1,710 | 207 | C | 0.269 | 237 | C | 0.308 |
| DELAWARE AVE | 25TH ST to OKEECHOBEE RD | 948526 | 3,122 | 2017 | 1,220 | 144 | C | 0.197 | 144 | C | 0.197 |
| DELAWARE AVE | OKEECHOBEE RD to 13TH ST | 663 | 12,000 | 2020 | 790 | 657 | D | 0.832 | 611 | D | 0.773 |
| DELAWARE AVE | 13TH ST to 10TH ST | 664 | 7,402 | 2017 | 750 | 497 | D | 0.663 | 411 | D | 0.548 |
| DELAWARE AVE | 10TH ST to 7TH ST | 664 | 7,402 | 2017 | 600 | 497 | D | 0.828 | 411 | D | 0.685 |
| DELAWARE AVE | 7TH ST to US 1 | 665 | 7,200 | 2020 | 750 | 390 | D | 0.520 | 402 | D | 0.536 |
| EAST TORINO PKWY | CASHMERE BLVD to TORINO PKWY | 710 | 11,500 | 2020 | 830 | 716 | C | 0.918 | 653 | C | 0.837 |

B-1

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

# Traffic Counts and Level of Service Report
## Fall/Winter 2019/2020

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| JOHNSTON RD | RUSSOS RD to INDIAN RIVER C.L. | 135 | 9,600 | 2020 | 1,070 | 544 | C | 0.716 | 545 | C | 0.717 |
| JUANITA AVE | 53RD ST to 25TH ST | 122 | 2,432 | 2017 | 750 | 157 | C | 0.424 | 143 | C | 0.386 |
| JUANITA AVE | 25TH ST to US 1 | 120 | 3,321 | 2017 | 750 | 185 | C | 0.500 | 182 | C | 0.492 |
| KEEN RD | ANGLE RD to JUANITA AVE | 129 | 2,885 | 2019 | 630 | 174 | C | 0.290 | 203 | C | 0.338 |
| KEEN RD | JUANITA AVE to ST LUCIE BLVD | 129 | 2,885 | 2019 | 630 | 174 | C | 0.290 | 203 | C | 0.338 |
| KINGS HWY | OKEECHOBEE RD to CROSSROADS PKWY | 940757 | 8,234 | 2017 | 830 | 361 | C | 0.435 | 369 | C | 0.445 |
| KINGS HWY | CROSSROADS PKWY to GRAHAM RD | 940757 | 8,234 | 2017 | 660 | 361 | C | 0.547 | 369 | C | 0.559 |
| KINGS HWY | GRAHAM RD to PICOS RD | 940076 | 8,216 | 2017 | 660 | 405 | C | 0.614 | 389 | C | 0.589 |
| KINGS HWY | PICOS RD to ORANGE AVE | 940076 | 8,216 | 2017 | 830 | 405 | C | 0.488 | 389 | C | 0.469 |
| KINGS HWY | ORANGE AVE to ANGLE RD | 940077 | 16,792 | 2017 | 870 | 885 | D | 0.962 | 890 | D | 0.967 |
| KINGS HWY | ANGLE RD to ST LUCIE BLVD | 940751 | 11,394 | 2017 | 830 | 627 | C | 0.755 | 630 | C | 0.759 |
| KINGS HWY | ST LUCIE BLVD to INDRIO RD | 940006 | 13,481 | 2017 | 830 | 836 | D | 0.950 | 786 | C | 0.947 |
| KITTERMAN RD | OLEANDER AVE to US 1 | 124 | 3,402 | 2018 | 750 | 224 | C | 0.605 | 203 | C | 0.549 |
| KITTERMAN RD | US 1 to LENNARD EXT | 678 | 2,250 | 2017 | 750 | 128 | C | 0.346 | 130 | C | 0.351 |
| KIRBY LOOP RD | EDWARDS RD to 35TH ST | 677 | 4,479 | 2016 | 630 | 296 | C | 0.493 | 362 | C | 0.603 |
| LENNARD RD | US 1 to MARIPOSA AVE | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | MARIPOSA AVE to MELALEUCA BLVD | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | MELALEUCA BLVD to JENNINGS RD | 325 | 18,500 | 2019 | 1,630 | 953 | D | 0.585 | 984 | D | 0.604 |
| LENNARD RD | JENNINGS RD to HILLMOOR DR | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | HILLMOOR DR to TIFFANY AVE | 325 | 18,500 | 2019 | 1,710 | 953 | D | 0.557 | 984 | D | 0.575 |
| LENNARD RD | TIFFANY AVE to WALTON RD | 323 | 5,765 | 2016 | 1,710 | 301 | C | 0.391 | 305 | C | 0.396 |
| LENNARD RD | WALTON RD to S OF SAVANNA CLUB BLVD | 679 | 4,455 | 2016 | 790 | 390 | C | 10 | 381 | C | 0.977 |
| LYNGATE DR | VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD | 306 | 9,400 | 2020 | 920 | 588 | C | 0.676 | 626 | C | 0.720 |
| LYNGATE DR | MORNINGSIDE BLVD to US 1 | 306 | 9,400 | 2020 | 920 | 588 | C | 0.676 | 626 | C | 0.720 |
| MARIPOSA AVE | LENNARD RD to HALLAHAN ST | 166 | 6,400 | 2019 | 880 | 485 | C | 0.584 | 686 | C | 0.827 |

B-2

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

# Traffic Counts and Level of Service Report
## Fall/Winter 2019/2020

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| OHIO AVE | SUNRISE BLVD to COLONIAL RD | 686 | 4,250 | 2017 | 540 | 252 | C | 0.933 | 246 | C | 0.911 |
| OHIO AVE | COLONIAL RD to US 1 | 686 | 4,250 | 2017 | 750 | 252 | C | 0.681 | 246 | C | 0.665 |
| OKEECHOBEE RD | OKEECHOBEE C.L. to BLUEFIELD RD | 687 | 10,500 | 2020 | 1,010 | 540 | B | 0.535 | 528 | B | 0.523 |
| OKEECHOBEE RD | BLUEFIELD RD to CARLTON RD | 687 | 10,500 | 2020 | 1,270 | 540 | B | 0.425 | 528 | B | 0.416 |
| OKEECHOBEE RD | CARLTON RD to SNEED RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | IDEAL HOLDING RD to HEADER CANAL RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | SNEED RD to IDEAL HOLDING RD | 940039 | 6,541 | 2017 | 1,340 | 348 | B | 0.260 | 340 | B | 0.254 |
| OKEECHOBEE RD | HEADER CANAL RD to MIDWAY RD | 940039 | 6,541 | 2017 | 1,740 | 348 | B | 0.200 | 340 | B | 0.195 |
| OKEECHOBEE RD | MIDWAY RD to SHINN RD | 940039 | 6,541 | 2017 | 1,740 | 348 | B | 0.200 | 340 | B | 0.195 |
| OKEECHOBEE RD | SHINN RD to MCCARTY RD | 940195 | 6,025 | 2017 | 1,810 | 327 | B | 0.181 | 327 | B | 0.181 |
| OKEECHOBEE RD | MCCARTY RD to FLORIDA'S TURNPIKE | 940025 | 7,551 | 2017 | 1,810 | 378 | B | 0.209 | 391 | B | 0.216 |
| OKEECHOBEE RD | FLORIDA'S TURNPIKE to KINGS HWY | 940025 | 7,551 | 2017 | 2,010 | 378 | C | 0.188 | 391 | C | 0.195 |
| OKEECHOBEE RD | KINGS HWY to CROSSROADS PKWY | 940748 | 21,250 | 2017 | 4,170 | 960 | C | 0.230 | 1,013 | C | 0.243 |
| OKEECHOBEE RD | CROSSROADS PKWY to I-95 | 940106 | 24,585 | 2017 | 4,170 | 1,063 | C | 0.255 | 1,086 | C | 0.260 |
| OKEECHOBEE RD | I-95 to JENKINS RD | 940029 | 30,244 | 2017 | 4,240 | 1,976 | C | 0.474 | 1,709 | C | 0.410 |
| OKEECHOBEE RD | JENKINS RD to MCNEIL RD | 940029 | 30,244 | 2017 | 4,040 | 1,976 | C | 0.498 | 1,709 | C | 0.430 |
| OKEECHOBEE RD | MCNEIL RD to VIRGINIA AVE | 940742 | 28,870 | 2017 | 3,170 | 1,580 | C | 0.511 | 1,649 | C | 0.534 |
| OKEECHOBEE RD | VIRGINIA AVE to HARTMAN RD | 688 | 12,500 | 2020 | 2,100 | 687 | C | 0.342 | 727 | C | 0.362 |
| OKEECHOBEE RD | HARTMAN RD to 35TH ST | 688 | 12,500 | 2020 | 1,630 | 687 | C | 0.941 | 727 | C | 0.996 |
| OKEECHOBEE RD | 35TH ST to 33RD ST | 689 | 17,000 | 2020 | 1,630 | 922 | D | 0.566 | 902 | D | 0.553 |
| OKEECHOBEE RD | 33RD ST to 25TH ST | 689 | 17,000 | 2020 | 1,630 | 922 | D | 0.566 | 902 | D | 0.553 |
| OKEECHOBEE RD | 25TH ST to GEORGIA AVE | 690 | 13,500 | 2020 | 1,630 | 777 | D | 0.477 | 738 | D | 0.453 |
| OKEECHOBEE RD | GEORGIA AVE to DELAWARE AVE | 690 | 13,500 | 2020 | 1,710 | 777 | D | 0.454 | 738 | C | 0.958 |
| OLD DIXIE HWY | US 1 to SR A1A NORTH | 691 | 5,150 | 2017 | 790 | 400 | D | 0.506 | 363 | C | 0.931 |
| OLD DIXIE HWY | SR A1A NORTH to ST LUCIE BLVD | 948521 | 1,383 | 2017 | 750 | 65 | C | 0.176 | 65 | C | 0.176 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

# Traffic Counts and Level of Service Report
## Fall 2014

| Roadway Name | Location | AADT | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| CAMEO BLVD | PORT ST LUICE BLVD to CALIFORNIA BLVD | 4,600 | 710 | 299 | C | 0.854 | 286 | C | 0.817 |
| CAMEO BLVD | CALIFORNIA BLVD to CROSSTOWN PKWY | 7,633 | 790 | 528 | D | 0.668 | 448 | D | 0.567 |
| CAMPBELL RD | PICOS RD to ORANGE AVE | 600 | 510 | 44 | C | 0.176 | 39 | C | 0.156 |
| CANE SLOUGH RD | US 1 to LENNARD RD | 9,178 | 1,710 | 510 | C | 0.662 | 528 | C | 0.686 |
| CITRUS AVE | 7TH ST to US 1 | 900 | 750 | 129 | C | 0.349 | 129 | C | 0.349 |
| CITRUS AVE | US 1 to 2ND ST | 4,020 | 790 | 239 | C | 0.613 | 244 | C | 0.626 |
| CITRUS AVE | 2ND ST to INDIAN RIVER DR | 3,050 | 510 | 166 | C | 0.664 | 172 | C | 0.688 |
| COMMUNITY BLVD | WESTCLIFFE LN to TRADITION PKWY | 3,300 | 1,470 | 233 | C | 0.353 | 209 | C | 0.317 |
| COMMERCE CENTER DR | CROSSTOWN PKWY to ST LUCIE WEST BLVD | 2,600 | 1,710 | 162 | C | 0.210 | 143 | C | 0.186 |
| COMMERCE CENTER DR | ST LUCIE WEST BLVD to GLADES CUT-OFF RD | 4,400 | 510 | 233 | C | 0.932 | 261 | D | 0.512 |
| CORTEZ BLVD | 35TH ST to 25TH ST | 4,300 | 710 | 0 | B | 0.000 | 0 | B | 0.000 |
| CORTEZ BLVD | 25TH ST to SUNRISE BLVD | 2,400 | 710 | 159 | C | 0.454 | 148 | C | 0.423 |
| COUNTRY CLUB DR | ST LUCIE WEST BLVD to CALIFORNIA BLVD | 6,000 | 1,710 | 336 | C | 0.436 | 318 | C | 0.413 |
| CROSSTOWN PKWY | COMMERCE CENTER DR to I-95 | 10,167 | 3,170 | 589 | C | 0.191 | 559 | C | 0.181 |
| CROSSTOWN PKWY | I-95 to CALIFORNIA BLVD | 14,333 | 3,170 | 899 | C | 0.291 | 868 | C | 0.281 |
| CROSSTOWN PKWY | CALIFORNIA BLVD to CASHMERE BLVD | 12,667 | 3,170 | 692 | C | 0.224 | 620 | C | 0.201 |
| CROSSTOWN PKWY | CASHMERE BLVD to CAMEO BLVD | 14,500 | 3,170 | 743 | C | 0.240 | 677 | C | 0.219 |
| CROSSTOWN PKWY | CAMEO BLVD to BAYSHORE BLVD | 16,667 | 3,170 | 779 | C | 0.252 | 792 | C | 0.256 |
| CROSSTOWN PKWY | BAYSHORE BLVD to AIROSO BLVD | 10,500 | 3,170 | 550 | C | 0.178 | 533 | C | 0.172 |
| CROSSTOWN PKWY | AIROSO BLVD to SANDIA DR | 7,233 | 3,170 | 410 | C | 0.133 | 406 | C | 0.131 |
| CROSSTOWN PKWY | SANDIA DR to MANTH LN | 5,333 | 920 | 269 | C | 0.309 | 292 | C | 0.336 |
| CROSSTOWN PKWY | MANTH LN to FLORESTA DR | 4,567 | 510 | 259 | D | 0.508 | 242 | C | 0.968 |
| CROSSROADS PKWY | OKEECHOBEE RD to KINGS HWY | 1,300 | 790 | 81 | C | 0.208 | 74 | C | 0.190 |
| DARWIN BLVD | BECKER RD to PAAR DR | 5,080 | 590 | 462 | C | 0.825 | 407 | C | 0.727 |
| DARWIN BLVD | PAAR DR to TULIP BLVD | 5,080 | 920 | 462 | C | 0.531 | 407 | C | 0.468 |
| DARWIN BLVD | TULIP BLVD to PORT ST LUCIE BLVD | 13,000 | 920 | 653 | C | 0.751 | 667 | C | 0.767 |
| DEL RIO BLVD | PORT ST LUCIE BLVD to CALIFORNIA BLVD | 10,000 | 920 | 605 | C | 0.695 | 544 | C | 0.625 |
| DEL RIO BLVD | CALIFORNIA BLVD to CASHMERE BLVD | 3,567 | 840 | 202 | C | 0.256 | 218 | C | 0.276 |
| DEL RIO BLVD | CASHMERE BLVD to CALIFORNIA BLVD | 4,300 | 840 | 237 | C | 0.300 | 277 | C | 0.351 |

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

# APPENDIX C

# GROWTH RATE

Historical Growth Rate Calculation

| Segment | From | To | 2014 AADT | 2017 AADT | 3 Year Historical Growth Rate |
|---|---|---|---|---|---|
| Crossroads Pkwy | Kings Hwy | Okeechobee Rd | 1,800 | 2,142 | 5.97% |
| | | Total | 1,800 | 2,142 | 5.97% |

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

St. Lucie Transportation Planning Organization

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

# Traffic Counts and Level of Service Report
## Fall 2016

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| CROSSTOWN PKWY | I-95 to CALIFORNIA BLVD | 651 | 20,500 | 2016 | 3,170 | 1,257 | C | 0.407 | 1,379 | C | 0.446 |
| CROSSTOWN PKWY | CALIFORNIA BLVD to CASHMERE BLVD | 652 | 19,500 | 2016 | 3,170 | 1,184 | C | 0.383 | 1,224 | C | 0.396 |
| CROSSTOWN PKWY | CASHMERE BLVD to CAMEO BLVD | 653 | 20,500 | 2016 | 3,170 | 1,036 | C | 0.335 | 991 | C | 0.321 |
| CROSSTOWN PKWY | CAMEO BLVD to BAYSHORE BLVD | 654 | 20,000 | 2016 | 3,170 | 971 | C | 0.314 | 954 | C | 0.309 |
| CROSSTOWN PKWY | BAYSHORE BLVD to AIROSO BLVD | 655 | 16,000 | 2016 | 3,170 | 840 | C | 0.272 | 854 | C | 0.276 |
| CROSSTOWN PKWY | AIROSO BLVD to SANDIA DR | 656 | 5,800 | 2016 | 3,170 | 374 | C | 0.121 | 319 | C | 0.103 |
| CROSSTOWN PKWY | SANDIA DR to MANTH LN | 657 | 5,900 | 2016 | 920 | 318 | C | 0.366 | 331 | C | 0.380 |
| CROSSTOWN PKWY | MANTH LN to FLORESTA DR | 658 | 4,700 | 2016 | 540 | 264 | C | 0.978 | 247 | C | 0.915 |
| CROSSROADS PKWY | OKEECHOBEE RD to KINGS HWY | 649 | 1,800 | 2014 | 790 | 113 | C | 0.290 | 103 | C | 0.264 |
| DARWIN BLVD | BECKER RD to PAAR DR | 235 | 6,160 | 2015 | 630 | 576 | C | 0.960 | 522 | C | 0.870 |
| DARWIN BLVD | PAAR DR to TULIP BLVD | 235 | 6,160 | 2015 | 920 | 576 | C | 0.662 | 522 | C | 0.600 |
| DARWIN BLVD | TULIP BLVD to PORT ST LUCIE BLVD | 659 | 12,000 | 2016 | 920 | 646 | C | 0.743 | 620 | C | 0.713 |
| DEL RIO BLVD | PORT ST LUCIE BLVD to CALIFORNIA BLVD | 311 | 11,103 | 2015 | 920 | 592 | C | 0.680 | 612 | C | 0.703 |
| DEL RIO BLVD | CALIFORNIA BLVD to CASHMERE BLVD | 660 | 8,700 | 2016 | 880 | 524 | C | 0.631 | 453 | C | 0.546 |
| DEL RIO BLVD | CASHMERE BLVD to CALIFORNIA BLVD | 661 | 4,500 | 2014 | 880 | 248 | C | 0.299 | 290 | C | 0.349 |
| DELAWARE AVE | HARTMAN RD to 33RD ST | 662 | 2,000 | 2016 | 600 | 311 | D | 0.518 | 250 | C | 0.833 |
| DELAWARE AVE | 33RD ST to 25TH ST | 500 | 3,472 | 2014 | 1,710 | 256 | C | 0.332 | 260 | C | 0.338 |
| DELAWARE AVE | 25TH ST to OKEECHOBEE RD | 948526 | 4,800 | 2015 | 1,220 | - | - | - | - | - | - |
| DELAWARE AVE | OKEECHOBEE RD to 13TH ST | 663 | 10,500 | 2016 | 790 | 564 | D | 0.714 | 579 | D | 0.733 |
| DELAWARE AVE | 13TH ST to 10TH ST | 664 | 7,100 | 2014 | 750 | 396 | D | 0.528 | 377 | D | 0.503 |
| DELAWARE AVE | 10TH ST to 7TH ST | 664 | 7,100 | 2014 | 600 | 396 | D | 0.660 | 377 | D | 0.628 |
| DELAWARE AVE | 7TH ST to US 1 | 665 | 6,900 | 2016 | 750 | 443 | D | 0.591 | 413 | D | 0.551 |
| EAST TORINO PKWY | CASHMERE BLVD to TORINO PKWY | 710 | 6,086 | 2014 | 830 | 419 | C | 0.537 | 350 | C | 0.449 |
| EAST TORINO PKWY | TORINO PKWY to MIDWAY RD | 237 | 11,500 | 2016 | 880 | 797 | C | 0.960 | 742 | C | 0.894 |
| EASY ST | US 1 to BUCHANAN DR | 106 | 5,900 | 2016 | 750 | 530 | D | 0.707 | 409 | D | 0.545 |

C-2

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

St. Lucie Transportation Planning Organization

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

# Traffic Counts and Level of Service Report
## Fall/Winter 2019/2020

| Roadway Name | Location | STATION ID | AADT | Last Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| COUNTRY CLUB DR | ST LUCIE WEST BLVD to CALIFORNIA BLVD | 725 | 8,300 | 2019 | 1,710 | 535 | C | 0.695 | 489 | C | 0.635 |
| CROSSTOWN PKWY | COMMERCE CENTER DR to I-95 | 650 | 16,233 | 2016 | 3,170 | 1,008 | C | 0.326 | 865 | C | 0.280 |
| CROSSTOWN PKWY | I-95 to CALIFORNIA BLVD | 651 | 24,500 | 2020 | 3,170 | 1,290 | C | 0.417 | 1,244 | C | 0.403 |
| CROSSTOWN PKWY | CALIFORNIA BLVD to CASHMERE BLVD | 652 | 25,000 | 2020 | 3,170 | 1,299 | C | 0.420 | 1,395 | C | 0.451 |
| CROSSTOWN PKWY | CASHMERE BLVD to CAMEO BLVD | 653 | 26,500 | 2019 | 3,170 | 1,256 | C | 0.406 | 1,307 | C | 0.423 |
| CROSSTOWN PKWY | CAMEO BLVD to BAYSHORE BLVD | 654 | 30,500 | 2019 | 3,170 | 1,502 | C | 0.486 | 1,556 | C | 0.504 |
| CROSSTOWN PKWY | BAYSHORE BLVD to AIROSO BLVD | 655 | 25,000 | 2020 | 3,170 | 1,320 | C | 0.427 | 1,384 | C | 0.448 |
| CROSSTOWN PKWY | AIROSO BLVD to SANDIA DR | 656 | 5,400 | 2016 | 3,170 | 348 | C | 0.113 | 297 | C | 0.096 |
| CROSSTOWN PKWY | SANDIA DR to MANTH LN | 657 | 6,400 | 2016 | 3,170 | 344 | C | 0.111 | 360 | C | 0.117 |
| CROSSTOWN PKWY | FLORESTA DR to US 1 | 66 | 25,500 | 2019 | 3,170 | 1,967 | C | 0.637 | 1,723 | C | 0.558 |
| CROSSROADS PKWY | OKEECHOBEE RD to KINGS HWY | 649 | 2,142 | 2017 | 790 | 108 | C | 0.277 | 107 | C | 0.274 |
| DARWIN BLVD | BECKER RD to PAAR DR | 235 | 7,298 | 2018 | 630 | 728 | F | 1.156 | 642 | F | 1.019 |
| DARWIN BLVD | PAAR DR to TULIP BLVD | 235 | 7,298 | 2018 | 920 | 728 | C | 0.837 | 642 | C | 0.738 |
| DARWIN BLVD | TULIP BLVD to PORT ST LUCIE BLVD | 659 | 13,500 | 2019 | 920 | 673 | C | 0.774 | 708 | C | 0.814 |
| DEL RIO BLVD | PORT ST LUCIE BLVD to CALIFORNIA BLVD | 311 | 8,100 | 2019 | 920 | 633 | C | 0.728 | 570 | C | 0.655 |
| DEL RIO BLVD | CALIFORNIA BLVD to CASHMERE BLVD | 660 | 8,400 | 2019 | 880 | 512 | C | 0.617 | 508 | C | 0.612 |
| DEL RIO BLVD | CASHMERE BLVD to CALIFORNIA BLVD | 661 | 4,800 | 2017 | 880 | 281 | C | 0.339 | 294 | C | 0.354 |
| DELAWARE AVE | HARTMAN RD to 33RD ST | 662 | 1,667 | 2016 | 600 | 259 | C | 0.863 | 208 | C | 0.693 |
| DELAWARE AVE | 33RD ST to 25TH ST | 500 | 3,118 | 2017 | 1,710 | 207 | C | 0.269 | 237 | C | 0.308 |
| DELAWARE AVE | 25TH ST to OKEECHOBEE RD | 948526 | 2,700 | 2019 | 1,220 | 124 | C | 0.17 | 124 | C | 0.17 |
| DELAWARE AVE | OKEECHOBEE RD to 13TH ST | 663 | 12,000 | 2020 | 790 | 657 | D | 0.832 | 611 | D | 0.773 |
| DELAWARE AVE | 13TH ST to 10TH ST | 664 | 7,402 | 2017 | 750 | 497 | D | 0.663 | 411 | D | 0.548 |
| DELAWARE AVE | 10TH ST to 7TH ST | 664 | 7,402 | 2017 | 600 | 497 | D | 0.828 | 411 | D | 0.685 |
| DELAWARE AVE | 7TH ST to US 1 | 665 | 7,200 | 2020 | 750 | 390 | D | 0.520 | 402 | D | 0.536 |
| EAST TORINO PKWY | CASHMERE BLVD to TORINO PKWY | 710 | 11,500 | 2020 | 830 | 716 | C | 0.918 | 653 | C | 0.837 |

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

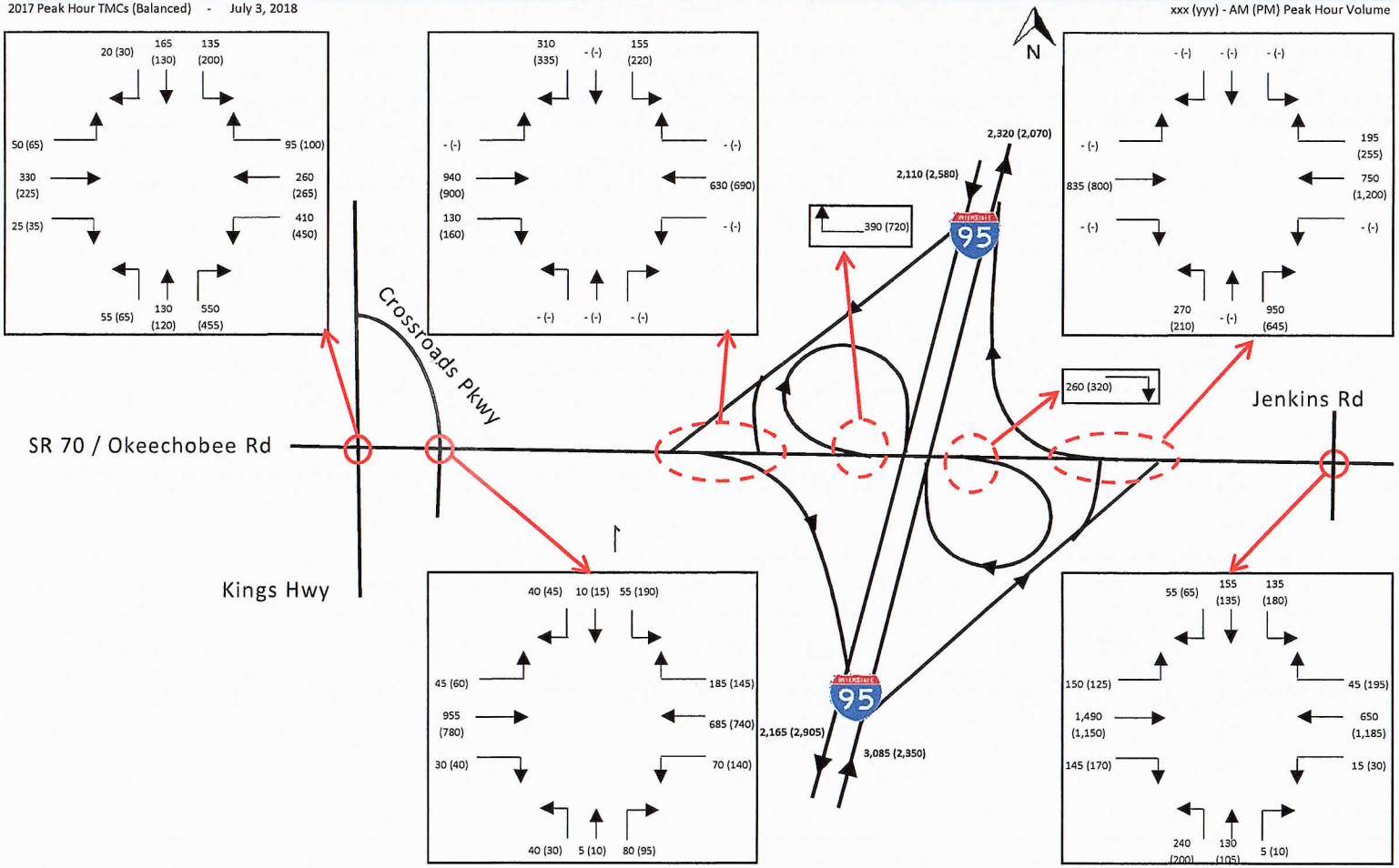
# APPENDIX D

# INTERSECTION DATA AND ANALYSIS

# SR 70/Okeechobee Road Interchange

2017 Peak Hour TMCs (Balanced) - July 3, 2018

xxx (yyy) - AM (PM) Peak Hour Volume

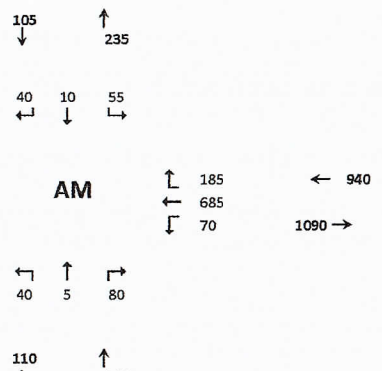



Estimated 2017 Turning Movement Volumes based on data collected for the Master Plan study in Oct. and Nov. 2017.

# TURNING MOVEMENT VOLUME COUNTS

**N/S STREET:** Crossroads Parkway **E/W STREET:** Okeechobee Rd **CONTROL:**
**FILENAME:**
**COUNT DATE:** 2017 **DAY:** **CITY:** Fort Pierce **INTERSECTION:**
**REPORT DATE:** **ANALYSIS YEAR** 2017

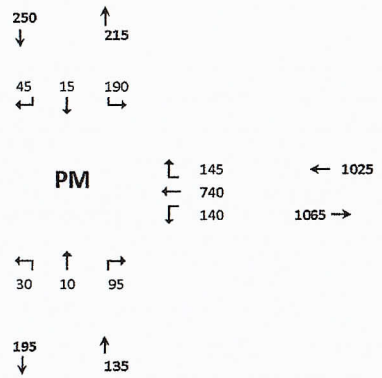
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 Min Period | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
| 7:00-7:15 | | | | | | | | | | | | | 0 | 0 |
| 7:15-7:30 | | | | | | | | | | | | | 0 | 0 |
| 7:30-7:45 | | | | | | | | | | | | | 0 | 0 |
| 7:45-8:00 | | | | | | | | | | | | | 0 | 0 |
| 8:00-8:15 | | | | | | | | | | | | | 0 | 0 |
| 8:15-8:30 | | | | | | | | | | | | | 0 | |
| 8:30-8:45 | | | | | | | | | | | | | 0 | |
| 8:45-9:00 | | | | | | | | | | | | | 0 | |
| AM PEAK HOUR IS FROM: | 7:00AM TO 8:00AM | | | | | | | | | | | | | |
| Volumes | 40 | 5 | 80 | 55 | 10 | 45 | 45 | 955 | 30 | 185 | 685 | 70 | 0 | |
| Season Factor | 40 | 5 | 80 | 55 | 10 | 45 | 45 | 955 | 30 | 185 | 685 | 70 | 2205 | |
| Growth | 40 | 5 | 80 | 55 | 10 | 45 | 45 | 955 | 30 | 185 | 685 | 70 | 2205 | |
| In/Out | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Percentage | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| **PROJECT** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | |
| Total | 40 | 5 | 80 | 55 | 10 | 45 | 45 | 955 | 30 | 185 | 685 | 70 | 2205 | |




Seasonal Factor 1
Trips In
Trips Out
Growth Rate
Years Grown

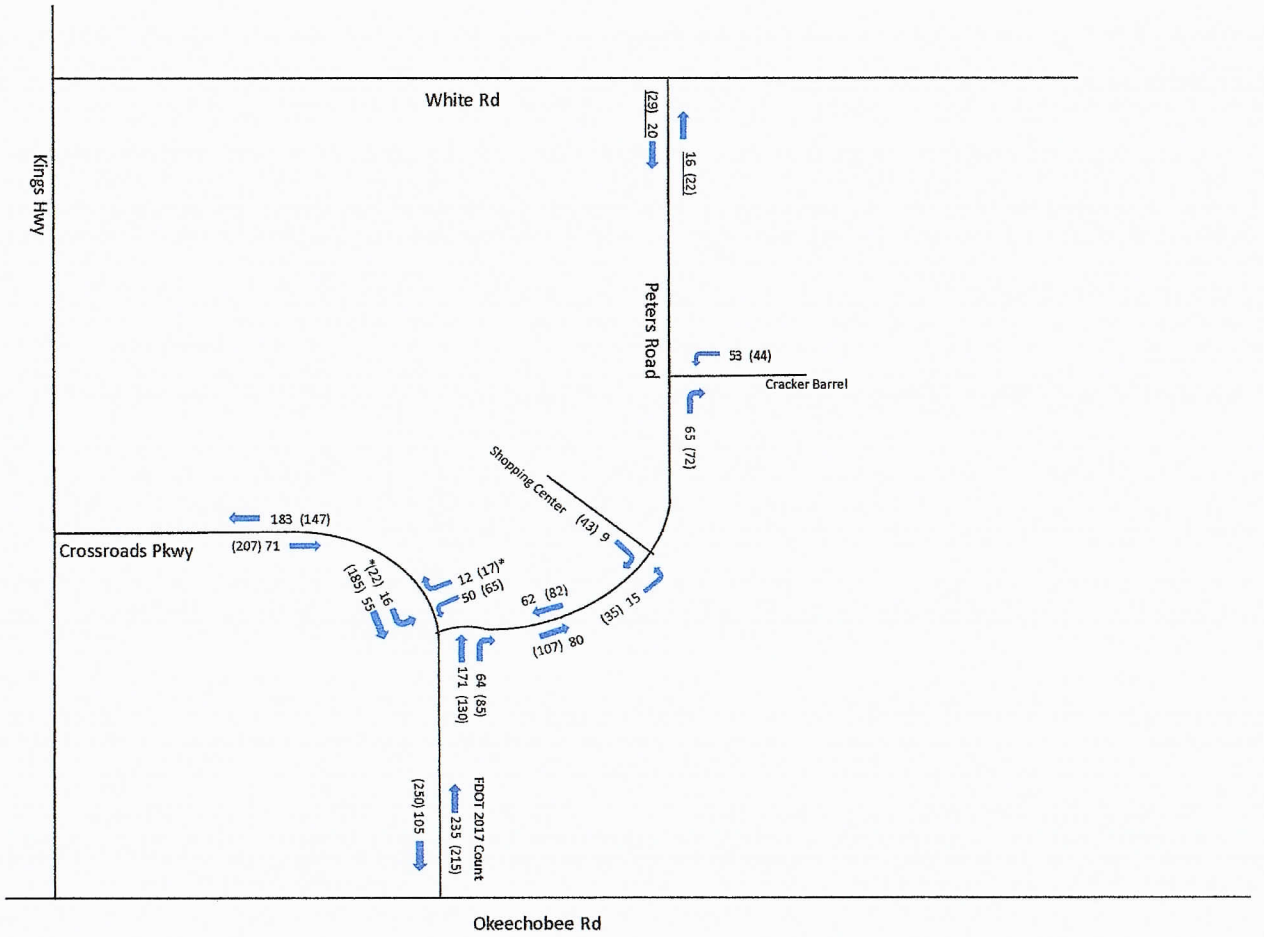
---

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 Min Period lanes | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
| 4:00-4:15 | | | | | | | | | | | | | 0 | 0 |
| 4:15-4:30 | | | | | | | | | | | | | 0 | 0 |
| 4:30-4:45 | | | | | | | | | | | | | 0 | 0 |
| 4:45-5:00 | | | | | | | | | | | | | 0 | 0 |
| 5:00-5:15 | | | | | | | | | | | | | 0 | 0 |
| 5:15-5:30 | | | | | | | | | | | | | 0 | |
| 5:30-5:45 | | | | | | | | | | | | | 0 | |
| 5:45-6:00 | | | | | | | | | | | | | 0 | |
| PM PEAK HOUR IS FROM: | 4:00PM TO 5:00PM | | | | | | | | | | | | | |
| Volumes | 30 | 10 | 95 | 190 | 15 | 45 | 60 | 780 | 40 | 140 | 740 | 145 | 0 | |
| Season Factor | 30 | 10 | 95 | 190 | 15 | 45 | 60 | 780 | 40 | 140 | 740 | 145 | 2290 | |
| Growth | 30 | 10 | 95 | 190 | 15 | 45 | 60 | 780 | 40 | 140 | 740 | 145 | 2290 | |
| In/Out | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Percentage | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | |
| **Project** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | |
| Total | 30 | 10 | 95 | 190 | 15 | 45 | 60 | 780 | 40 | 140 | 740 | 145 | 2290 | |




Seasonal Factor: 1
Growth Rate:
Trips In:
Trips Out:
Years Grown 0

D-2




| | | |
|---|---|---|
| NTS<br>22 SE Seminole Street<br>Stuart, Fl, 34994<br>Job Number: SR20122.0 Date: 7/16/2021 | Legend<br>* Assumes 20% of traffic Enters from Kings<br>XX (XX) = AM (PM) Traffic Volumes<br>For Future conditions, diverted existing to Peters | Figure 4<br>Intersection Volumes - Existing 2017<br>Project Walsh |

# TURNING MOVEMENT VOLUME COUNTS

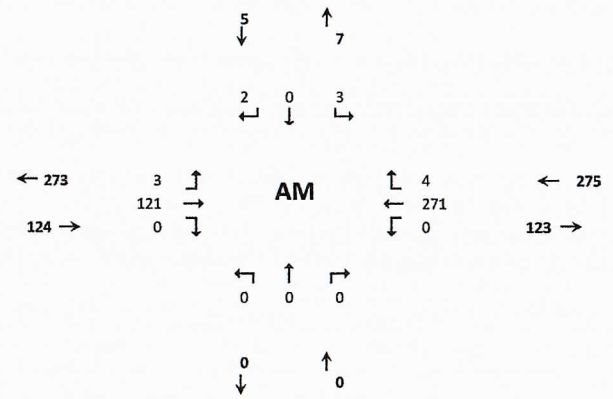
**N/S STREET:** Project Driveway **E/W STREET:** Crossroads Parkway **CONTROL:** TWSC

**FILENAME:**

**COUNT DATE:** **DAY:** **CITY:** Fort Pierce

**REPORT DATE:** 6/18/2021 **ANALYSIS YEAR:** 2023

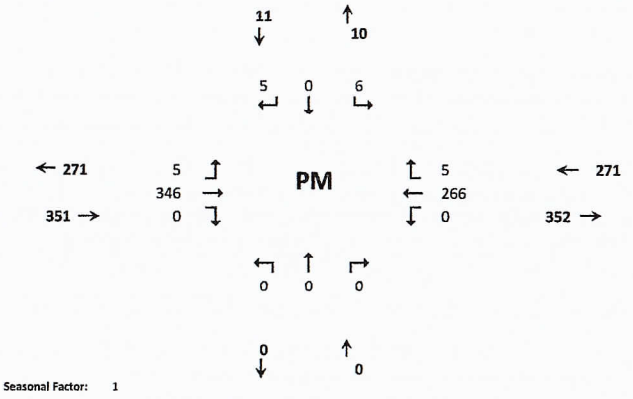
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 Min Period | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
| 7:00-7:15 | | | | | | | | | | | | | 0 | 0 |
| 7:15-7:30 | | | | | | | | | | | | | 0 | 0 |
| 7:30-7:45 | | | | | | | | | | | | | 0 | 0 |
| 7:45-8:00 | | | | | | | | | | | | | 0 | 0 |
| 8:00-8:15 | | | | | | | | | | | | | 0 | 0 |
| 8:15-8:30 | | | | | | | | | | | | | 0 | |
| 8:30-8:45 | | | | | | | | | | | | | 0 | |
| 8:45-9:00 | | | | | | | | | | | | | 0 | |
| AM PEAK HOUR IS FROM: | 7:00AM TO 8:00AM | | | | | | | | | | | | | |
| Volumes (1) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71 | 0 | 0 | 183 | 0 | 0 | |
| Season Factor | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71 | 0 | 0 | 183 | 0 | 254 | |
| Growth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 101 | 0 | 0 | 259 | 0 | 360 | |
| In/Out | - | - | - | OUT | - | OUT | IN | - | - | - | - | IN | - | |
| Percentage | 0% | 0% | 0% | 50% | 0% | 50% | 50% | 0% | 0% | 0% | 0% | 50% | 0% | |
| **PROJECT** | 0 | 0 | 0 | 3 | 0 | 2 | 3 | 0 | 0 | 0 | 0 | 4 | **0** | |
| Shopping Center | | | | | | | | 20 | | | 12 | | | |
| Total | 0 | 0 | 0 | 3 | 0 | 2 | 3 | 121 | 0 | 0 | 271 | 4 | 403 | |




**Seasonal Factor:** 1
**Trips In** 7
**Trips Out** 5
**Growth Rate:** 1.0597
**Years Grown:** 6

(1) From Figure 4: Intersection Volumes

| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15 Min Period lanes | NBL | NBT | NBR | SBL | SBT | SBR | EBL | EBT | EBR | WBL | WBT | WBR | TOTAL | ONE HOUR SUM |
| 4:00-4:15 | | | | | | | | | | | | | 0 | 0 |
| 4:15-4:30 | | | | | | | | | | | | | 0 | 0 |
| 4:30-4:45 | | | | | | | | | | | | | 0 | 0 |
| 4:45-5:00 | | | | | | | | | | | | | 0 | 0 |
| 5:00-5:15 | | | | | | | | | | | | | 0 | 0 |
| 5:15-5:30 | | | | | | | | | | | | | 0 | |
| 5:30-5:45 | | | | | | | | | | | | | 0 | |
| 5:45-6:00 | | | | | | | | | | | | | 0 | |
| PM PEAK HOUR IS FROM: | 4:00PM TO 5:00PM | | | | | | | | | | | | | |
| Volumes (1) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 207 | 0 | 0 | 147 | 0 | 0 | |
| Season Factor | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 207 | 0 | 0 | 147 | 0 | 354 | |
| Growth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 293 | 0 | 0 | 208 | 0 | 501 | |
| In/Out | - | - | - | OUT | - | OUT | IN | - | - | - | - | IN | - | |
| Percentage | 0% | 0% | 0% | 50% | 0% | 50% | 50% | 0% | 0% | 0% | 0% | 50% | 0% | |
| **Project** | 0 | 0 | 0 | 6 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | 5 | **0** | |
| Shopping Center | | | | | | | | 53 | | | 58 | | | |
| Total | 0 | 0 | 0 | 6 | 0 | 5 | 5 | 346 | 0 | 0 | 266 | 5 | 633 | |




**Seasonal Factor:** 1
**Growth Rate:** 1.0597
**Trips In:** 10
**Trips Out:** 11
**Years Grown:** 6

(1) From Figure 4: Intersection Volumes

# HCS7 Two-Way Stop-Control Report

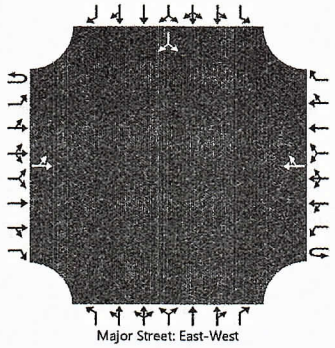
## General Information

| | |
|---|---|
| Analyst | Jean Garcon |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 7/14/2021 |
| Analysis Year | 2023 |
| Time Analyzed | AM Peak Hour |
| Intersection Orientation | East-West |
| Project Description | Walsh Crossroads |

## Site Information

| | |
|---|---|
| Intersection | Crossroads & Driveway |
| Jurisdiction | Fort Pierce |
| East/West Street | Crossroads Parkway |
| North/South Street | Project Driveway |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 0 | 0 | | 0 | 1 | 0 |
| Configuration | | LT | | | | | | TR | | | | | | | LR | |
| Volume (veh/h) | | 3 | 121 | | | | 271 | 4 | | | | | | 3 | | 2 |
| Percent Heavy Vehicles (%) | | 15 | | | | | | | | | | | | 15 | | 15 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | 0 | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | | | 7.1 | | 6.2 |
| Critical Headway (sec) | | 4.25 | | | | | | | | | | | | 6.55 | | 6.35 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.34 | | | | | | | | | | | | 3.64 | | 3.44 |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 3 | | | | | | | | | | | | | 5 | |
| Capacity, c (veh/h) | | 1192 | | | | | | | | | | | | | 608 | |
| v/c Ratio | | 0.00 | | | | | | | | | | | | | 0.01 | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.0 | | | | | | | | | | | | | 0.0 | |
| Control Delay (s/veh) | | 8.0 | | | | | | | | | | | | | 11.0 | |
| Level of Service (LOS) | | A | | | | | | | | | | | | | B | |
| Approach Delay (s/veh) | 0.2 | | | | | | | | | | | | 11.0 | | | |
| Approach LOS | | | | | | | | | | | | | B | | | |

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# HCS7 Two-Way Stop-Control Report

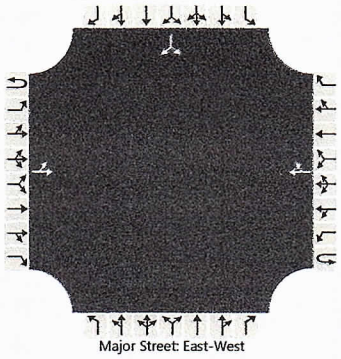
## General Information

| | |
|---|---|
| Analyst | Jean Garcon |
| Agency/Co. | O'Rourke Engineering |
| Date Performed | 7/14/2021 |
| Analysis Year | 2023 |
| Time Analyzed | PM Peak Hour |
| Intersection Orientation | East-West |
| Project Description | Walsh |

## Site Information

| | |
|---|---|
| Intersection | Crossroads & Driveway |
| Jurisdiction | Fort Pierce |
| East/West Street | Crossroads Parkway |
| North/South Street | Project Driveway |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 0 | 0 | | 0 | 1 | 0 |
| Configuration | | LT | | | | | | TR | | | | | | | LR | |
| Volume (veh/h) | | 5 | 346 | | | | 266 | 5 | | | | | | 6 | | 5 |
| Percent Heavy Vehicles (%) | | 15 | | | | | | | | | | | | 15 | | 15 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | 0 | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | | | 7.1 | | 6.2 |
| Critical Headway (sec) | | 4.25 | | | | | | | | | | | | 6.55 | | 6.35 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.34 | | | | | | | | | | | | 3.64 | | 3.44 |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 5 | | | | | | | | | | | | | 12 | |
| Capacity, c (veh/h) | | 1196 | | | | | | | | | | | | | 497 | |
| v/c Ratio | | 0.00 | | | | | | | | | | | | | 0.02 | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.0 | | | | | | | | | | | | | 0.1 | |
| Control Delay (s/veh) | | 8.0 | | | | | | | | | | | | | 12.4 | |
| Level of Service (LOS) | | A | | | | | | | | | | | | | B | |
| Approach Delay (s/veh) | 0.2 | | | | | | | | | | | | 12.4 | | | |
| Approach LOS | | | | | | | | | | | | | B | | | |

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## When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- *Context classifications C2T, C4, C5, or C6*

## When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

*Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]*

| Roadway Posted Speed Limit | Number of Right Turns Per Hour |
|---|---|
| **45 mph or less** | 80 – 125[1] |
| **Over 45 mph** | 35 – 55[2] |
| *Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.* | |
| *Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.* | |
| *[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).* | |
| *[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).* | |

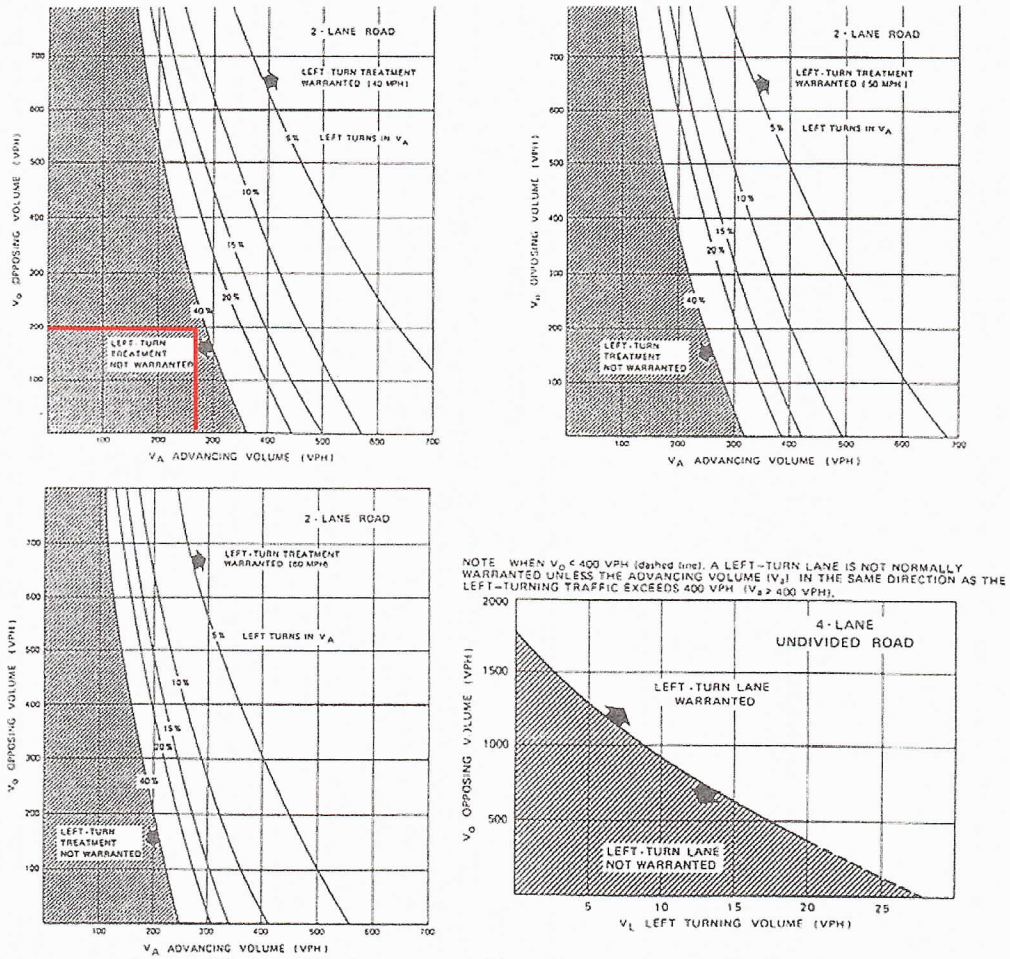
*Source: NCHRP Report 420 (Impacts of Access Management Techniques)*

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.




Source: Neuman, T., *Intersection Channelization Design Guide, NCHRP Report 279*. Copyright, National Academy of Sciences, Washington, D.C., 1985.

**Figure 3. *NCHRP Report 279* (*10*) left-turn lane guidelines, 1985.**

*NCHRP Report 279* also provides guidance for reconstruction/rehabilitation. The report states:

> Addition of left-turn lanes at existing intersections should be considered if safety or capacity problems occur, or if land-use changes are expected to produce significant shifts in local traffic patterns (such as increases in left-turn demand). Left-turn lanes can often be added within existing street widths by removing parking, narrowing of lanes or a combination of the two.

The traffic volume guidelines described for new intersections are also appropriate for evaluating the need for left-turn lanes at existing intersections. In terms of safety, the following guidelines are suggested:

- Left-turn lanes should be considered at intersection approaches that experience a significant number of left-turn-involved (rear-end, left-turn angle, or same direction sideswipe) accidents. A total of four or more such accidents in 12 months, or six or more in 24 months, is considered appropriate.



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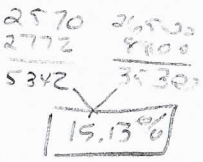
FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

| SITE | SITE TYPE | DESCRIPTION | DIRECTION 1 | | DIRECTION 2 | | AADT TWO-WAY | | "K" FCTR | "D" FCTR | "T" FCTR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 0086 | | MCCARTY RD- SOUTH OFTWIN CREEKS DR | N | 200E | S | 150E | 350 | F | 9.5 | 54.3F | 12.2P |
| 0088 | | C-24 CANAL RD, 0.87 MI N OF GLADES CUT OFF RD | N | 200E | S | 250E | 450 | S | 9.5 | 54.3F | 23.3F |
| 0089 | | MCNEIL RD- NORTH OFGARNER ST | N | 1800E | S | 1800E | 3600 | S | 9.0 | 51.3F | 31.5F |
| 0090 | | KIRBY LOOP RD- EAST OFROGERS RD | E | 2100E | W | 2100E | 4200 | S | 9.0 | 51.3F | 31.5F |
| 0106 | | SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB | E | 13500 | W | 13000 | 26500 | C | 9.0 | 54.3F | 9.7A |
| 0107 | | SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107) | N | 13000E | S | 11000E | 24000 | F | 9.0 | 52.6F | 6.2P |
| 0114 | | SR A1A / N - E END OF ICWW BR,ST LUCIE CO | E | 3900 | W | 3900 | 7800 | C | 9.0 | 52.6F | 7.0A |
| 0115 | | SR A1A/S - E END OF S BRIDGE | E | 7600 | W | 7400 | 15000 | C | 9.0 | 52.6F | 11.6A |
| 0116 | | SR A1A/S - S OF BLUE HERON BLVD,FT PIERCE (COUNT | N | 1800E | S | 1700E | 3500 | F | 9.0 | 52.6F | 9.4P |
| 0118 | | SR 5/US 1 - S OF SR 68/ORANGE AVE | N | 15000 | S | 15000 | 30000 | C | 9.0 | 52.6F | 5.6A |
| 0123 | | SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY | N | 14500E | S | 14500E | 29000 | F | 9.0 | 52.6F | 6.5P |
| 0128 | | SR 614/INDRIO RD-W OF SR 9/I-95 | E | 400 | W | 450 | 850 | C | 9.5 | 54.3F | 57.8A |
| 0144 | T | CR 68/ORANGE AVE .4 MI E OF JCT CR 609,ST LUCIE | E | 1342 | W | 1358 | 2700 | C | 9.5 | 55.6A | 23.3A |
| 0155 | | SR 68 / ORANGE AVE - W OF 7 ST (COUNTY 155) | E | 4300E | W | 4900E | 9200 | F | 9.0 | 51.3F | 7.8P |
| 0160 | | SR 707 / CITRUS AVE - E OF SR 5 | E | 2500 | W | 2700 | 5200 | C | 9.0 | 52.6F | 3.1A |
| 0168 | | CR 605/OLEANDER AVE - N OF CR 712/MIDWAY RD (COU | N | 3600E | S | 3600E | 7200 | F | 9.0 | 51.3F | 31.5F |




SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

| SITE | SITE TYPE | DESCRIPTION | DIRECTION 1 | | DIRECTION 2 | | AADT TWO-WAY | "K" FCTR | "D" FCTR | "T" FCTR |
|---|---|---|---|---|---|---|---|---|---|---|
| 0195 | T | SR 70 ,1.18 MI E OF CR 609-A, ST LUCIE CO | E | 2800 | W | 2784 | 5584 C | 9.5 | 54.1A | 19.0A |
| 0199 | | CR 607-A/ANGLE RD. - N.W. OF SR 68/ORANGE AVE (C | N | 4300E | S | 4300E | 8600 R | 9.0 | 51.3F | 31.5F |
| 0260 | T | SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE C | N | 30266 | S | 30120 | 60386 C | 9.0 | 52.3A | 16.5A |
| 0264 | | SR 5/US 1 - N OF PRIMA VISTA BLVD (COUNTY 0264) | N | 20500 | S | 19000 | 39500 C | 9.0 | 52.6F | 6.9A |
| 0265 | | SR 5/US 1 - S OF PRIMA VISTA BLVD IN PORT ST LUC | N | 26500E | S | 25000E | 51500 F | 9.0 | 52.6F | 5.3P |
| 0266 | | SR 5/US 1 - S OF EASY ST (COUNTY 266) | N | 17000E | S | 17000E | 34000 F | 9.0 | 52.6F | 5.5P |
| 0269 | | SR 713 / KINGS HWY - SW OF SR 5/US 1 (COUNTY 269 | N | 5300 | S | 5900 | 11200 C | 9.0 | 51.3F | 6.2A |
| 0270 | | SR 608/ST LUCIE BLVD - W OF SR 5 (COUNTY 270) | E | 2700 | W | 2400 | 5100 C | 9.0 | 51.3F | 12.3A |
| 0273 | | CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (C | N | 4400E | S | 4400E | 8800 F | 9.0 | 51.3F | 31.5F |
| 0274 | | CR 611-B/JENKINS RD. - S. OF SR 68/ORANGE AVE | N | 2900E | S | 2800E | 5700 F | 9.0 | 51.3F | 31.5F |
| 0279 | | CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD. | N | 1800 | S | 1600 | 3400 C | 9.0 | 51.3F | 31.5A |
| 0281 | | SR 614 / INDRIO RD - W OF SR 713/KINGS HWY (COUN | E | 4400 | W | 4200 | 8600 C | 9.0 | 51.3F | 11.3A |
| 0703 | | SR A1A/N - S OF REGAL RD (COUNTY 703) | N | 2300E | S | 3100E | 5400 F | 9.0 | 52.6F | 4.4P |
| 0705 | | SR A1A/N - N OF N BRIDGE CAUSWAY (COUNTY 705) | N | 2900E | S | 3100E | 6000 F | 9.0 | 52.6F | 15.7P |
| 0709 | | SR A1A / N - E OF SR 5/US 1 (COUNTY 709) | E | 5000E | W | 5400E | 10400 F | 9.0 | 52.6F | 16.0P |
| 0711 | | SR A1A/S - E OF SR 5/US 1 (COUNTY 711) | E | 5900E | W | 5800E | 11700 F | 9.0 | 52.6F | 9.0P |

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
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ENGINEERS & SURVEYORS
ENVIRONMENTAL

April 27, 2021 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2564 S. Kings Highway – Development & Design Review**
**TRC Response to Comments**
**TRC Project # 20-07000002**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on March 18, 2021 for a project known as Walsh Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

## Planning Department

1. The property is in the final stages have having the Future Land Use changed to General Commercial (GC) and the zoning changed to General Commercial (C-3).

***RESPONSE: Acknowledged.***

2. The narrative that was provided with the Design Review package conflicts with the project descriptions that are found in the project narrative that was provided with the Development Review package and the project descriptions on the applications. The Design Review project narrative explains that the project will provide RV storage space and flex space like offices. The applications and the narrative that are part of the Development Review say the project will consist of an RV storage building and an unspecified storage building. Office space is allowed in the C-3 zoning district, but staff is asking that the narratives and applications remain consistent with what is being requested. Review and revised the applications and project narrative to ensure that the project is being described accurately within all submitted material.

***RESPONSE: Please find the attached revised application material and the revised narrative which are now consistent with the design review narrative.***

3. In regard to the Design Review staff is requesting revisions to the elevations. As this building is being constructed along a major corridor it is expected that the design of the building is above and beyond what would typically be found on non-major corridors.
   - This would include an alternate roof system that departs from the flat roof

type that is currently depicted for the building. Examples of what staff would like to see can include but are not limited to a mansard or gable roof or roofing system that incorporate barrel tiles.

- Some sort of Stonework should be added to the outside building design to further enhance the look of the building. Larger windows are suggested.
- Up-lighting should be incorporated to the outside of the building to enhance the building in the evening hours.
- Provide a materials board.

***RESPONSE: This project is located along an industrial corridor and has a side elevation fronting on Kings Highway and is located away from true commercial general uses. The architectural style of the property is consistent with the newer flex-space uses being constructed in the Treasure Coast. The architectural style in addition to the proposed landscaping will be a positive addition to the area. Included with this resubmittal, please find additional elevations and plan views for review.***

4. The dumpster enclosures shall not be located along the South Kings Highway right-of-way and shall be relocated across the site to the east.

***RESPONSE: Please see revised site plan. The dumpster has been relocated as requested.***

5. With the relocation of the dumpster enclosures the parking area along South Kings Highway shall have a landscape island between every 10 spaces.

***RESPONSE: Please see the revised site plan. A landscape island has been added every 10 spaces.***

6. Sidewalks shall be installed along all rights-of-way and a sidewalk connection shall be made from the external sidewalks to the internal one.

***RESPONSE: Please see revised site plan. The sidewalk has been added.***

7. The site plan mentions compliance with the SLC Land Development Code in multiple places. All site plan elements shall follow the City of Fort Pierce Land Development Code.

***RESPONSE: Please see revised site plan. References to St. Lucie County have been removed.***

8. A tree mitigation plan was not found with the landscape plan, provide this plan to show all trees that will need to be mitigated for based on the site plan. Also calculate the trees that will either be saved, relocated, or planted and come up with the required mitigation calculation if mitigation will be required. Overall, the provided landscape plan appears to be consistent with code.

***RESPONSE: Please find the attached arborist report that calculates the required tree mitigation at $ 62,998.57.***

9. Provide some landscape design elements to the detention area.

***RESPONSE: Please see revised site plan and landscape plans. The addition of***

***buffering by the detention area to screen it from view has been added.***

10. Comments we be forthcoming from St. Lucie County Engineering/Public Works and or the Florida Department of Transportation.

***RESPONSE: Acknowledged.***

## Engineering Department

1. The boundary survey has a disclaimer stating that the survey is not valid without an original raised seal. The submitted survey does not have a raised seal. Please have applicant provide the appropriate certified boundary survey.

***RESPONSE: Please see signed and sealed boundary survey as requested.***

2. A topographic survey was not included in the submittal package; the applicant shall provide a signed and sealed topographic survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2(a)(7).

***RESPONSE: Please see signed and sealed topo survey as requested.***

3. Relocate the detention areas to the rear of the property in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-9(c)(1) or revise the system to a wet retention / detention system and comply with the specifications noted in Section 1190(c)(2) and SFWMD size requirements.

***RESPONSE: Additional buffering has been added to screen the detention area from view. Please see revised site and landscape plans.***

4. Crossroads Parkway is a St. Lucie County roadway, verification of whether R/W donation and required roadway improvements be directed by the County.

***RESPONSE: Acknowledged.***

5. The applicant shall provide continuation of the Crossroads sidewalk to the eastern property line.

***RESPONSE: Please see revised site plan. A sidewalk has been added to address this comment.***

6. Revise the utility notes on plan sheet 1 of 2 to indicate Ft. Pierce Utilities Authority as the wastewater provider; no service provider for reclaimed water; site lighting compliance with the City of Fort Pierce; and landscaping client with City of Fort Pierce specifications.

***RESPONSE: Please see revised site plan.***

## FPUA

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 plan 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.
***RESPONSE: Acknowledged.***

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (from the north side Crossroads Pkwy) for the propose self-storage and RV storage facility. Please provide electric load information for the propose structure /new service and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957
***RESPONSE: Acknowledged. Gas is not proposed for this development.***

During the Crossroad Pkwy roadway construction, a utility distribution pole was installed within the site as depicted on the survey plan. The pole was installed based on the direction and staking by other parties. We respectively ask for a utility easement for the existing pole line within the site. This would require the shifting of the eastern entrance further east. Your cooperation would be greatly appreciated. Please see attached markup consultant plans below.
***RESPONSE: A proposed easement has been added to the plan and the driveway has been shifted as requested.***

Gas service is available to the site (from the south side Crossroads Pkwy) for the propose self-storage and RV storage facility. 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 Ana Johnson.
Ana Maria Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
Office: 772.466.1600 Ext. 3012
Fax: 772.467.3115 Fax
anjohnson@fpua.com
***RESPONSE: Acknowledged.***

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above.
***RESPONSE: Acknowledged.***

**SLC Schools**

We have 12 students in the area on Andrews Road. The addition of traffic without sidewalks put the students at more risk walking or waiting for a bus. The sidewalk should extend to the east property line of the project along Andrews Road.
***RESPONSE: Please see revised site plan. A sidewalk has been added as requested.***

## SLC Engineering Department

1. A Site Development Permit will be required for the driveway connection and any other improvements within the Crossroads Parkway Right-of-Way. The Site Development Permit application can be found on the County's website under the Public Works Department. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for inspections and final certification.

***RESPONSE: Acknowledged.***

2. A review of the traffic report by the County's outside consultant may be required.

***RESPONSE: Acknowledged.***

3. For discussion regarding these comments, please contact David Hays, P.E. at 772-462-1491 or haysd@stlucieco.org.

***RESPONSE: Acknowledged.***

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**

Patricia Sesta

Patricia Sesta
Planner

cc: Michael Walsh

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-04-27_B_Creagan_2564_S_Kings_Walsh_Dev_Design_Review_Rsp2Cmts_20-298.docx

July 19, 2021 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2564 S. Kings Highway – Development & Design Review**
**TRC Response to Comments**
**TRC Project # 20-07000002**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on July 8, 2021 for a project known as Walsh Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

## Traffic Comments

1. Please confirm approach and departure volumes at the intersection of Okeechobee Road & Crossroads Parkway utilized within Figure 4. Additionally, please confirm through volumes on Peters Road. Please update the traffic analysis accordingly.

***RESPONSE: Please see revised traffic analysis.***

2. Please include heavy vehicle percentages within the HCS7 intersection operational analyses for all movements with traffic volumes.

***RESPONSE: Please see revised traffic analysis.***

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**

Patricia Sesta
Planner

cc: Michael Walsh

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-07-19_B_Creagan_2564_S_Kings_Walsh_Traffic_Review_Rsp2Cmts_20-298.docx

O'ROURKE
ENGINEERING & PLANNING

O'Rourke Engineering & Planning has received the comments for the Walsh Parcel dated June 7, 2021. Our response is outlined below.

1. Please provide an intersection analysis for the proposed full access driveway on Crossroads Parkway.

   An intersection analysis for the proposed driveway on Crossroads Parkway has been added to Appendix D.

2. Please provide a turn lane analysis at the proposed full access driveway to justify the recommendation of no ingress turn lanes.

   A turn lane analysis for the proposed driveway on Crossroads Parkway has been added to Appendix D.

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 4:30 P.M. ON MONDAY, **SEPTEMBER 20, 2021.**

**1. CALL TO ORDER**

Mayor Hudson called the meeting to order at 4:30 p.m.

Mayor Hudson recessed the meeting at 5:05 p.m. to provide for the special meeting. Mayor Hudson resumed the meeting at 5:10 p.m.

**2. OPENING PRAYER -** Rev. Liz Roundtree, Antioch Missionary Baptist Church

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

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

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
Interim City Attorney Tanya Earley

**5. APPROVAL OF MINUTES -** there will be no approval of minutes.

6. **PROCLAMATIONS**

a. Manufacturing Awareness Month Proclamation being received by Jerry Jacques and/or Pete Tesch

b. Constitution Week Proclamation being received by Lurana C. Hillard of Cora Stickney Harper Chapter

7. **LETTERS TO COMMISSION**

a. Letter from Bob Calhoun with St. Lucie Habitat for Humanity thanking the City of Fort Pierce for a CDBG grant allocation of $5,000.

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.

There were no public comments.

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

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to set the agenda as presented.

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

Passed

**10. MISCELLANEOUS REPORTS**

a. St. Lucie County Public Transportation Municipal Services Taxing Unit – Presentation on extension of Interlocal Agreement between the City of Fort Pierce and St. Lucie County

Mr. Bill Ball, Chief Operating Officer of Tindale Oliver, provided an overview on the St. Lucie County transit services and how it has been progressively increasing in our city throughout the years. They are requesting the approval of the Interlocal Agreement between City of Fort Pierce and St. Lucie County for the Public Transit Municipal Services Taxing Unit which is on the consent agenda.

Mr. Ball indicated that there is an estimated five times return on investment for the funding of the services. He also shared that the types of transit continues to evolve in response to the new development in the County. In response to an inquiry about bus shelters, Mr. Ball confirmed that shelters are included in the 10-year transit plan and they continue to evaluate the need.

**11. CONSENT AGENDA**

a. Approve award of design services to Marlin Engineering, Inc., (Ref. RFQ No. 2019-027 - Professional Engineering Services) for a portion of the SUNTRAIL passing through Fort Pierce in an amount not to exceed $282,019.21; amount is 100% reimbursable from FDOT.

b. Approve award of the Bid No. 2021-036, Porpoise Avenue Beach Access Parking Improvements construction contract to the low bidder, PavCo Contracting, Inc., in an amount not to exceed $290,479.29.

c. Approve staff recommendation in response to request to reduce lot clearing and demolition fees in the amount of $19,488.32 against 1501 Avenue D, Fort Pierce, FL, Parcel ID# 2409-506-0006-000/6 owned by Comian X2 Tax Lien Fund, by waiving

the interest, penalties and a portion of the administrative costs in the amount of $11,940.60, leaving a **balance due of $7,548.38 payable in 60 days**. The applicant, Vincent Marcellino, 8015 Plantation Lakes Drive, Port St. Lucie, FL 34986, is asking to waive all costs including the hard costs in the amount of $19,488.32 leaving a balance due of $0.00, which requires the item be pulled from the Consent Agenda with a direct vote of the City Commission.

d. Approve awarding Bid No. 2021-029 Landscape Maintenance of Medians to Higher Ground Land Services, Okeechobee, FL in the amount of $51,000.00.

e. Approve contract with L&S Enterprises, LLC, as a single source purchase, to replace missing light fixtures along Seaway and S. Ocean Drive for an amount not to exceed $68,568.00.

f. Approval of Blanket Purchase Orders for the Public Works Department for Fiscal Year 2021-2022 to ensure efficient maintenance, service and repair of all City owned facilities, amenities and equipment, in the total budgeted amount of $3,658,139.42.

g. Approval of Axon Officer Safety Plan 7+ for a five (5) year contract in the total amount of $2,473,199.80 and is funded from the American Rescue Plan.

h. Approve Change Order Increase of $8,400.00 awarded to KIB Construction Corp to include the installation of flooring for the emergency rehabilitation project at 1114 Colonial Road, Fort Pierce.

i. Approve agreement with Professional Facilities Management for Consulting Services for the Sunrise Theatre in an amount not to exceed $120,000.00.

j. Approval of Amended and Restated Interlocal Agreement between City of Fort Pierce and St. Lucie County for the Public Transit MSTU.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve consent agenda items 11 a, b, c, d, e, f, g, h, i, j.

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

Passed

## 12. PUBLIC HEARINGS

a. Quasi-Judicial Hearing - Application for a Site Plan (Development Review and Design Review) submitted by Property Owner, RV Development LLC, and Representative, Engineering, Design, & Construction Inc, to construct and operate an RV sales and service development at or near 2398 Peters Road in Fort Pierce, FL. The properties are zoned General Commercial Zone (C-3). Parcel IDs: 2324-123-0000-000-9 & 2324-122-0001-000-3

Linda Cox, City Clerk, introduced the application for a Site Plan (Development Review and Design Review) submitted by Property Owner, RV Development LLC, and Representative, Engineering, Design, & Construction Inc, to construct and operate an RV sales and service development at or near 2398 Peters Road in Fort Pierce, FL.

Mayor Hudson asked all present to listen carefully to what Interim City Attorney, Tanya Earley, would read regarding Quasi-Judicial Hearings as they apply to all subsequent Quasi-Judicial Hearings tonight. Tanya Earley, Interim City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

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

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

Commissioner C. Johnson: No.
Commissioner J. Johnson: No.
Commissioner 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 were sworn in.

Staff presentation: Brandon Creagan, Senior Planner, indicated that in accordance with Sections 125-187, 125-200, 125-313, and 125-314 of the City Code, the property owner and applicant/representative are seeking Site Plan (Development Review and Design Review) approval to construct and operate a 39,200 square foot building for the retail sale and service of RVs and golf carts with associated site improvements. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The project is proposing one (1) 39,200 square foot building proposed for retail sale and service of RVs and golf carts. The building itself will be divided into three (3) areas, consisting of 19,200 square feet of office/sales, 16,000 square feet of service bays, and 4,000 square feet for use as a body shop. All of the proposed uses are permitted by right pursuant to City Code 125-187, allowed uses.

Planning Staff recommends APPROVAL of the project with the following Conditions:
1.The tree mitigation as outlined in the tree mitigation plan shall be paid before the issuance of a Building Permit.
2.A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.
3.At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.

Applicant presentation: Brad Currie, Engineering, Design and Construction, was available for any questions.

There were no comments from the public.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve item 12 a with the 3 staff conditions.

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

Passed

b. Quasi-Judicial Hearing - Application for a Conditional Use with New Construction and a Site Plan (Development and Design Review) submitted by Property Owner, Patricia Farley, and Representative, Engineering, Design, & Construction Inc, to construct and operate a development that will contain office/flex space and RV storage at 2564 S. Kings Highway in Fort Pierce, FL. The property is zoned General Commercial Zone (C-3). Parcel ID: 2324-233-0000-000-7

Linda Cox, City Clerk, introduced the application for a Conditional Use with New Construction and a Site Plan (Development and Design Review) submitted by Property Owner, Patricia Farley, and Representative, Engineering, Design, & Construction Inc, to construct and operate a development that will contain office/flex space and RV storage at 2564 S. Kings Highway in Fort Pierce, FL.

Mayor Hudson reminded everyone that the quasi-judicial hearing rules and procedures are still in effect.

Mayor Linda Hudson called the proceeding to order.

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

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

Commissioner C. Johnson: No.
Commissioner J. Johnson: No.
Commissioner 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 were sworn in.

Staff presentation: Brandon Creagan, Senior Planner, in accordance with Sections 125-187, 125-200, 125-237, 125-313, and 125-314 of the City Code, the applicant and representative are seeking Conditional Use with New Construction and Site

Plan (Development Review and Design Review) approval to construct two (2) buildings totaling 88,748 square feet of office/flex space and one (1) 33,190 square foot building for RV storage with associated site improvements. The property has a Future Land Use of General Commercial (GC) and a compatible zoning classification of General Commercial (C-3).

The Planning Board at their meeting on August 9, 2021, voted 7-0 to recommend approval of the request as presented

Planning Staff recommends APPROVAL of the project with the following Conditions:

1. The tree mitigation fee as outlined in the Arboriculture Tree Report that was provided by the applicant shall be paid prior to the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
3. Up-lighting shall be provided within landscaped areas and around each building to enhance the security and visibility of this site. This shall be added as part of the Building Permit.

Applicant presentation: Brad Currie, Engineering, Design and Construction, was available for any questions.

There were no comments from the public.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve item 12b with the 3 staff conditions.

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

Passed

c. Quasi-Judicial Hearing - Application for a Site Plan (Development Review and Design Review) submitted by Property Owners, Kings Hwy Commerce Park LLC, Australian Properties LLC, Kings Highway Commercial South LLC, RV Development LLC, Great American RV Prop LLC, and Grady Sapp, along with Representative, JHI Inc, to construct and operate a warehouse, office, and flex space development at or near 2496 S. Kings Highway in Fort Pierce, FL. The properties are zoned Commercial Parkway Zone (CP-1). Parcel IDs: 2324-210-0000-000-6, 2324-211-0002-000-3, 2324-232-0000-000-4, 2324-211-0001-000-6, 2324-214-0001-000-5, 2324-214-0002-000-2, 2324-241-0004-000-0, 2324-241-0002-000-6, and 2324-241-0003-000-3

Linda Cox, City Clerk, introduced the application for a Site Plan (Development Review and Design Review) submitted by Property Owners, Kings Hwy Commerce Park LLC, Australian Properties LLC, Kings Highway Commercial South LLC, RV Development LLC, Great American RV Prop LLC, and Grady Sapp, along with Representative, JHI Inc, to construct and operate a warehouse, office, and flex space development at or near 2496 S. Kings Highway in Fort Pierce, FL.

Mayor Hudson reminded everyone that the quasi-judicial hearing rules and procedures are still in effect.

Mayor Linda Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk Linda Cox to call the roll.
Commissioner C. Johnson: No.
Commissioner J. Johnson: No.
Commissioner 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 were sworn in.

Staff presentation: Brandon Creagan, Senior Planner, sworn, presented the site plan for the construction of two buildings for office and warehouse space. He mentioned staff recommends approval subject to two conditions:

- A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
- Prior to the issuance of a site work permit all properties that make up this development will need to be combined with a parcel combination with the St. Lucie County Property Appraiser's Office and a Unity of Title with the St. Lucie County Clerk of Courts.

City staff had no questions.
Applicant, Jeff Irvani, sworn, was available for questions.
Commissioner Curtis Johnson stated how excited he is that Kings Highway is expanding.

Mayor Hudson opened the public hearing,

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve with staff recommendations.

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

Passed

d. Quasi-Judicial Hearing - Review and approval of an application for Subdivision (Preliminary Plat), submitted by property owner, Surfside Land, LLC & applicant/representative Schulke, Bittle, & Stoddard, LLC, to subdivide approximately 0.54 acres of land at or near the east side of Surfside Drive, located approximately 200 feet east of South Ocean Drive in Fort Pierce, FL. The property is zoned Hutchinson Island Medium Density Residential (R-4A). Parcel ID: 2412-501-0132-000-3.

Linda Cox, City Clerk, introduced the application for a Subdivision (Preliminary Plat), submitted by property owner, Surfside Land, LLC & applicant/representative Schulke, Bittle, & Stoddard, LLC, to subdivide approximately 0.54 acres of land at or near the east side of Surfside Drive, located approximately 200 feet east of South Ocean Drive in Fort Pierce, FL.

Mayor Hudson reminded everyone that the quasi-judicial hearing rules and procedures are still in effect.

Mayor Linda Hudson called the proceeding to order.

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

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk Linda Cox to call the roll.
Commissioner C. Johnson: No.
Commissioner J. Johnson: No.
Commissioner 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 were sworn in.

Staff presentation: Brandon Creagan, Senior Planner, sworn, presented the application ror Subdivision. Staff recommends approval with one condition:

- Final Plat Approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building permit for development of the site.

Commissioner Jeremiah Johnson asked about the letter from St Lucie County that is attached to the presentation and if St. Lucie County had any issues with this application; Mr. Creagan confirmed they have no issues the area is outside the beach protection area.

Applicant, Bill Stoddard, sworn, was available for questions.

Mayor Hudson opened the public hearing,

Seeing no one, she closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve with staff recommendation.

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

Passed

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

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

ORDINANCE NO. 21-032 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 2, ARTICLE II., DIVISION 1, SEC. 2-19 COMPENSATION OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS AND CLARIFYING THE METHOD OF CHANGING COMPENSATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

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

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve Ordinance 21-032.

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

Passed

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

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

ORDINANCE NO. 21-033
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE PROVISIONS OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION, ARTICLE II. – CITY COMMISSION, DIVISION 2. MEETINGS, SECTION 2-48 – ABSENCES; RELATING TO REMOTE PARTICIPATION AND SECTION 2-49 PROCEDURE-GENERALLY; RELATING TO ORDER OF BUSINESS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

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

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 21-033.

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

Passed

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

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

ORDINANCE NO. 21-034
AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE A PARCEL AT OR NEAR 1701 WOODWARD DRIVE IN FORT PIERCE, FLORIDA AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2022; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION; ESTABLISHING THE LAND USE DESIGNATION; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor 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. 21-034.

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

Passed

h. Legislative Hearing - Ordinance 21-035 Establishing the Preserve at Savannah Lakes Community Development District. FIRST READING

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

ORDINANCE NO. 21-035
AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Tanya Earley, Interim City Attorney, explained that this is a petition to create a Community Development District (CDD) and is not a matter upon which Staff would make a presentation. The petitioner's are available to make the presentation.

Mayor Hudson opened the public hearing.

Jere Earlywine, Attorney for the Petitioner, Kolter Group Acquisitions, along with Dennis Murphy, Culpepper and Terpening, provided a brief overview of the Petition to create a Community Development District for the Preserve at Savannah Lakes. The proposed CDD is generally located just east of US Highway 1, south of high Pointe, west of Savanna's Preserve and north of Gator Trace PUD. The property is intended to be developed as a single-family or multi-family residential development and contains approximately 125.52+/- acres. The proposed CDD is designed to provide a financing mechanism for the public infrastructure improvements estimated to cost approximately $17,457,000. They explained the pros and cons of the creation of the CDD and stressed that this is simply the first step towards creating a formal development plan which will come back before the City Commission at a later date.

Seeing no one else, Mayor Hudson closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 21-035.

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

Passed

**13. CITY COMMISSION**

a. Resolution No. 21-R51 determining that the structure located at 435 N 16th Street is unsafe, has been condemned in accordance with the International Property Maintenance Code as adopted by the City Commission and should be demolished. A hearing to determine this matter is scheduled before the City Commission on October 18, 2021.

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

RESOLUTION NO. 21-R51

A RESOLUTION DETERMINING THAT A CERTAIN BUILDING OR STRUCTURE LOCATED AT 435 N 16TH STREET IN FORT PIERCE, FLORIDA, 34950 IS UNSAFE AND A NUISANCE THAT CONSTITUTES A MENACE TO THE BUSINESS, HEALTH AND SAFETY OF THE COMMUNITY; AND THAT ALL PARTIES OF INTEREST MUST SHOW CAUSE WHY THE STRUCTURE SHOULD NOT BE DEMOLISHED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF FORT PIERCE; AND NOTIFYING ALL PARTIES OF POTENTIAL ACTION BY THE CITY OF FORT PIERCE FOR FAILURE TO ACT; AND THAT A PUBLIC HEARING BE HELD AT THE REGULARLY SCHEDULED CITY COMMISSION MEETING ON OCTOBER 18, 2021 AT 4:30 PM, IN THE CITY COMMISSION CHAMBERS LOCATED AT 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA; AND PROVIDING FOR NOTICE TO ALL PARTIES.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Resolution 21-R51.

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

Passed

b. Resolution No. 21-R52 appointing members to serve on the Fort Pierce Youth Advisory Committee.

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

RESOLUTION NO. 21-R52
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE YOUTH ADVISORY COUNCIL; PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Curtis Johnson appointed Lishonda Franklin.
Commissioner Jeremiah Johnson appointed Lita Moore.
Commissioner Tom Perona appointed Grace Fee.
Mayor Hudson appointed Lily Crawford.
Mia Morrison was appointed as the District 1 vacant commissioner representative.
Sara Cheney and Jennifer Barajas will serve as at-large members.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution No. 21-R52.

AYE: 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.

Brandon Creagan

## 15. COMMENTS FROM THE CITY MANAGER

City Manager, Nick Mimms mentioned the Code Enforcement office has additional personnel on part-time for parking enforcement and to ensure City parks are being used as intended.

Interim City Attorney, Tanya Earley has no comments.

City Clerk Linda Cox mentioned the City Attorney interview meetings are scheduled for the one on one interview with each of the Commissioners. She also mentioned the FPUA interview meetings are scheduled for October 6 from 3pm-5pm with the vote on the October 18th meeting.

## 16. COMMENTS FROM THE COMMISSION

Commissioner Thomas Perona addressed his concern with reassessing the districts with the information from the latest Census data.

Commissioner Curtis Johnson mentioned his excitement for all the new development coming to the City of Fort Pierce. He discussed Lincoln Park Main Street moving to the Means Court Center and how it will allow for growth and expansion.

Commissioner Jeremiah Johnson spoke on the Consent agenda items that were approved tonight, like partnering with Marlin and FDOT on the Suntrail, the safety plan for the City, and the partnership with St. Lucie County on public transportation.

Mayor Linda Hudson mentioned how excited she is with the partnership with Axon for the community safety. She stated the cannon that the Public Works and Lions Club have is finally ready to mount to a carriage. She mentioned the loss of another Highwayman, Willie Daniels. She announced Fort Pierce will be hosting the World Firefighter Combat Challenge this year November 2$^{nd}$ through the 6$^{th}$, this is a national televised event.

**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 Hudson adjourned the meeting at 6:24 p.m.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\AutoCAD\DWG\20-222 Site Plan R4.dwg, Site Plan, 7/27/2021 8:32:52 AM, Jessica, EDC, Inc.

KINGS HIGHWAY

EX. CONCRETE HEADWALL

PARCEL ID: NO INFORMATION AVAILABLE
PUBLIC OR ROW
FORT PIERCE CITY COUNCIL DISTRICT 1

PARCEL ID: 2324-232-000-000-4
COMMERCIAL SOUTH LLC
ZONING: HIRD
FUTURE LAND USE: RU

MINIMUM PERIMETER BERM
ELEV: 17.50

10' LANDSCAPE BUFFER

BARBED WIRE FENCE

PROPOSED DETENTION
TOB: 1.42 AC
BOTTOM: 1.03 AC
TOB ELEV: 16.50
BOTTOM ELEV: 14.50

PROPOSED CONTROL STRUCTURE (OUTFALL TO EX. DITCH)

BUILDING 1
PROPOSED (23) UNIT RV STORAGE
33,190 SF
MIN FFE: 18.00

BUILDING 2
PROPOSED (22) UNITS
OFFICE / FLEX SPACE 44,374 SF
MIN FFE: 18.00

BUILDING 3
PROPOSED (22) UNITS
OFFICE / FLEX SPACE 44,374 SF
MIN FFE: 18.00

CROSSROADS PKWY

APPROX. LOCATION
12" WM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

401 LF 54" PIPE

EX. CONCRETE HEADWALL

30 LF 18" PIPE

55 LF 18" PIPE

PROPOSED TO CONNECT WATER MAIN TO 12" WM

REMOVAL OF EX. DRIVEWAY APRON TO BE COORDINATED W/ FDOT

EX. 12" RCP

EX. 4" GAS MAIN

EX. CONCRETE HEADWALL

4' TRAFFIC SEPARATOR (TYPE I)

414 LF 48" PIPE

MAINTENANCE OF EX. DRAINAGE IN DITCH LOCATED ON PROJECT SITE TO BE COORDINATED W/ FDOT

12' SHARED USE PATH

GUARDRAIL

226 LF 24" PIPE

MODIFICATION OF EX. CROSS-DRAIN INLET (CD-3) TO BE COORDINATED W/ FDOT

185 LF 24" PIPE

APPROX. LOCATION 12" WM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

EX. FORCE MAIN

106 LF OF 24" PIPE

PROPOSED DRAINAGE PIPE (TYP)

PROPOSED CATCH BASIN (TYP)

PROPOSED WATER SERVICE

PROPOSED METER & RPZ

PROPOSED FIRE LINE (TBD IF REQUIRED)

PROPOSED HANDICAP STALL (TYP)

PROPOSED BIKE RACK

PROPOSED TO CONNECT FM TO EX. 4" FM

PROPOSED PEDESTRIAN CROSSWALK PER FDOT 711-001 (TYP)

PROPOSED 6' CONCRETE SIDEWALK (TYP)

PROPOSED FORCE MAIN

PROPOSED 30' U.E.

5' SHOULDER

5' PAVED SHOULDER

CENTERLINE OF DITCH

EX. 4" GAS MAIN

PROPOSED DITCH TO MAINTAIN ROW DRAINAGE

PROPOSED 8" WM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

6' CONCRETE SIDEWALK

CENTERLINE OF DITCH

APPROX. LOCATION EX. 4" FM TO BE GROUTED IN PLACE PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

APPROX. LOCATION EX. 2" WATER SERVICE W/ METER BOX & BFPV TO BE RELOCATED BY FDOT

APPROX. LOCATION EX. 2" BLOWOFF W/ 8" GV

PROPOSED CULVERT W/ MITERED END SECTIONS

PARCEL ID: 2324-322-0000-000-0
ZONING: I-1
FUTURE LAND USE: I

PARCEL ID: 2324-705-0015-000-3
ZONING: C-3
FUTURE LAND USE: GC

PARCEL ID: 2324-234-0000-000-0
ZONING: C-3
FUTURE LAND USE: GC

PROPOSED ELECTRIC METERS

PROPOSED SEWER SERVICE (TYP)

PROPOSED 12'x24' CODE COMPLIANT DUMPSTER

PROPOSED GRAVITY SEWER (TYP)

PROPOSED SEWER SERVICE (TYP)

MINIMUM PERIMETER BERM ELEV: 17.50

12x35 LOADING ZONE

PROPOSED GRAVITY SEWER (TYP)

CHAINLINK FENCE

INSTALL PRIVATE LIFT STATION

APPROX. LOCATION PROPOSED 4" FM PER FPUA KINGS HIGHWAY UTILITY IMPROVEMENTS & RELOCATION PLANS DATED 01-20-2019

15' LANDSCAPE BUFFER

APPROX. LOCATION EX. MH #2
INV (W & SE): 13.24

12"x18"RCP INV=15.88'

CULVERT

12"x18"RCP INV=15.4'± (PIPE BROKEN)

BENCH MARK
SET NAIL/DISK #5102
IN CONCRETE MES

## LEGEND

- LIGHTING (BY OTHERS)
- PARKING STALL COUNT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED PARKING

PROJECT LOCATION

VICINITY MAP

KINGS HIGHWAY
CROSSROADS
PETERS
ANDREWS
INTERSTATE 95
OKEECHOBEE BLVD
CROSSROADS
GORDY

**OWNER:**
PATRICIA FARLEY
8613 SE BANYAN TREE ST
HOBE SOUND, FL 33455

**SITE DATA:**

| | |
|---|---|
| PARCEL ID: | 2324-233-0000-000-7 |
| SECTION: | 24 |
| TOWNSHIP: | 35S |
| RANGE: | 39E |
| PROPOSED FT PIERCE ZONING: | C3 |
| PROPOSED FT PIERCE FUTURE LAND USE: | GC |
| BUILDING HEIGHT: | 35' |

( IN FEET )
1 inch = 40 ft.

**LEGAL DESCRIPTION:**
(PER O.R. BOOK 3176, PAGE 228)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

*NOTE TO LEGAL DESCRIPTION: THIS PARCEL IS ALSO SHOWN AS TRACT 13 ON THE MAP OF BOSTON FLORIDA ATLANTIC COAST LAND CO, PLAT OF SECTION 24, TOWNSHIP 35, RANGE 39, FILED IN PLAT BOOK 3, PAGE 32, ON OCT 6, 1914, ST. LUCIE COUNTY PUBLIC RECORDS

**PROPOSED FT PIERCE C-3 ZONING YARD SETBACK:**
BASE BUILDING LINE SETBACK FROM KINGS HIGHWAY = 65'
FRONT SETBACK = 25'
SETBACK (IF NOT FRONT) ABUTTING A ROW OR RESIDENTIAL DISTRICT = 15'
60% BUILDING COVERAGE

**TOTAL SITE AREA:**

| | | | |
|---|---|---|---|
| SITE AREA | 387,130.38 S.F. | ±8.88 AC. | 100.00% |

**LAND USE TABLE:**

| | | | |
|---|---|---|---|
| PROPOSED BUILDINGS | 121,938 S.F. | 2.80 AC. | 31.50% |
| PROPOSED PARKING AREA | 122,334 S.F. | 2.81 AC. | 31.60% |
| PROPOSED CONCRETE | 15,422 S.F. | 0.35 AC. | 3.98% |

**IMPERVIOUS/PERVIOUS:**

| | | | |
|---|---|---|---|
| TOTAL IMPERVIOUS | 259,694 S.F. | 5.96 AC. | 67.08% |
| TOTAL PERVIOUS AREA | 127,436.38 S.F. | 2.92 AC. | 32.92% |

**BUILDING DATA**

| | SF | UNITS | STORY |
|---|---|---|---|
| BUILDING 1 | 33,190 | (23) RV UNITS | 1 |
| BUILDING 2 | 44,374 | (22) OFFICE / FLEX SPACE | 1 |
| BUILDING 3 | 44,374 | (22) OFFICE / FLEX SPACE | 1 |
| TOTAL | 121,938 | 67 | --- |

**PARKING INFORMATION:**
**PROPOSED STORAGE 67 UNITS (121,938 GSF)**
**67 UNITS @ 1.6 SPACES PER EACH UNIT 500 SF OR LARGER**

| | |
|---|---|
| **TOTAL PARKING PROVIDED** | **171 STALLS** |
| **TOTAL PARKING REQUIRED** | **107 STALLS** |
| PROVIDED HANDICAP | 8 STALLS |
| REQUIRED HANDICAP | 6 STALLS |

**UTILITIES:**
WATER - FPUA
WASTEWATER - FPUA
ELECTRIC & GAS - FPUA

**DRAINAGE:**
STORM WATER RUNOFF WILL BE COLLECTED THROUGH A SERIES OF INLETS THAT WILL BE DIRECTED INTO A DRY DETENTION AREA WHICH WILL OUTFALL THROUGH A CONTROL STRUCTURE INTO EX. FDOT DITCH ON KINGS HIGHWAY.

**HAZARDOUS WASTE:**
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

**WELL FIELD PROTECTION:**
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

**LIGHTING NOTES:**
ALL FIXTURES AND POLES SHALL CONFORM TO CITY OF FORT PIERCE LDC. 125-313(d)(8)

**LANDSCAPE:**
ALL PROPOSED LANDSCAPING SHALL COMPLY TO CITY OF FORT PIERCE LDC. 125-137

**ACCESSIBILITY AND ADA COMPLIANCE:**
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

## TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 10TH EDITION, LAND USE CODE 151 MINI WAREHOUSE WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 121,938 GSF ASSOCIATED WITH THE BUILDINGS WAS USED TO OBTAIN THE FOLLOWING RESULT:

AVERAGE TRIPS GENERATED

| TIME PERIOD | VALUE | AVG RATE | TOTAL | ENTRY | EXIT |
|---|---|---|---|---|---|
| WEEKDAY | 121.94 | 1.51 | 184 | 92 | 92 |
| WEEKDAY, A.M. PEAK HOUR | 121.94 | 0.20 | 24 | 12 | 12 |
| WEEKDAY, P.M. PEAK HOUR | 121.94 | 0.20 | 24 | 12 | 12 |
| SATURDAY | 121.94 | 1.95 | 238 | 119 | 119 |
| SATURDAY, PEAK HOUR | 121.94 | 0.31 | 38 | 22 | 16 |
| SUNDAY | 121.94 | 1.89 | 230 | 115 | 115 |
| SUNDAY, PEAK HOUR | 121.94 | 0.16 | 20 | 9 | 11 |

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DCB — DESIGNED BY
JLW — DRAWN BY
20-222 site plan r4.dwg — FILENAME
Site Plan — LAYOUT
AS SHOWN — SCALE
07/FEB/21 — DATE

REVISION COMMENTS

DATE

# WALSH - KINGS HIGHWAY PROPERTY

## MAJOR SITE PLAN

FORT PIERCE — FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-222

1 OF 2

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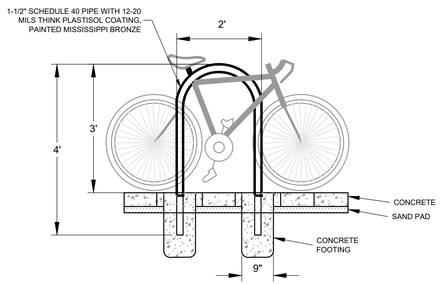
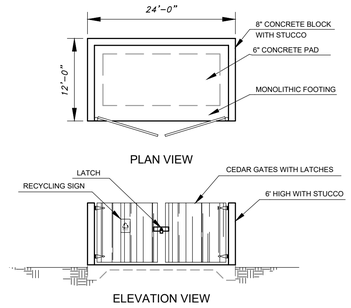
Z:\EDC-2020\20-222 - Walsh - Kings Highway Property\ENGINEERING\AutoCAD\DWGs\20-222 Site Plan R4.dwg, Site Plan (2), 7/27/2021 8:32:56 AM, Jessica, EDC, Inc.




BIKE RACK DETAIL




DUMPSTER DETAIL

# OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium

Rev. Date: V27 10/21/2020

### Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt, and the 'Z' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

### Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

**Initial Delivered Lumens:** Up to 17,291

**Efficacy:** Up to 136 LPW

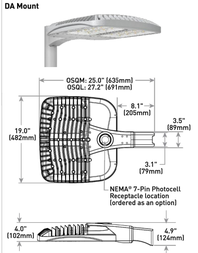
**CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

**CCT:** 3000K, 4000K, 5000K, 5700K

**Limited Warranty*:** 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

*See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

**DA Mount**




| Weight |
|---|
| 28.9 lbs. (13.1kg) |

### Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

| Mount (Luminaire must be ordered separately)* | |
|---|---|
| **OSQ-** | |
| **OSQ-B-AA** Adjustable Arm<br>**OSQ-DA** Direct Arm<br>**OSQ-M-TSP** Transportation Mount (stainless steel; do not specify color)<br>**OSQ-TM** Trunnion Mount | **Color Options:** **SV** Silver **BZ** Bronze<br>**BK** Black **WH** White |

* Reference EPA and pole configuration suitability data beginning on page 10

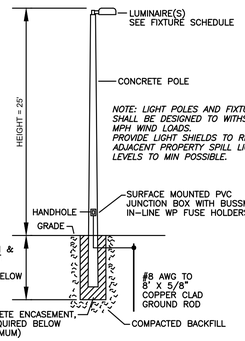
**Luminaire (Mount must be ordered separately)**

| OSQ | A | NM | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Product** | **Version** | **Mounting** | **Optic** | **Input Power Designator** | **CCT** | **Voltage** | **Color Options** | **Options** |
| OSQ | A | **NM** No Mount | **Asymmetric**<br>**2ME*** Type II Medium<br>**3ME*** Type III Medium<br>**4ME*** Type IV Medium<br>**Symmetric**<br>**5ME** Type V Medium<br>**5SH** Type V Short<br>**5SQ** Type V Square<br>**WSM** Wide Sign<br>**15D** 15° Flood<br>**25D** 25° Flood<br>**40D** 40° Flood<br>**60D** 60° Flood<br>**120D** 120° Flood | **B** 86W<br>**K** 130W<br>**Z** 93W | **30K** 3000K, 70 CRI<br>**40K** 4000K, 70 CRI<br>**50K** 5000K, 90 CRI<br>**57K** 5700K, 70 CRI | **UL** Universal 120-277V<br>**UH** Universal 347-480V<br>- Available with B & K Input Power Designators only | **BK** Black<br>**BZ** Bronze<br>**SV** Silver<br>**WH** White | **F** **Fuse**<br>- Compatible only with 120V, 277V or 347V (phase to neutral)<br>- Consult factory if fusing is required for 208V, 240V or 480V (phase to phase)<br>- Refer to PML spec sheet for availability with PML options<br>- When code dictates fusing, use time delay fuse<br>**PML Programmable Multi-Level, up to 40' Mounting Height**<br>- Refer to PML spec sheet for details<br>- Intended for downlight applications at 0° tilt<br>**PML2 Programmable Multi-Level, 10-30' Mounting Height**<br>- Refer to PML spec sheet for details<br>- Intended for downlight applications at 0° tilt<br>**01/04/05/06/Q3/Q5/Q1**<br>**Field Adjustable Output**<br>- Must select 01, 04, Q5, Q4, Q3, Q2, or Q1<br>- Offers full range adjustability<br>- Refer to pages 12-13 for power and lumen values<br>- Available with B & K Input Power Designators only<br>- Not available with PML or PML2 options<br>**R** **NEMA® 7-Pin Photocell Receptacle**<br>- 7-pin receptacle per ANSI C136.41<br>- Intended for downlight applications with maximum 45° tilt<br>- Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire<br>- Requires photocell or shorting cap by others<br>**RL** **Rotate Left**<br>- LED and optic are rotated to the left<br>- Refer to RR/RL configuration diagram on page 14 for optic directionality<br>- Not for use with symmetric optics<br>**RR** **Rotate Right**<br>- LED and optic are rotated to the right<br>- Refer to RR/RL configuration diagram on page 14 for optic directionality<br>- Not for use with symmetric optics |

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

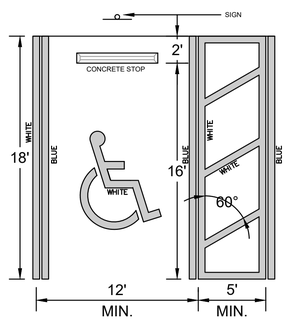



NOTE: PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE, LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

POLE MOUNTING DETAIL

GENESIS LIGHTING

| Luminaire Schedule | | | | | |
|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | LLF | Description |
| ⊣● | 1 | SA | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Pole Mount |
| ⊣● | 8 | SB | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount |
| ⊣● | 31 | WA | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-4ME-K-40K-UL-XX, Wall Mount |
| ⊣● | 2 | WB | SINGLE | 0.900 | Cree Lighting OSQ-A-NM-3ME-K-40K-UL-XX, Pole Mount |




HANDICAPPED SPACE DETAIL




NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

ENGINEERS ◔ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: DCB
DRAWN BY: JLW
FILENAME: 20-222 site plan r4.dwg
LAYOUT: Site Plan (2)
SCALE: AS SHOWN
DATE: 07/EEP21

REVISION COMMENTS
DATE

WALSH - KINGS HIGHWAY PROPERTY
MAJOR SITE PLAN
FORT PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-222

2 OF 2

**City Commission Regular Meeting - 5:05 pm** **11. b.**

**Meeting Date:** 08/21/2023

**Re:** Fisherman's Wharf Amendment

**Submitted For:** Shyanne Harnage, Economic Development Manager, City Manager

**SUBJECT:**

Approval of Fourth Amendment to Agreement for Purchase and Development of Fisherman's Wharf to extend and toll time periods in the Agreement for 12 months.

**SUMMARY:**

The City of Fort Pierce and Fort Pierce Redevelopment Agency entered into an Agreement for the Purchase and Development of Fisherman’s Wharf with Pierce 1 Marina, LLC on August 16, 2021. The City and FPRA subsequently executed three amendments to extend the deadline for the City to cure the title and survey objections. The parties now desire to extend and toll time periods in the agreement for 12 months from the effective date of this amendment.

**RECOMMENDATION:**

Approval

**ALTERNATIVES:**

Staff will proceed as directed by the City Commission

**RESPONSIBLE STAFF:**

Economic Development Manager
Interim City Attorney

**COORDINATED WITH:**

City Manager

**Fiscal Impact**

**Budgeted Y/N:**

**Fiscal Year:**

**Account:**

**Amount:**

**OTHER INFORMATION:**

There is no fiscal impact associated with this amendment.

**Attachments**

Fourth Amendment
First Amendment

Second Amendment
Third Amendment
Original Executed Agreement for Purchase and Development of Fisherman's Wharf

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 08/16/2023 02:44 PM |
| City Manager | Nick Mimms | 08/16/2023 03:23 PM |

Form Started By: Shyanne Harnage
Started On: 08/09/2023 10:56 AM
Final Approval Date: 08/16/2023

This Instrument Prepared By:
Kaylee A. Tuck, Esq.
GrayRobinson, P.A.
1404 Dean St., Suite 300
Fort Myers, FL 33901

# FOURTH AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF

THIS FOURTH AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF (this "**Amendment**") is made and entered into as of the _1day of September , 2023 (the "**Effective Date**"), by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, Florida 34950, and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

WITNESSETH:

WHEREAS, Pierce, the City of Fort Pierce, and FPRA (the "**Parties**") entered into that certain Agreement for Purchase and Development of Fisherman's Wharf, dated August 16, 2021 and recorded on August 25, 2021, in Official Records Book 4673, Page 765, of the Public Records of St. Lucie County, Florida, as amended by that certain First Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated March 21, 2022 and recorded on March 25, 2022 in Official Records Book 4797, Page 2018, of the Public Records of St. Lucie County, Florida, as further amended by that certain Second Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated August 16, 2022, and recorded on September 20, 2022 in Official Records Book 4891, Page 1231, of the Public Records of St. Lucie County, Florida, and as further amended by that certain Third Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated March 14, 2023, and recorded on March 24, 2023 in the Official Records Book 4965, Page 2426, of the Public Records of St. Lucie County (collectively, the "**Agreement**"); and

WHEREAS, the Parties hereto desire to extend and toll by twelve (12) months all time periods provided for in the Agreement.

NOW, THEREFORE, the undersigned Parties to the Agreement do hereby amend the Agreement as set forth herein.

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference and made a part of this Amendment as if fully set forth herein.

2. Extension of Contractual Time Periods. Notwithstanding any conflicting language set forth in the Agreement, the Parties hereto agree that all time periods set forth in the Agreement shall be extended and tolled for a period of twelve (12) months from the Effective Date of this Amendment.

3. Extension of Any Expired Time Periods. The Parties understand that there could be certain time periods set forth in the Agreement and any amendments thereto which may have expired as of the Effective Date of this Amendment. Notwithstanding any conflicting language set forth in the Agreement, the parties agree to extend and toll any potential expired time periods for a period of twelve (12) months from the Effective Date of this Amendment. In addition, notwithstanding the dates in which the Amendment has been executed, the Parties agree that this Amendment is deemed nunc pro tunc to September 1, 2023, which date shall serve as the Effective Date.

4. Early Termination of Extension. Pierce, in its sole discretion, may terminate the time for extensions and tolling provided in this Amendment. at any time after providing ninety (90) days' notice to the City by certified mail.

5. No Further Amendments to Agreement. Except as specifically modified and amended thereby, the Agreement shall remain in full force and effect.

6. Counterparts. This Amendment may be executed in any number of identical counterparts, each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature where an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

**[Signatures appear on following pages.]**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

"Pierce"

WITNESSES:

PIERCE 1 MARINA, LLC, a Florida limited liability company

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2023, by _____, as _____ of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and [ ] is personally known to me, or [ ] produced _____ as identification.

(Seal)

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

"City of Fort Pierce"

WITNESSES:

CITY OF FORT PIERCE, a Florida municipal corporation

_____
Print Name: _____

By: _____
Linda Hudson, Mayor

_____
Print Name: _____

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Sara Hedges, Interim City Attorney

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2023, by _____, as _____ of CITY OF FORT PIERCE a Florida municipal corporation. Said person did not take an oath and [ ] is personally known to me, or [ ] produced _____ as identification.

(Seal)

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

"FPRA"

WITNESSES:

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

_____
Print Name: _____

By: _____
Linda Hudson, Chairwoman

_____
Print Name: _____

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Sara Hedges, Interim City Attorney

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2023, by _____, as _____ of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and [ ] is personally known to me, or [ ] produced _____ as identification.

(Seal)

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

**FIRST AMENDMENT TO**
**AGREEMENT FOR PURCHASE AND DEVELOPMENT**
**OF FISHERMAN'S WHARF**

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF (this "**Amendment**") is made and entered into as of this 21st day of March, 2022 (the "**Effective Date**"), by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into that certain Agreement for Purchase and Development of Fisherman's Wharf, recorded on August 25, 2021, in Official Records Book 4673, Page 765, of the Public Records of St. Lucie County, Florida (the "**Agreement**"); and

WHEREAS, Pierce delivered a letter to the City dated October 28, 2021, objecting to certain title defects, as more specifically set forth therein (the "Title Objections"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Title Objections, but Pierce delivered a letter to the City dated December 29, 2021, granting the City an additional 90 days to cure the Title Objections. The forgoing 90 day period to cure the Title Objections will expire on March 28, 2022; and

WHEREAS, Pierce delivered a letter to the City dated December 2, 2021, objecting to certain survey defects, as more specifically set forth therein (the "Survey Objections"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Survey Objections, but Pierce delivered a letter to the City dated February 1, 2022, granting the City an additional 90 days to cure the Survey Objections. The foregoing 90 day period to cure the Survey Objections will expire on May 1, 2022; and

WHEREAS, the Agreement does not allow the time period for curing the Title Objections or the Survey Objections to be extended more than 90 days; and

WHEREAS, the parties to the Agreement agree that more time is needed to cure the Title Objections and Survey Objections, and therefore desire to amend the Agreement to further extend the deadline to cure such objections.

NOW, THEREFORE, the undersigned parties to the Agreement do hereby amend the Agreement as set forth herein.

1. Recitals. The recitals set forth above are incorporated herein by reference and made a part of this Amendment as if fully set forth herein verbatim.

2. Amendment with Respect to Title and Survey Objections. Notwithstanding any conflicting language set forth in the Agreement, the parties hereto agree that the City shall have until September 1, 2022 to cure the Title Objections and Survey Objections to the reasonable satisfaction of Pierce. If the removal, discharge or cure of the Title Objection relating to the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement recorded in Official Records Book 4131, Page 2060 (the "Boat Ramp Agreement") requires any payment or contribution of land by Pierce, for the removal of the Boat Ramp Agreement as an encumbrance of the title to the Property or for the relocation of the boat ramp located thereon, then the value of such payment or contribution shall be subject to written approval by Pierce. In the event that such Title Objections and Survey Objections are not all removed, discharged and/or cured on or before September 1, 2022 to the reasonable satisfaction of Pierce, including without limitation the removal of the encumbrance of the Boat Ramp Agreement, then Pierce shall have the right to terminate this Agreement by delivering written notice thereof to the City, no later than ten (10) days after such date.

3. No Further Amendments to Agreement. Except as specifically modified and amended hereby, the Agreement shall remain in full force and effect.

4. Counterparts. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**[SIGNATURES ON FOLLOWING PAGES]**

WITNESSES:

Cameron Smith
Print Name: Cameron Smith

W. Lee Dobbins
Print Name: W. Lee Dobbins

"Pierce"

PIERCE 1 MARINA, LLC, a Florida limited liability company

By: C. M.
Print Name: Christopher Shelli
Title: Manager

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28th day of February, 2022, by Christopher Shelli as Manager of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (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, to wit:

W. Lee Dobbins
Notary Public, State of Florida
Print Name: W. Lee Dobbins
Commission #: GG 225503
My Commission Expires: 8/19/2022

[Affix Notary Seal]

WALTER LEE DOBBINS
Commission # GG 225503
Expires August 19, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

Print Name: LaToya Ransom

Print Name: Brittany Meredith

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Tanya Early, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 31st day of March, 2022, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (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, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

By: Linda Hudson

Print Name: Brittany Meredith

Print Name: Linda Hudson

Title: Chairwoman

Print Name: Latoya Ransom

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 8th day of March, 2022, by Linda Hudson as Chairwoman of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Linda W. Cox

Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

**FIRST AMENDMENT TO**
**AGREEMENT FOR PURCHASE AND DEVELOPMENT**
**OF FISHERMAN'S WHARF**

THIS FIRST AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF (this "**Amendment**") is made and entered into as of this 21st day of March, 2022 (the "**Effective Date**"), by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into that certain Agreement for Purchase and Development of Fisherman's Wharf, recorded on August 25, 2021, in Official Records Book 4673, Page 765, of the Public Records of St. Lucie County, Florida (the "**Agreement**"); and

WHEREAS, Pierce delivered a letter to the City dated October 28, 2021, objecting to certain title defects, as more specifically set forth therein (the "Title Objections"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Title Objections, but Pierce delivered a letter to the City dated December 29, 2021, granting the City an additional 90 days to cure the Title Objections. The forgoing 90 day period to cure the Title Objections will expire on March 28, 2022; and

WHEREAS, Pierce delivered a letter to the City dated December 2, 2021, objecting to certain survey defects, as more specifically set forth therein (the "Survey Objections"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Survey Objections, but Pierce delivered a letter to the City dated February 1, 2022, granting the City an additional 90 days to cure the Survey Objections. The foregoing 90 day period to cure the Survey Objections will expire on May 1, 2022; and

WHEREAS, the Agreement does not allow the time period for curing the Title Objections or the Survey Objections to be extended more than 90 days; and

WHEREAS, the parties to the Agreement agree that more time is needed to cure the Title Objections and Survey Objections, and therefore desire to amend the Agreement to further extend the deadline to cure such objections.

NOW, THEREFORE, the undersigned parties to the Agreement do hereby amend the Agreement as set forth herein.

1. Recitals. The recitals set forth above are incorporated herein by reference and made a part of this Amendment as if fully set forth herein verbatim.

2. Amendment with Respect to Title and Survey Objections. Notwithstanding any conflicting language set forth in the Agreement, the parties hereto agree that the City shall have until September 1, 2022 to cure the Title Objections and Survey Objections to the reasonable satisfaction of Pierce. If the removal, discharge or cure of the Title Objection relating to the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement recorded in Official Records Book 4131, Page 2060 (the "Boat Ramp Agreement") requires any payment or contribution of land by Pierce, for the removal of the Boat Ramp Agreement as an encumbrance of the title to the Property or for the relocation of the boat ramp located thereon, then the value of such payment or contribution shall be subject to written approval by Pierce. In the event that such Title Objections and Survey Objections are not all removed, discharged and/or cured on or before September 1, 2022 to the reasonable satisfaction of Pierce, including without limitation the removal of the encumbrance of the Boat Ramp Agreement, then Pierce shall have the right to terminate this Agreement by delivering written notice thereof to the City, no later than ten (10) days after such date.

3. No Further Amendments to Agreement. Except as specifically modified and amended hereby, the Agreement shall remain in full force and effect.

4. Counterparts. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**[SIGNATURES ON FOLLOWING PAGES]**

WITNESSES:

Cameron Smith
Print Name: Cameron Smith

W. Lee Dobbins
Print Name: W. Lee Dobbins

"Pierce"

PIERCE 1 MARINA, LLC, a Florida limited liability company

By: C. M.
Print Name: Christopher Shelli
Title: Manager

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28th day of February, 2022, by Christopher Shelli as Manager of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (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, to wit:

W. Lee Dobbins
Notary Public, State of Florida
Print Name: W. Lee Dobbins
Commission #: GG 225503
My Commission Expires: 8/19/2022

[Affix Notary Seal]

WALTER LEE DOBBINS
Commission # GG 225503
Expires August 19, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

Print Name: LaToya Ransom

Print Name: Brittany Meredith

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Tanya Early, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 31st day of March, 2022, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (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, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

By: Linda Hudson

Print Name: Brittany Meredith

Print Name: Linda Hudson

Title: Chairwoman

Print Name: Latoya Ransom

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 8th day of March, 2022, by Linda Hudson as Chairwoman of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Linda W. Cox

Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

**THIRD AMENDMENT TO**
**AGREEMENT FOR PURCHASE AND DEVELOPMENT**
**OF FISHERMAN'S WHARF**

THIS THIRD AMENDMENT TO AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF (this "**Amendment**") is made and entered into as of this 14th day of March, 2023 (the "**Effective Date**"), by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into that certain Agreement for Purchase and Development of Fisherman's Wharf, recorded on August 25, 2021, in Official Records Book 4673, Page 765, of the Public Records of St. Lucie County, Florida (the "**Agreement**"); and

WHEREAS, Pierce delivered a letter to the City dated October 28, 2021, objecting to certain title defects, as more specifically set forth therein (the "**Title Objections**"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Title Objections, but Pierce delivered a letter to the City dated December 29, 2021, granting the City an additional 90 days to cure the Title Objections. The forgoing 90 day period to cure the Title Objections expired on March 28, 2022; and

WHEREAS, Pierce delivered a letter to the City dated December 2, 2021, objecting to certain survey defects, as more specifically set forth therein (the "**Survey Objections**"); and

WHEREAS, pursuant to the Agreement, the City had 60 days from receipt of the notice letter to cure the Survey Objections, but Pierce delivered a letter to the City dated February 1, 2022, granting the City an additional 90 days to cure the Survey Objections. The forgoing 90 day period to cure the Survey Objections expired on May 1, 2022; and

WHEREAS, the Agreement did not allow the time periods for curing the Title Objections or the Survey Objections to be extended more than 90 days. Therefore, Pierce, the City of Fort Pierce and FPRA entered into a First Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated March 21, 2022, which extended the deadline for the City to cure the Title Objections and Survey Objections until September 1, 2022; and

WHEREAS, Pierce, the City of Fort Pierce and FPRA entered into a Second Amendment to Agreement for Purchase and Development of Fisherman's Wharf, dated August 16, 2022, which further extended the deadline for the City to cure the Title Objections and Survey Objections until March 1, 2023; and

WHEREAS, the City anticipates that it will need additional time beyond March 1, 2023 to cure certain Title Objections and Survey Objections; and

WHEREAS, the parties hereto desire to extend by an additional 6 months (to the dates specifically set forth hereinbelow) the deadline to cure Title Objections and Survey Objections, and the Development Approval Period, to allow sufficient time for the City to cure Title Objections and Survey Objections, and to allow for any modifications to Pierce's development plans that may be required.

NOW, THEREFORE, the undersigned parties to the Agreement do hereby amend the Agreement as set forth herein.

1. Recitals. The recitals set forth above are incorporated herein by reference and made a part of this Amendment as if fully set forth herein verbatim.

2. Extension of Deadline for City to Cure Title and Survey Objections. Notwithstanding any conflicting language set forth in the Agreement, the parties hereto agree that the City shall have until September 1, 2023 to cure the Title Objections and Survey Objections to the reasonable satisfaction of Pierce. If the removal, discharge or cure of the Title Objection relating to the Fisherman's Wharf Bulkhead Boat Ramp and Basin (Phase 1) Project Agreement recorded in Official Records Book 4131, Page 2060 (the "Boat Ramp Agreement") requires any payment or contribution of land by Pierce, for the removal of the Boat Ramp Agreement as an encumbrance of the title to the Property or for the relocation of the boat ramp located thereon, then the value of such payment or contribution shall be subject to written approval by Pierce. In the event that such Title Objections and Survey Objections are not all removed, discharged and/or cured on or before September 1, 2023 to the reasonable satisfaction of Pierce, including without limitation the removal of the encumbrance of the Boat Ramp Agreement, then Pierce shall have the right to terminate this Agreement by delivering written notice thereof to the City, no later than ten (10) days after such date.

3. Extension of Development Approval Period. The end of the Development Approval Period, as defined in Paragraph 5.a of the Agreement, is hereby extended to September 12, 2023, subject to the rights of both the City and Pierce to extend the Development Approval Period as set forth in Paragraph 5.e of the Agreement.

4. No Further Amendments to Agreement. Except as specifically modified and

amended hereby, the Agreement shall remain in full force and effect.

5. Counterparts. This Amendment may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Amendment, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

**[SIGNATURES ON FOLLOWING PAGES]**

WITNESSES:

Print Name: Tammi Jo Buchanan

Print Name: W. Lee Dobbins

"Pierce"

PIERCE 1 MARINA, LLC, a Florida limited liability company

By: _____
Print Name: Christopher Shelli
Title: Manager

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 9th day of March, 2023, by Christopher Shelli as Manager of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (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, to wit:

Notary Public, State of Florida
Print Name: Tammi Jo Buchanan
Commission #: HH 275581
My Commission Expires: 6/13/2026

[Affix Notary Seal]

TAMMI JO BUCHANAN
Commission # HH 275581
Expires June 13, 2026

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

Print Name: Celia Howard

Print Name: Latoya Ransom

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By: _____
Tanya Early, City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 6th day of March, 2023, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (check one) [X] 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, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

By: Linda Hudson

Print Name: Linda Hudson

Title: Chairwoman

Print Name: Latya Ransom

Print Name: Brittany Meredith

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 14th day of March, 2023, by Linda Hudson as Chairwoman of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Linda W. Cox

Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

[Affix Notary Seal]

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

# AGREEMENT FOR PURCHASE AND DEVELOPMENT OF FISHERMAN'S WHARF

THIS AGREEMENT (the "**Agreement**") is made and entered into as of this 16th day of August, 2021, by and between PIERCE 1 MARINA, LLC, a Florida limited liability company ("**Pierce**"), whose mailing address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950, the CITY OF FORT PIERCE, a Florida municipal corporation (hereafter referred to as the "**City of Fort Pierce**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, FL 34950 and the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (the "**FPRA**") (collectively, the City of Fort Pierce and the FPRA shall be referred to herein as the "**City**").

W I T N E S S E T H:

WHEREAS, the City of Fort Pierce and the FPRA are the record owners, as their record interests may appear, of fee simple title to the unimproved real property described on **Exhibit "A"**, attached hereto and made a part hereof (the "**Real Property**"); and

WHEREAS, the City issued a request for proposals ("**RFP**") requesting that qualified developers submit proposals for the development of the Real Property; and

WHEREAS, after evaluating the responses submitted in the competitive procurement process in response to the City's RFP, the City found that Pierce has submitted the most advantageous proposal; and

WHEREAS, Pierce has proposed the development of the Fisherman's Wharf Project, as more generally set forth in the Response to Request for Proposal No. 2020-023, Redevelopment of Fisherman's Wharf, submitted to the City of Fort Pierce on January 25, 2021 (the "**Project**"); and

WHEREAS, the City and Pierce both desire to enter into an agreement, allowing Pierce to proceed with obtaining land development approvals more specifically setting forth the master plan and development standards for the Project, providing for the conveyance of the Real Property to Pierce subject to the terms and conditions hereof, and allowing for the construction of the Project on the Real Property in phases, as more specifically set forth herein; and

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements contained herein, and the mutual benefits hereunder, and for other good and valuable

considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do covenant and agree as follows:

1. Agreement to Convey and Develop. The City agrees to convey the Real Property to Pierce, and Pierce agrees to develop the Real Property in accordance with the terms and conditions set forth herein. The term "Property" shall include the Real Property described in **Exhibit "A"**, together with all right, title and interest, if any, of the City in and to (i) any improvements to the Real Property, (ii) any condemnation award relating to the Real Property, and (iii) all easements, rights-of-way and appurtenances benefitting or appurtenant to the Real Property.

2. Purchase Price and Method of Payment; Deposits. Subject to offsets, prorations, and adjustments as contemplated herein, Pierce shall pay the City the sum of Five Million and No 00/100 Dollars ($5,000,000.00) in immediately available funds at closing.

3. Due Diligence Period. Pierce, its agents, employees and contractors shall have one-hundred and twenty (120) days from and after the Effective Date (which period is hereinafter referred to as the "Due Diligence Period") within which to undertake engineering and other tests, borings, studies, investigations and assessments of and concerning the Property, at Pierce's sole cost and expense, as Pierce determines may be necessary or desirable in order to determine and evaluate (i) compliance of the Property with all zoning, environmental and other codes, ordinances, statutes, rules and regulations affecting the same, (ii) soil compaction, drainage and other physical characteristics of the Property, (iii) the feasibility of developing the Property for Pierce's intended use, including preparing draft site plans, drainage plans, utility plans and financial feasibility studies, and (iv) any other matters as shall be deemed by Pierce, in Pierce's sole and absolute discretion, to be necessary for Pierce to determine the feasibility of Pierce proceeding with the development of the Property. The City hereby grants to Pierce, its agents, employees, contractors and engineers, a right of entry upon the Property and any part thereof during the Due Diligence Period for the purposes of assisting such inspections and review, including environmental studies, soil compaction studies, soil borings and other physical inspections, and to show the Property to third parties (including, without limitation, architects, attorneys, insurers, financial institutions and other lenders or investors), and the City hereby agrees to cooperate with Pierce's studies and investigations, as reasonably required. Pierce shall be responsible for prompt payment for such inspections and for repair of damage to and restoration of the Property resulting from such studies and inspections. Pierce shall not subject the Property to any liens in connection with such studies and investigations and Pierce shall immediately discharge any liens which may be recorded against the Property resulting from such studies and investigations. Pierce agrees to indemnify and hold harmless the City from all losses, damages, penalties, attorney's fees and costs arising out of property damage, personal injury or wrongful death caused by Pierce, or Pierce's agents or contractors, in connection with any inspections of the Property. No later than five (5) days after the end of the Due Diligence Period, Pierce may, at Pierce's sole discretion and for any reason, terminate this Agreement by giving written notice thereof to the City, in which event this Agreement shall be terminated, and all rights and liabilities of the parties pursuant to the Agreement shall be terminated. No later than fifteen (15) days after such termination of this Agreement, Pierce shall deliver to the City

copies of any reports of studies and investigations procured by Pierce relative to the Property during the Due Diligence Period.

4. Copies of Reports. The City agrees to deliver to Pierce, within five (5) days following the Effective Date of this Agreement, copies of (a) any leases, lease amendments, contracts, licenses, governmental or quasi-governmental permits or permit applications, and (b) all reports, studies and investigations (including, without limitation, any environmental, engineering or water quality assessments or reports, title abstracts and policies, permits, surveys and soil tests) relating to the Property.

5. Land Development Approvals and Certain Conditions to Closing.

a. Approval Period. If Pierce has not terminated this Agreement in connection with the closure of the Due Diligence Period as contemplated hereinabove, then for two hundred and seventy (270) days after the expiration of the Due Diligence Period, Pierce (and, to a certain extent as provided herein below, the City) shall work diligently to secure all approvals necessary in Pierce's sole but reasonable discretion to permit the development of the Project. Such period shall be hereinafter referred to as the "**Development Approval Period**" and such approvals shall be hereinafter referred to as the "**Development Approvals**". The Development Approvals must be secured and found to be satisfactory to Pierce (in its sole but reasonable discretion) and will include, without limitation: (i) necessary zoning for the Project; (ii) necessary site plan and/or preliminary plat approval for the Project; (iii) necessary permits from all applicable governmental authorities and governmental permitting agencies; (iv) any required concurrency approvals; (v) sewer and water approval, including all water, sewer, and/or utility capacity, connection rights, rights issued, tap rights, and all drainage rights and allocations; (vi) necessary agreements with applicable governmental authorities regarding school capacity, utilities, and roadway improvements necessary for the Project; (vii) all necessary and final, non-appealable site plan approvals issued by local, county, state and/or federal governmental or quasi-governmental authorities required to proceed with the uninterrupted construction of the Project including, without limitation from the Florida Department of Environmental Protection (and its local counterparts), Florida Fish and Wildlife Conservation Commission, the US Army Corps of Engineers, the South Florida Water Management District; and (viii) any required permits regarding listed species located on the Property, and (ix) all other necessary approvals from all applicable governmental authorities required to allow construction of the Project.

b. City Obligations. In furtherance of securing all necessary Development Approvals, the City at its sole cost and expense (except as otherwise expressly provided below), shall undertake the following work. The following shall be, and are hereby deemed, conditions to Closing (such conditions together with the other preconditions to Closing contemplated herein shall be collectively referred to as the "**Conditions to Closing**"):

i. The City will give its best efforts to support amending the Comprehensive Plan of the City of Fort Pierce to change the future land use designation of the Property to a land use designation appropriate for the development of the Project and mutually acceptable to the City and Pierce. The City shall be responsible for completing and filing any

required applications and paying any filing fees associated with processing the approval of the foregoing future land use amendment, both at the City level and at the State level. The foregoing change in the Property's future land use designation shall be a Condition to Closing, which if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

ii. The City shall give its best efforts to support changing the zoning of the Property to an appropriate zoning category which is mutually satisfactory to the City and Pierce, and such zoning category shall allow the height required for the Project. The City shall be responsible for completing and filing any required applications and paying any filing fees associated with processing the approval of the foregoing zoning change. The foregoing change of the Property's zoning shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

iii. City shall give its best efforts to support entering into an interlocal agreement with the County to improve adjacent County properties for parking for the Project. Pierce will pay for the cost of the improvements including paying any local match due under any grant funding. Entering into the foregoing interlocal agreement shall be a Condition to Closing which, if not completed, may result in the termination of this Agreement as more specifically set forth in Paragraph 5.d below.

c. Pierce Obligations. In furtherance of securing all necessary Development Approvals, Pierce at its sole cost and expense (except as otherwise expressly provided below), shall undertake the following work. The following shall be, and are hereby deemed, additional Conditions to Closing:

i. Pierce will provide necessary documentation to the City to apply for and obtain approval of a site plan and phasing plan for the Project in substantial conformity with the RFP, and the City will cooperate in filing the application as the Property owner. No application fee shall be due and payable for submittal of the foregoing site plan application. Pierce shall proceed diligently through the site plan approval process, until a final site plan and phasing plan for the Project is approved by the City.

ii. Pierce will obtain approval from the County and/or City, as needed for the relocation of the exsiting boat ramp (the "Boat Ramp") from the Property to a location outside of the Property. If Pierce does not terminate this Agreement as set forth in Paragraph 5.d below, then Pierce will be responsible for the entire cost to relocate the Boat Ramp and to repay the amount due to the Florida Inland Navigational District ("FIND") with respect to the grant for the existing Boat Ramp.

iii. Pierce will enter into an agreement with the City for the construction of any improvements required to Fisherman's Wharf (the street), with the understanding that the City will seek to obtain any available grant funding for such improvements. Pierce will be responsible for the cost of such improvements, including paying any local match due under any grant funding.

iv. Pierce will obtain all approvals required from the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, or any other Development Approvals required in order to allow Pierce 1 to construct and operate the Project. The City, as the property owner, will cooperate with Pierce in the filing and processing of any applications, at Pierce's cost.

d. Right to Terminate. In the event that all of the foregoing Conditions to Closing have not been completed within the Development Approval Period, to the reasonable satisfaction of Pierce, then Pierce shall have the option of (i) terminating this Agreement by giving written notice thereof to the City no later than three (3) days after the end of the Development Approval Period , whereupon this Contract will be null and void or (ii) if Pierce does not give the foregoing notice to the City, then Pierce shall be deemed to have waived this contingency and shall proceed to close on the Property as set forth herein. Concurrent but not coterminous in time with the foregoing right to terminate, Pierce shall have a separate and unrelated right to terminate this Agreement by giving written notice thereof to the City no later than two-hundred and forty (240) days after the Effective Date of this Agreement, if Pierce determines, in Pierce's sole discretion, that it will be cost-prohibitive for the Project to relocate the Boat Ramp to a location outside of the Property, and to repay the amount due to FIND with respect to the grant for the existing Boat Ramp.

e. Right to Extend. As an alternative, provided that Pierce is making commercially reasonable efforts to satisfy the Conditions to Closing set forth in Paragraph 5.c above, then Pierce may extend the Development Approvals Period by no more than two (2) sixty (60) day periods, which may be exercised independently and consecutively (and, if timely made, shall extend the Development Approvals Period by a total of 120 days). Such election will be made by Pierce through written notice to the City delivered prior to 11:59 PM EST on the then last day of the Development Approvals Period.

Notwithstanding any of Pierce's elections as stated above, the City shall also have the corresponding right to extend the Development Approval Period for one (1) sixty (60) day period. The City may exercise such right at any point at which the Development Approval Period is set to expire and Pierce has either not yet exercised its right to extend the Development Approval Period or Pierce has already expended its options to extend such period and has none further. The City, to exercise such right, shall provide written notice to Pierce delivered prior to 11:59 PM EST on the last day of the Development Approval Period. Any such timely election by the City shall supersede any election by Pierce to terminate this Agreement. Any such timely election by the City shall also supersede any election by Pierce to extend the Development Approval Period, and Pierce shall be deemed to still have such right as if Pierce had not so elected. Upon such election by the City, Pierce and the City shall continue with reasonable diligence to satisfy the yet to be completed Conditions to Closing as otherwise contemplated herein. At the end of such extension period, if Pierce has not yet exercised all of its rights of extension as contemplated hereinabove, Pierce may elect to do so by timely delivering written notice of such election to the City prior to 11:59 PM EST on the then last day of the Development Approval Period. If no further rights of extension exist, then Pierce shall have the option of (i) terminating this Agreement by giving written notice thereof to the City no later than three (3) days after the end of the Development Approval Period, whereupon this Contract will

be null and void or (ii) if Pierce does not give the foregoing notice to the City, then Pierce shall be deemed to have waived this contingency and shall proceed to close on the Property, as set forth herein.

Notwithstanding any term or provision to the contrary herein, with specific respect to any permits from the Army Corps of Engineers ("ACOE"), if all other Conditions to Closing have been satisfied, or waived by Pierce in writing, prior to the expiration of the Development Approval Period, the Development Approval Period shall automatically extend for the additional period necessary for ACOE to issue its permits, not to exceed an additional one hundred eighty (180) days after the date that would otherwise have been the expiration of the Development Approval Period (as extended by either party as provided hereinabove).

6. Evidence of Title. Within forty-five (45) days after the Effective Date, Pierce shall obtain, at Pierce's expense, a Title Insurance Commitment (the "**Commitment**") for an Owner's Title Insurance Policy (the "**Policy**") issued by a Florida licensed title insurer (the "**Title Company**") evidencing that the City is vested with fee simple title to all of the Real Property, free and clear of all liens, encumbrances, exceptions or qualifications whatsoever save and except for: (a) "Permitted Exceptions" as defined hereinbelow; and (b) those exceptions to title which are to be discharged by the City at or before the Closing. The Commitment shall also evidence that upon the execution, delivery and recordation of the Deed to be delivered pursuant to the provisions of this Agreement and the satisfaction of all requirements specified in Schedule B, Section 1 of the Commitment, Pierce shall acquire fee simple title to the Real Property, subject only to the Permitted Exceptions.

Pierce shall have a period of thirty (30) days after receipt of the Commitment within which to cause the same to be examined and to notify the City in writing of any objections that would render title to the Real Property unmarketable or would prevent development of the Project on the Real Property; provided, however, that in the event of any such notice by Pierce, Pierce shall provide the City with a copy of the Commitment together with Pierce's written objections. The City, upon written notification thereof, shall use reasonable diligence to remove, discharge or correct such objections, and shall have a period of sixty (60) days after receipt of notice in which to do so. If the City shall be unable to remove or discharge such objections within the foregoing sixty (60) day period, then Pierce may, within ten (10) days from the expiration of the sixty (60) day period, give notice to the City to either (a) terminate this Agreement, (b) grant the City additional time to cure such title objection, not to exceed an additional ninety (90) days or (c) agree to accept a conveyance of title at Closing in its then existing condition. If Pierce shall elect to terminate this Agreement, then neither the City nor Pierce shall have any further rights or obligations hereunder. Any items shown in the Commitment which Pierce does not timely object to, or which Pierce agrees to accept, in accordance with this paragraph, shall be deemed to be "**Permitted Exceptions**." The foregoing notwithstanding, if title defects are in the nature of liens or encumbrances arising by, through or under the City which can be discharged by the payment of money and are liquidated in amount (i.e., not contingent or unliquidated), then Pierce shall have the option to pay and discharge the same at or prior to Closing, in which event, a credit for the cost thereof shall be given to Pierce as part of the adjustments and prorations at the Closing.

Pierce may, prior to the date of Closing, obtain an update of the Commitment, and may reexamine title to the Real Property and deliver to the City written objection to any matter revealed by such title reexamination ("**Subsequent Title Defect**") other than the Permitted Exceptions. In the event that Pierce gives the City written objection to a Subsequent Title Defect, then the provisions set forth in the foregoing paragraph shall apply from and after the date of Pierce's notice thereof to City.

7. Survey. Within ninety (90) days after the Effective Date, Pierce may, at Pierce's sole cost and expense, have the Property surveyed by a registered Florida surveyor (the "**Survey**"). Pierce shall have a period of twenty (20) days after receipt of the Survey within which to cause the same to be examined and to notify the City in writing of any encroachment or any matter which would prevent development of the Project on the Property; provided, however, that in the event of any such notice by Pierce, Pierce shall provide the City with a copy of the Survey together with Pierce's written objections. The Survey objections shall be treated in the same manner as title objections are treated as stated hereinabove. Pierce's failure to have the Property timely surveyed in accordance with this paragraph or deliver timely notice of survey objections shall be deemed a waiver of Pierce's rights to object to survey defects as provided in this paragraph.

8. Closing and Conveyance of Property. At Closing (as defined below), the City of Fort Pierce shall first convey its interest in the Property to FPRA, and then FPRA shall convey all of the Property to Pierce. The closing for the conveyance of the Property from FPRA to Pierce (the "**Closing**") shall be at a date, time and place mutually agreed to by the City and Pierce, but within the municipal limits of the City of Fort Pierce, no earlier than thirty (30) days after the Conditions to Closing have all been satisfied and no later than sixty (60) days after the Conditions to Closing have all been satisfied. At the time of the Closing hereunder, FPRA shall convey fee simple title to the Property to Pierce by Special Warranty Deed, in the form attached hereto as **Exhibit "B"** (the "**Deed**"). The conveyance of the Property shall be free and clear of all liens, encumbrances, exceptions or qualifications whatsoever, save and except only the following:

a. Ad valorem real property taxes and assessments for the year of closing and subsequent years.

b. Local zoning ordinances and regulations.

c. Permitted Exceptions, as defined in Paragraph 6 above.

d. The Reverter, as defined in Paragraph 11.a below and as set forth in the Deed.

9. Closing Costs. Pierce shall pay for the cost of: (a) all documentary stamp taxes required to be paid with respect to the Deed and other instruments of conveyance, (b) the Title Policy, (c) all recording fees with respect to those closing documents which are to be recorded (not including, however, the cost of curative title instruments which are to be paid exclusively by the City), (d) any closing costs associated with third party financing, and (e) the

Survey. The City shall pay all costs to obtain and record any documents required to cure any title defects or survey defects objected to by Pierce as provided hereinabove. Any real property taxes and assessments shall be prorated as of the date of the Closing.

10. Development Timeline. The Project shall be constructed in phases in accordance with a site plan and phasing plan for the Project, submitted to the City, and subject to review and approval by the City, as a part of the Development Approvals (collectively, the "**Site Plan**"). As a part of the first phase of construction, Pierce shall construct the boat storage building, repair the sea wall, and construct parking and other related infrastructure, as more specifically set forth in the Site Plan. Pierce shall commence construction of the first phase , within six (6) months after the Closing. For the purpose of determining the Development Timeline set forth in this Paragraph 10, the terms "Commence Construction" or "Commencing Construction" shall mean beginning substantial physical site work, such as clearing, excavating or grading the Property in preparation for pouring foundations and/or installing utilities, or the installation of best management practices such as silt fences and turbidity barriers.

As a part of the second phase of construction, Pierce shall construct the restaurant, residential, and retail space and related infrastructure, as more specifically set forth in the Site Plan. The construction of the second phase must be commenced by Pierce within nine (9) months after the completion (as evidenced by the issuance of a certificate of completion or certificate of occupancy (or its equivalent)) of the aforementioned boat storage building contemplated in the first phase of construction.

11. Default.

a. Possibility of Reverter. When the Property is conveyed by the City to Pierce at Closing, the Deed will contain language stating that the City will retain a "possibility of reverter", giving the City the right to re-enter and retake the property if Pierce defaults on its obligations set forth in this Agreement (the "**Reverter**"). In the event that the City exercises the Reverter, upon reconveyance of the Property to the City, the City shall refund the Purchase Price to Pierce, less any transaction costs paid by the City with respect to the reconveyance.

b. Release of Reverter for Construction Loan. The construction loan for each of the phases of development of the Project will be secured by a mortgage on all or a portion of the Property. Prior to the closing of the construction loan for each phase, the City will (a) review the loan documents to confirm to the City's reasonable satisfaction that the loan is for the construction of one or more phases of the Project in accordance with the approved Site Plan, (b) confirm issuance of the required performance bond as described hereinbelow, and (c) sign an instrument releasing from the encumbrance of the Reverter, all or the relevant portion of the Property which will be encumbered by the mortgage securing the construction loan for that particular phase, and such instrument will be recorded in the public record at the time of the closing of the construction loan, so that the construction lender will acquire a construction mortgage securing the construction loan free and clear of the City's Reverter.

c. Performance Bond. Pierce shall obtain a performance bond for the construction of the each phase of the Project that equals or exceeds the estimated cost of the

construction of such phase. Each bond shall be in substantially the form attached hereto as **Exhibit "C"**, unless Pierce and the City mutually agree to a different form. Each bond may be released at the time that a certificate of occupancy or certificate of completion is issued for the bonded construction project.

d. Default by Pierce. In the event of a default or breach of this Agreement by Pierce, the City may proceed at law or in equity to enforce its rights under this Agreement against Pierce, including but not limited to the right of specific performance. In addition, the City may exercise its rights pursuant to the Reverter, as defined above.

e. Default by City. In the event of a default or breach of this Agreement by the City, Pierce may proceed at law or in equity to enforce its rights under this Agreement against the City, including, but not limited to, the right of specific performance.

f. Right to Cure. The foregoing provisions of this Paragraph notwithstanding, neither the City nor Pierce shall be deemed to be in default and/or breach under this Agreement, unless (i) the party alleging such default and/or breach shall have provided written notice of the alleged default and/or breach to the other party, (ii) the alleged defaulting and/or breaching party shall have failed within a period of thirty (30) days after receipt of such notice to cure said default and/or breach and (c) the alleging party is in compliance with the provisions of this Agreement.

12. Successors and Assigns. The terms herein contained shall bind and inure to the benefit of the City and its successors and assigns, and Pierce and its successors and assigns. No assignment of this Agreement by Pierce shall be effective unless and until such assignment shall be approved by the City in writing. The foregoing notwithstanding, Pierce may collaterally assign its rights under this Agreement to any lender providing financing for the development of the Project, and the City shall execute any acknowledgement of such collateral assignment as may be reasonably required by such lender, in a form reasonably acceptable to the City.

13. Tax Increment Financing. The FPRA collects certain tax increment revenue ("**TIR**") from the ad valorem real property taxes paid with respect to property located within the City of Fort Pierce Community Redevelopment Area. Pierce shall pay all ad valorem real property taxes, non-ad valorem real property taxes, special assessments and any other taxes on the Property as they become due and within the year in which they are first due. After confirming that such taxes have been paid with respect the Property, FPRA shall rebate to Pierce fifty percent (50%) of all TIR received by FPRA with respect to the Property each year until a total of One Million Dollars ($1,000,000.00) has been reimbursed to Pierce. Such rebate payments shall be delivered to Pierce no later than thirty (30) days after FPRA receives from the County Tax Collector the applicable tax increment revenue for the Property. Notwithstanding any covenant or provision to the contrary set forth herein, the right to receive TIR rebate payments set forth in this Paragraph shall benefit and be enforceable only by Pierce, and by any successor developer acquiring Pierce's rights and obligations under this Agreement, provided that Pierce assigns its right to receive TIR rebate payments to such successor developer pursuant to a written instrument delivered to the FPRA and recorded in the public records of St. Lucie

County. In the event that any part of the Property is subdivided pursuant a subdivision plat or divided into condominium units pursuant to the Florida condominium statutes, Pierce, or a successor developer as set forth above, shall continue to have the right to receive the entire amount of the foregoing TIR rebate payments, unless and until such time as Pierce, or such successor developer, no longer owns any portion of the Property. The owners of the platted lots or condominium units shall not have any right to receive any portion of the TIR rebate payments unless they are the successor developer having been assigned such right to receive TIR rebate payments as set forth above.

14. Impact Fees. The City shall waive all City impact fees relating to the development of the Project on the Property. In addition, the City shall support Pierce's efforts to have St. Lucie County waive or reduce their impact fees relating to the same.

15. Easement for Public Access. Pierce shall grant an easement giving public access through the Project to the waterfront, and along the Project's boardwalks, boat slips and marina basin. The location of such easement shall be set forth in the Site Plan and subject to review and approval by the City pursuant to the City's site plan review and approval process.

16. Force Majeure. Neither Pierce nor the City shall be considered in breach of this Agreement to the extent that performance of their respective obligations is prevented by a Force Majeure Event (defined below) that arises after the Effective Date. Deadlines set forth in this Agreement, including the deadlines set forth in Paragraph 10 above, shall be extended by a period of time equal to the period of interruption caused by the Force Majeure Event as provided herein. As used herein, a "**Force Majeure Event**" shall mean a governmental moratorium, pandemic, unavailability of utilities (e.g. power or water), fire (including wildfires), explosion or similar casualty, sabotage, theft, vandalism, riot or civil commotion, hurricane, tropical storm, tornado or flooding through no fault of the affected party. Any extension of any date or deadline set forth in this Agreement due to a Force Majeure Event shall be only for the delay in performance that is an actual and direct result of such Force Majeure Event. The party prevented from carrying out its obligations hereunder shall give notice to the other party of a Force Majeure Event as soon as practicable but in no event shall such notice exceed fifteen (15) business days after the Force Majeure Event for which such claim is being made (absent a catastrophic Force Majeure Event affecting both parties to this Agreement).

17. Covenants Running With the Land. The rights, agreements, duties and obligations set forth in this Agreement shall run with the Property and shall be binding upon and benefit the parties hereto as herein specified and their successors, assigns, legal representatives and successors-in-title. Any transferee of any portion of the Property shall automatically be deemed, by acceptance of the title to said property, to have assumed all obligations of this Agreement relating thereto to the extent of its interest in said property. The foregoing notwithstanding, in the event that a part of the Property is subdivided pursuant to a subdivision plat or divided into condominium units pursuant to the condominium statutes, in order to create residential units, the purchasers of such residential units shall have no duties or obligations under this Agreement. This Agreement will be recorded in the public records of St. Lucie County.

18. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience of reference only and in no way define, describe, extend or limit the scope or content of this Agreement nor the intent of any provision hereof.

19. Notices. All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by hand delivery, United States certified mail, postage prepaid, return receipt requested or by overnight courier service (e.g FedEx, UPS) to the party to be notified at the addresses set forth hereinbelow or at such other addresses as the parties shall designate to each other in the manner prescribed for notice herein:

To Pierce:

Pierce Development, Inc.
3093 County Road 46
Fort Edward, NY 12828
Attn: Christopher Shelli

With a copy to:

Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Ft. Pierce, FL 34947
Attention: W. Lee Dobbins, Esq.

To City of Fort Pierce:

City of Fort Pierce
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: City Manager

With a copy to:

Fort Pierce Redevelopment Agency
City Hall
100 North U.S. 1
Fort Pierce, FL 34950
Attn: Fort Pierce Redevelopment Agency Director

Any notice shall be deemed received on the date of actual receipt or refusal. Changes of address shall be effective when provided in writing to the other party in the manner described herein.

20. Governing Law and Binding Effect. The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida and shall bind, and the benefits and advantages shall inure to and be enforceable by, Pierce and the City as well as their respective successors and assigns. Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. EACH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION OR COUNTERCLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS ATTACHED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY. Venue for any claim arising from this Agreement shall lie in the courts of St. Lucie County, Florida.

21. Survival of Obligations. This Agreement shall survive said Closing and shall not merge with the delivery of the Deed and other closing documents.

22. Integrated Agreement, Waiver and Modifications. This Agreement represents the complete and entire understanding and agreement between and among the parties hereto with regard to all matters involved in this Agreement and supersedes any and all prior or contemporaneous agreements, representations, covenants, or memoranda, whether written or oral, made by any party hereto. This Agreement may not be modified or amended, nor may any provision contained herein be waived, except in writing signed by all parties hereto.

23. Interpretation. The parties hereto acknowledge and agree that this Agreement has been negotiated at arm's length and between parties equally sophisticated and knowledgeable in the matters dealt with in this Agreement, and that each party has been advised by counsel of its choosing with respect hereto. Accordingly, any rule of law or legal decision that would require interpretation of any ambiguities in this Agreement against the party that has drafted it is not applicable and is hereby waived. The terms of this Agreement shall be interpreted in a reasonable manner in order to effect the intent of the parties as set forth herein.

24. Computation of Time. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. (where the Property is located) of the next business day. Time shall be of the essence as to all dates and times of performance under this Agreement.

25. Counterparts. This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the day and year first above written.

WITNESSES:

Alicia Cruz Rosselle
Print Name: ALICIA CRUZ-ROSSELLE

W. Lee Dobbins
Print Name: W. Lee Dobbins

"Pierce"

PIERCE 1 MARINA, LLC., a
Florida limited liability company

By: C. M. Shelli
Christopher Shelli
Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 11 day of AUGUST, 2021, by Christopher Shelli as Manager of PIERCE 1 MARINA, LLC, a Florida limited liability company. Said person did not take an oath and (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, to wit:

ALICIA CRUZ-ROSSELLE
MY COMMISSION # GG216364
EXPIRES: May 10, 2022

Alicia Cruz Rosselle
Notary Public, State of Florida
Print Name: ALICIA CRUZ-ROSSELLE
Commission #: GG 216364
My Commission Expires: 5/10/2022

**[SIGNATURES CONTINUE ON FOLLOWING PAGES]**

WITNESSES:

Print Name: Latoya Ransom

Print Name: Brittany Meredith

"City of Fort Pierce":

CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation

By: Linda Hudson
Linda Hudson, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

By:
Tanya Earley, Interim City Attorney

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17th day of August, 2021, by LINDA HUDSON, as MAYOR, of CITY OF FORT PIERCE, a Florida municipal corporation. Said person did not take an oath and (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, to wit:

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

**[SIGNATURES CONTINUE ON FOLLOWING PAGE]**

WITNESSES:

Linda W. Cox
Print Name: Linda Cox

Brittany Meredith
Print Name: Brittany Meredith

"FPRA"

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

By: Linda Hudson
Print Name: Linda Hudson
Title: Chair

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 10th day of August, 2021, by Linda Hudson as Chair of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

EXHIBIT "A"
PAGE 1 OF 4

# Fisherman's Wharf




July 20, 2021

1:2,257

0 90 180 360 ft

0 25 50 100 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

**ONLY THE PORTION OF THIS TAX PARCEL LYING NORTH OF SEAWAY DRIVE IS SUBJECT TO THIS AGREEMENT**

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

## Property Identification

Site Address: 600 N INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Parcel ID: 2403-801-0026-000-0
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 16214
Map ID: 24/10N
Zoning: General &

## Ownership

Ft Pierce City Of
PO Box 1480
Fort Pierce, FL 34954



## Legal Description

INDIAN RIVER MEMORIAL PARK THAT PART DESIGNATED ON PLAT AS PROPOSED CITY PARK-LESS SR A1A ANDLESS PUMP STATION NO 1 LOCATED IN SE COR OF SD PARK AND LESS TO FT PIERCE YACHT CLUB INC- (MAP 24/10A) (OR 261-614)

## Current Values

| | |
|---|---|
| Just/Market Value: | $11,898,600 |
| Assessed Value: | $11,898,600 |
| Exemptions: | $11,898,600 |
| Taxable Value: | $0 |

**Property taxes are subject to change upon change of ownership.**

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

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

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 18,191 |
| Gross Sketched Area (SF): | 31,105 |
| Land Size (acres): | 13.49 |
| Land Size (SF): | 587,511 |

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

## Property Identification

Site Address: 125 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-432-0002-000-4
Jurisdiction: Fort Pierce

Use Type: 8900
Account #: 15868
Map ID: 24/03S
Zoning: Marine Com

## Ownership

Fort Pierce Redevelopment Agency
PO Box 1480
Fort Pierce, FL 34954



## Legal Description

3 35 40 FROM A CONC MONU AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN`S WHARF 528.45 FT TO POB, TH CONT E ALG FISHERMAN`S WHARF DR 151.52FT, THS 01 DEG 15 MIN 12 SEC W 118.23 FT, TH S 89 DEG 18 MIN 28 SEC E 48.97 FT TO NE COR OF TRACT `A` OF IND RIV MEMORIAL PARK, TH S 26DEG 20 MIN 26 SEC W ALG E LI OF SD TRACT `A` 60.17 FT, TH S 18 DEG 32 MIN 31 SEC E 95.94 FT TO SE COR OF SD TRACT `A`, TH S 72 DEG 31 MIN 30 SEC W ALG S LI SD TRACT A 109.19 FT, TH N 18 DEG 5.5 MIN W 314.09 FT TO POB (0.81AC) (OR 2821-1379)

## Current Values

| | |
|---|---|
| Just/Market Value: | $593,200 |
| Assessed Value: | $593,200 |
| Exemptions: | $593,200 |
| Taxable Value: | $0 |

**Property taxes are subject to change upon change of ownership.**

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

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

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 6,206 |
| Gross Sketched Area (SF): | 6,206 |
| Land Size (acres): | 0.81 |
| Land Size (SF): | 35,283 |

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

## Property Identification

Site Address: 201 FISHERMANS WHARF
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-432-0003-000-1
Jurisdiction: Fort Pierce

Use Type: 8900
Account #: 15869
Map ID: 24/03S
Zoning: Marine Com

## Ownership

Fort Pierce Redevelopment Agency
PO Box 1480
Fort Pierce, FL 34954

## Legal Description

3 35 40 FROM CONC MON AT SE COR OF N 2 ST AND FISHERMAN'S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN'S WHARF 679.97FT TO POB, TH CONT ELY ON S R/W FISHERMAN'S WHARF 333.43 FT TO PT, TH S 01 DEG 14 MIN 30 SEC W 106.97 FT, TH S 89 DEG 18 MIN 28 SEC W 333.64 FT, TH N 01 DEG 15 MIN 12 SEC E 118.23 FT TO POB (0.86 AC) (OR 2821-1379)



## Current Values

| | |
|---|---|
| Just/Market Value: | $521,800 |
| Assessed Value: | $521,800 |
| Exemptions: | $521,800 |
| Taxable Value: | $0 |

**Property taxes are subject to change upon change of ownership.**

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

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

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 0.86 |
| Land Size (SF): | 37,556 |

## 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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**EXHIBIT "B"**

This Instrument Prepared By:
W. LEE DOBBINS, ESQ.
Dean, Mead, Minton & Moore
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification No.:_____

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made as of the ____ day of _____, 20___, by the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 ("**Grantor**"), to PIERCE 1 MARINA, LLC, a Florida limited liability company, whose address is 100 South Second Street, Suite 202, Fort Pierce, Florida 34950 ("**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.)

## W I T N E S S E T H:

**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, 20___, 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.

**PROVIDED THAT** in the event that Grantee defaults on its obligations set forth in that certain Agreement for Purchase and Development of Fisherman's Wharf, by and between the City of Fort Pierce, the Fort Pierce Redevelopment Agency and Grantee, dated _____ _____, 202__, and recorded in Official Records Book _____, Page _____, of the Public Records of St. Lucie County, Florida, then Grantor shall have the right to re-enter and retake possession of the Land, and fee simple title to such Land shall revert to the Grantor, in accordance with the terms of the foregoing agreement.

**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:

FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 20____, by _____ as _____ of FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

_____
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

EXHIBIT "C"
Performance Bond Form

**BOND NUMBER** _____

# AIA DOCUMENT A312-2010

## *Performance Bond*

**CONTRACTOR:**
*(Name, legal status and address)*

**SURETY:**

**OWNER:**
*(Name, legal status and address)*

**CONSTRUCTION CONTRACT**
Date:

Amount:

Description: *(Name and Location)*

**BOND**
Date:

Amount:

Modifications to this Bond: ☐ None ☐ See Section 16

SAMPLE

| **CONTRACTOR AS PRINCIPAL** | | **SURETY** | |
|---|---|---|---|
| Company: | *(Corporate Seal)* | Company: | *(Corporate Seal)* |
| X: _____ | | X: _____ | |
| Name and Title: | | Name and Title: | |

*(Any additional signatures appear on the last page of this Performance Bond.)*

*(FOR INFORMATION ONLY*—Name, Address and telephone

**AGENT or BROKER:**

**OWNER'S REPRESENTATIVE:**
*(Architect, Engineer or Other Party)*

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract:

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

SAMPLE

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**§ 14 Definitions**

**§ 14.1 Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

**§ 14.2 Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

**§ 14.3 Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

**§ 14.4 Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

**§ 14.5 Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

SAMPLE

**§ 16** Modifications to this bond are as follows:

SAMPLE

*(Space is provided for additional signatures of added parties, other than those appearing on the cover page.)*

| **CONTRACTOR AS PRINCIPAL** | | **SURETY** | |
|---|---|---|---|
| Company: | *(Corporate Seal)* | Company: | *(Corporate Seal)* |
| X:_____ | | X:_____ | |
| Name and Title: | | Name and Title: | |

**City Commission Regular Meeting - 5:05 pm** **11. c.**

**Meeting Date:** 08/21/2023

**Re:** Approval of a Partial Release of Unity of Title for 4145 S US Highway 1 (formerly 504 Tumblin Kling Rd B)

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

---

**SUBJECT:**

Approval of a Partial Release of Unity of Title for 4145 S US Highway 1 (formerly 504 Tumblin Kling Rd B)

**SUMMARY:**

Address: 4145 S US Highway 1
Parcel ID: 2434-314-0003-000-4

- The Owner of the subject property, Jetson TV & Appliances was approved for a Major Site Plan by the City of Fort Pierce City Commission on February 22, 2022. One of the conditions of approval was a Unity of Title for the subject properties of the development.
- On July 18, 2022, The City Commission of Fort Pierce approved a Major Amendment to the original Site Plan approved on February 22, 2022.
- During the processes for review, St. Lucie County requested Right-of-Way dedication.
- The owner and St. Lucie County are now requesting partial release of the Unity of Title to convey the proposed right-of-way to St. Lucie County.

**RECOMMENDATION:**

Approval of a Partial Release of Unity of Title

**ALTERNATIVES:**

Disapprove the Partial Release of Unity of Title

**RESPONSIBLE STAFF:**

Vennis Gilmore, Assistant Planning Director

**COORDINATED WITH:**

Sara Hedges, Interim City Attorney

---

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

---

**Attachments**

Partial Release of Unity of Title Document
Exhibit A (Sketch & Legal)

Original - Unity of Title
City Attorney Response

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Vennis Gilmore | 08/09/2023 05:31 PM |
| City Manager | Nick Mimms | 08/16/2023 02:41 PM |

Form Started By: Vennis Gilmore Started On: 08/09/2023 10:54 AM
Final Approval Date: 08/16/2023

Prepared By and Return To:
Alexzander Gonano, Esq.
Gonano Law PLLC
5550 US-1, Suite 3
Fort Pierce, FL 34982

**PARTIAL RELEASE OF UNITY OF TITLE**

This PARTIAL RELEASE OF UNITY OF TITLE ("Partial Release") is made this ____ day of August 2023 by the City of Fort Pierce (the "City") a municipal corporation organized and existing under the laws of the State of Florida, whose address is 100 N. US Highway 1, Fort Pierce, FL 34950.

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City hereby agrees to this Partial Release as follows:

1. Jetson Investments, Inc., a Florida corporation, ("JI"), executed a Unity of Title ("Unity") recorded in Official Records Book 4735, Page 2343, of the Public Records of St. Lucie County, Florida. The Unity requires that the premises therein particularly described (the "Premises") shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land be sold, transferred, devised or assigned separately except in its entirety as one plot or parcel of land, until such time as the same may be released in writing by the City Commission for the City.

2. This Partial Release is given to release and remove from the Unity portions of the Premises legally described and depicted in Exhibit "A" ("Released Property") attached hereto and made a part hereof in order to allow JI to dedicate the Released Property to St. Lucie County for right-of-way purposes. The Unity shall have no further force or effect with respect to the Released Property.

**SEE EXHIBIT "A"**

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name by its duly authorized and appointed officer(s) and have caused its corporate seal to be unto affixed this ___ day of _____, 2023.

Signed, sealed and delivered
in the presence of:

City of Fort Pierce, A political subdivision of the State of Florida

_____ BY: _____

Print Name: _____ Name: _____

Title: _____

_____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by [] physical presence or [] electronic notarization this _____ day of _____, 2023, by _____, as _____ of the City of Fort Pierce, on behalf of the City of Fort Pierce, who is [] personally known by me or [] has produced _____ as identification.

[Notary Seal]

_____

Notary Public, State of Florida

Printed Name: _____

My Commission Expires:

EXHIBIT "A"

A PORTION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES OVER, UNDER, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LAND LYING IN THE WEST (1/2) ONE-HALF OF THE SOUTHEAST (1/4) QUARTER OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4431, PAGE 1978 AS RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PORTION IS 10 FEET IN WIDTH, LYING NORTHERLY, PARALLEL AS MEASURED AT A RIGHT ANGLE TO THE SOUTH LINE OF OF THE SOUTHEAST (1/4) QUARTER OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST:

BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING FROM A BOLT SPIKE WITH NO IDENTIFICATION MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 34 PER CERTIFIED CORNER RECORD NUMBER 0044304;

THENCE, N 00º38'17" E, ALONG THE WEST LINE OF SOUTHWEST (1/4) QUARTER OF SAID SECTION 34, A DISTANCE OF 1,334.15 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 34;

THENCE, S 89º59'34" W, ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 34, A DISTANCE OF 405.10 FEET TO THE PROLONGATION OF THE EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THE OFFICIAL RECORDS BOOK 4431, PAGE 1978, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE, N 00º36'55" E, ALONG SAID PROLONGATION OF THE SAID EAST BOUNDARY LINE, A DISTANCE OF 25.00 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF TUMBLIN KLING ROAD AND **THE POINT OF BEGINNING**;

THENCE, N 00º36'55" E, ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 10.00 FEET;

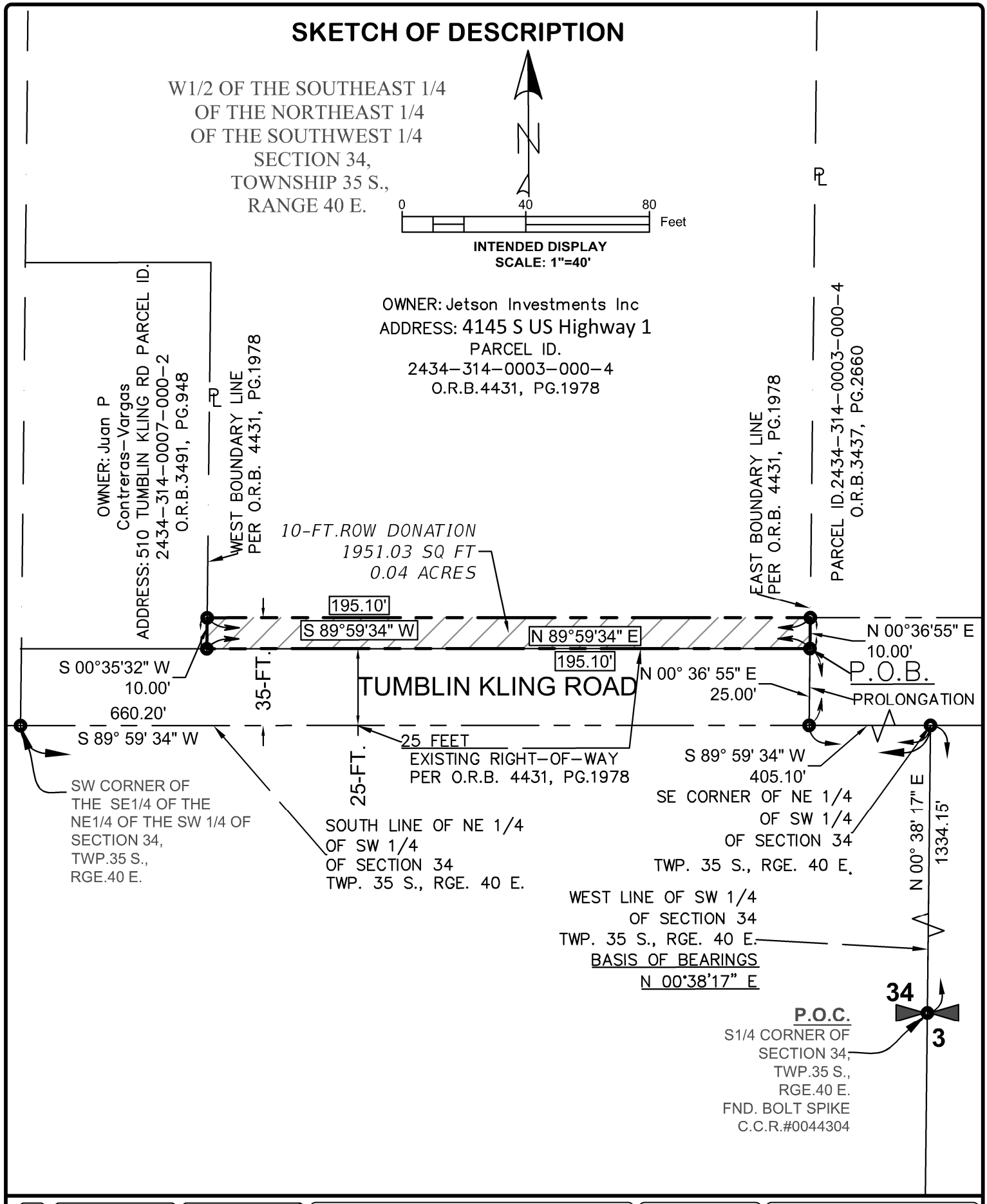
THENCE, S 89º59'34" W, ALONG A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHERLY THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 34, AS MEASURED AT A RIGHT ANGLE TO SAID SOUTH LINE, A DISTANCE OF 195.10 FEET TO THE WEST BOUNDARY LINE OF PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4431, PAGE 1978, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE, S 00º35'32" W, ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO THE EXISTING NORTH RIGHT-OF-WA YLINE OF TUMBLIN KLING ROAD;

THENCE, N 89º59'34" E, ALONG SAID EXISTING NORTH LINE, A DISTANCE OF 195.10 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 0.04 ACRES OR 1,951.03 SQUARE FEET.

# SKETCH OF DESCRIPTION




SHEET NO. 2 OF 3

PROJECT: ROAD RIGHT-OF-WAY DONATION TO ST. LUCIE COUNTY ALONG TUMBLIN KLING ROAD

**THIS IS NOT A SURVEY**
SECTION 34
TOWNSHIP 35 SOUTH
RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

**BOARD OF COUNTY COMMISSIONERS**
ST. LUCIE COUNTY, FLORIDA
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
SURVEY SECTION
2300 VIRGINIA AVE., FORT PIERCE, FLORIDA, 34982
TELEPHONE 772-462-1721

| SKETCH | | |
|---|---|---|
| CHK. | J.B. | 5/02/2022 |
| DRAWN | A.GILEV | 5/02/2022 |

ST. LUCIE COUNTY FLORIDA

**REVISIONS**

| NO | DATE | SUBJECT | BY |
|---|---|---|---|
| 1 | 6/26/2023 | EDIT PARCEL ID. | A.G. |
| 2 | 8/15/2023 | EDIT PARCEL ADDRESS | A.G. |

S:\ENG\6 SURVEY\1_2021_SURVEYS\T35_R40\34\Jetsons Expansion\01-CAD\AutoCad\Jetsons-Expansion_4145 S US Highway 1.dwg

SURVEYOR'S NOTES:

1.THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

3. A REFERENCE TO ALL BEARINGS SHOWN ON THIS SKETCH IS GRID NORTH.

4. BASIS OF BEARINGS IS THE WEST LINE OF SE $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEING N 00°38'17" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

5. REFERENCE INFORMATION TAKEN FROM OFFICIAL RECORDS BOOK 4431 , PAGE 1978 AS RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

# LEGEND:

| | | | |
|---|---|---|---|
| FND. | FOUND | ℄ | PROPERTY LINE |
| FT. | FEET | PG. | PAGE |
| ℄ | CENTER LINE | R/W | RIGHT OF WAY |
| ID. | IDENTIFICATION | SEC. | SECTION |
| L.S. | LAND SURVEYOR | TWP. | TOWNSHIP |
| O.R.B. | OFFICIAL RECORDS BOOK | RGE. | RANGE |
| P.O.B. | POINT OF BEGINNING | SQ.FT. | SQUARE FEET |
| P.O.C | POINT OF COMMENCEMENT | | QUARTER SECTION CORNER |
| | | | SECTION CORNER |

CERTIFICATION

**I HEREBY CERTIFY** THAT THE DESCRIPTION OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I **FURTHER CERTIFY** THAT THIS DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR A DESCRIPTION AND SKETCH AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17.(050-.053), FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

DATE OF SIGNATURE: 15-AUGUST-2023

ALEXEY GILEV CERTIFICATE NO. 7079 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

_____

**ALEXEY GILEV**
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS7079

SHEET NO. 3 OF 3

PROJECT: ROAD RIGHT-OF-WAY DONATION TO ST. LUCIE COUNTY ALONG TUMBLIN KLING ROAD

**THIS IS NOT A SURVEY**
SECTION 34
TOWNSHIP 35 SOUTH
RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

**BOARD OF COUNTY COMMISSIONERS**
ST. LUCIE COUNTY, FLORIDA
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
SURVEY SECTION
2300 VIRGINIA AVE., FORT PIERCE, FLORIDA, 34982
TELEPHONE 772-462-1721

| SKETCH | | |
|---|---|---|
| CHK. | J.B. | 5/02/2022 |
| DRAWN | A.GILEV | 5/02/2022 |

ST. LUCIE COUNTY FLORIDA

**REVISIONS**

| NO | DATE | SUBJECT | BY |
|---|---|---|---|
| 1 | 6/26/2023 | EDIT PARCEL ID. | A.G. |
| 2 | 8/15/2023 | EDIT PARCEL ADDRESS | A.G. |

S:\ENG\6 SURVEY\1_2021_SURVEYS\T35_R40\34\Jetsons Expansion\01-CAD\AutoCad\Jetsons-Expansion_4145 S US Highway 1.dwg

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4964217 OR BOOK 4735 PAGE 2343, Recorded 12/09/2021 02:30:44 PM

**This instrument was prepared by and should be returned to:**
**Alexzander D. Gonano, Esq.**
**Gonano & Harrell**
**1600 S. Federal Hwy., Suite 200**
**Fort Pierce, FL 34950**
**(772) 464-1032**

## UNITY OF TITLE AGREEMENT

In consideration of combining the subject properties which are owned by Jetson Investments, Inc., a Florida corporation as "Owner" which property being and lying in St. Lucie County, Florida, is formally described in Exhibit "A" as "Parcel 1" and "Parcel 2", which Exhibit "A" is attached hereto and made a part hereof and for other good and valuable considerations, the undersigned hereby agree to restrict the use of property described in Exhibit "A" in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land. Any further division of said plot and parcel of land shall comply with the City of Fort Pierce Land Development Code.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, its heirs and assigns until such time as the same may be released in writing by the City Commission for the City of Ft. Pierce, Florida.

3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County, Florida.

**SIGNATURES ON FOLLOWING PAGE(S)**

# EXHIBIT A

**Parcel 1**

A portion of the Southwest 1/4 of Section 34, Township 35 South, Range 40 East, St Lucie County, Florida, more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said section (being the South quarter corner) run N. 00°38'23"E., along the East line of the Southwest 1/4 of said Section, 1334.28 feet to the North line of the Southeast 1/4 of the Southwest 1/4; thence S. 89°59'21"W., along said North line, 44.00 feet; thence N. 00°38'23"E., 25.00 feet to the intersection of the North right-of-way of Tumblin Kling Road (a 50 feet wide right-of-way) and the West right-of-way of U.S. Highway #1 (a variable width right-of-way), to the Point of Beginning; from the Point of Beginning, continue N. 00°38'23"E., along said West right-of-way, 335.02 feet to the North line of the South 360 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section; thence S. 89°59'21"W., along said North line, 119.01 feet to the West line of the East 163.00 feet of aforementioned East 1/2 of the Southeast 1/4 the Southeast 1/4 of the Southwest 1/4; thence N. 00°38'23"E., along said West line, 138.29 feet to the North line of the South 498.28 feet of said East 1/2; thence S. 89°59'21"W., along said North line, 65.01 feet; thence N. 00°36'59"E., 15.06 feet; thence S. 89°59'11"W., 102.30 feet to the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence N. 00°36'59"E., along said East line, 153.76 feet to the North line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence S. 89°59'11"W., along said North line, 75.00 feet to the East line of the West 255.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence S. 00°36'56"W., along said East line, 642.11 feet to the aforementioned North right-of-way of Tumblin Kling Road; thence N. 89°59'21"E., along said North right of way, 361.11 feet to the Point of Beginning.

LESS AND EXCEPT that portion deeded to St. Lucie County, Florida, by Warranty Deed recorded in Official Records Book 3060, Page 520 and in Corrective Warranty Deed recorded in Official Records Book 3437, Page 2458 and that portion deeded to St. Lucie County, Florida, by Warranty Deed recorded in Official Records Book 3437, Page 2460, all of the Public Records of St. Lucie County, Florida.

**Parcel 2**

(Deed Legal)

The South 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 90 feet thereof, and LESS the West 60 feet thereof, and LESS the South 25 Feet for Road Right of Way, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

AND

The West 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the South 150 feet thereof, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

AND

The East 180 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 90 feet of the South 150 feet thereof, and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

(Overall Parcel per property appraiser)

W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 60 feet of the South 150 feet thereof and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida.

IN WITNESS WHEREOF, Jetson Investments, Inc. has caused these presents to be executed on the day and year first above written.

WITNESSES:

Diana Allen
Name: Diana Allen

Judith Kisker
Name: Judith Kisker

Jetson Investments, Inc., a Florida corporation

By: John E. Thofner, III
Its: President

STATE OF FLORIDA
COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me, by means of (✓) physical presence or ( ) online notarization, this 6 day of December, 2021 by John E. Thofner, III as the President of Jetson Investments, Inc., a Florida corporation, on behalf of said company, who is personally known to me or has produced _____ as identification and who executed the foregoing Deed.

Notary Public State of Florida
Melissa A Hughes
My Commission HH 150473
Expires 07/08/2025

Melissa A Hughes
Notary Public
Melissa A Hughes
Printed name of notary

My Commission Expires:
[SEAL]

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: VENNIS GILMORE, ASSISTANT PLANNING DIRECTOR

FROM: SARA HEDGES, INTERIM CITY ATTORNEY *SH*

RE: APPROVAL OF A PARTIAL RELEASE OF UNITY OF TITLE FOR 4145 S US HIGHWAY 1 (PARCEL ID: 2434-314-0003-000-4)

CAO RLS FILE: 23-183

DATE: AUGUST 8, 2023

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I have reviewed the above Request for Legal Services (RLS) related to a Partial Release of Unity of Title. I have reviewed the submitted Partial Release of Unity of Title and will note the date in the first paragraph needs changed to the month of when the document will be presented to the City Commission. It is otherwise approved as to form and correctness.

Exhibit A has not been reviewed as to form and correctness, as I have been informed a request has been made for it to be corrected as to address and parcel ID. When such corrections are made, please submit all documents for final approval as to form and correctness prior to placing the item on a City Commission Agenda for approval.

Please make sure the original Unity of Title documents and the actual Unity of Title itself are included in the documents submitted for the City Commission's review. As an example of materials that should be submitted, please see the Partial Release of Unity of Title included on the City Commission Regular Meeting on July 18, 2022.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH/mm

cc: Nicholas Mimms, City Manager
Linda Cox, City Clerk

**City Commission Regular Meeting - 5:05 pm** **12. a.**

**Meeting Date:** 08/21/2023

**Re:** Site Plan (Development and Design Review) and Conditional Use - Love Ministries Telecom Tower - 3111 Avenue D

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**SUBJECT:**

Quasi-Judicial Hearing deferred from April 17, 2023 and postponed from June 20, 2023 - Review and approval of an application for a Site Plan (Development and Design Review) and Conditional Use by property owner Love Center Regeneration Ministries and applicant Deborah L. Martohue, Esq. AICP, to construct a 199-foot monopole telecommunication tower located at 3111 Avenue D, more specifically located at Parcel ID: 2408-123-0008-000-2.

**SUMMARY:**

The applicant is requesting the review of an application of a Site Plan (Development and Design Review) and Conditional Use for a telecommunications tower located at 3111 Avenue D. The applicant is seeking to install the unmanned wireless facility consisting of a 199-foot monopole and associated ground equipment within a 60 ft x 60 ft secure equipment compound with access from Avenue D. The monopole is designed to have a maximum of 4 carriers.

**RECOMMENDATION:**

Staff recommendation is for the City Commission to vote APPROVAL of the proposed Site Plan and Conditional Use with three (3) conditions by staff and the Planning Board.

- Prior to the issuance of a Building Permit approval, a gopher tortoise survey needs to be conducted.
- A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certification of Occupancy is approved for the site.
- The applicant can waive the 5-foot sidewalk connection.

**ALTERNATIVES:**

- Recommendation of APPROVAL with alternate conditions
- Recommendation of DISAPPROVAL

**RESPONSIBLE STAFF:**

Ryan Altizer, Senior Planner

**COORDINATED WITH:**

- Technical Review Committee
- Planning Board

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**Fiscal Impact**

**OTHER INFORMATION:**

N/A

## Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Applicant Presentation
Tower Exhibit from hearing
Public Notice Certification
Proof of Publication
Proof of Publication #2
Proof of Publication #3
Applicant Supplemental Information combined
Community Meeting Recording
Applicant Presentation Updated
Code Sect. 125-361
Site Plan Document for Electronic Signature
Handouts from Martohue
Petitions from Harrell

## Form Review

Form Started By: Linda Cox Started On: 04/18/2023 09:50 AM
Final Approval Date: 06/20/2023

# CITY OF FORT PIERCE

## City Commission

April 17th, 2023

## Love Ministries Telecom Tower– Conditional Use

**APPLICANT**

Deborah L Martohue, Esp. AICP

**PROPERTY OWNER(S)**

The Love Center Regeneration Ministries

**PARCEL ID #:**

2408-123-0008-000-2

## SUMMARY

The applicant is requesting the review of an application for a Conditional Use for a Telecommunications Tower located at 3111 Avenue D. The applicant is seeking to install the unmanned wireless facility consisting of a 199-foot monopole and associated ground equipment within a 60 ft x 60 ft secure equipment compound with access from Avenue D. The monopole is designed to have a maximum of 4 carriers.

# SITE LOCATION

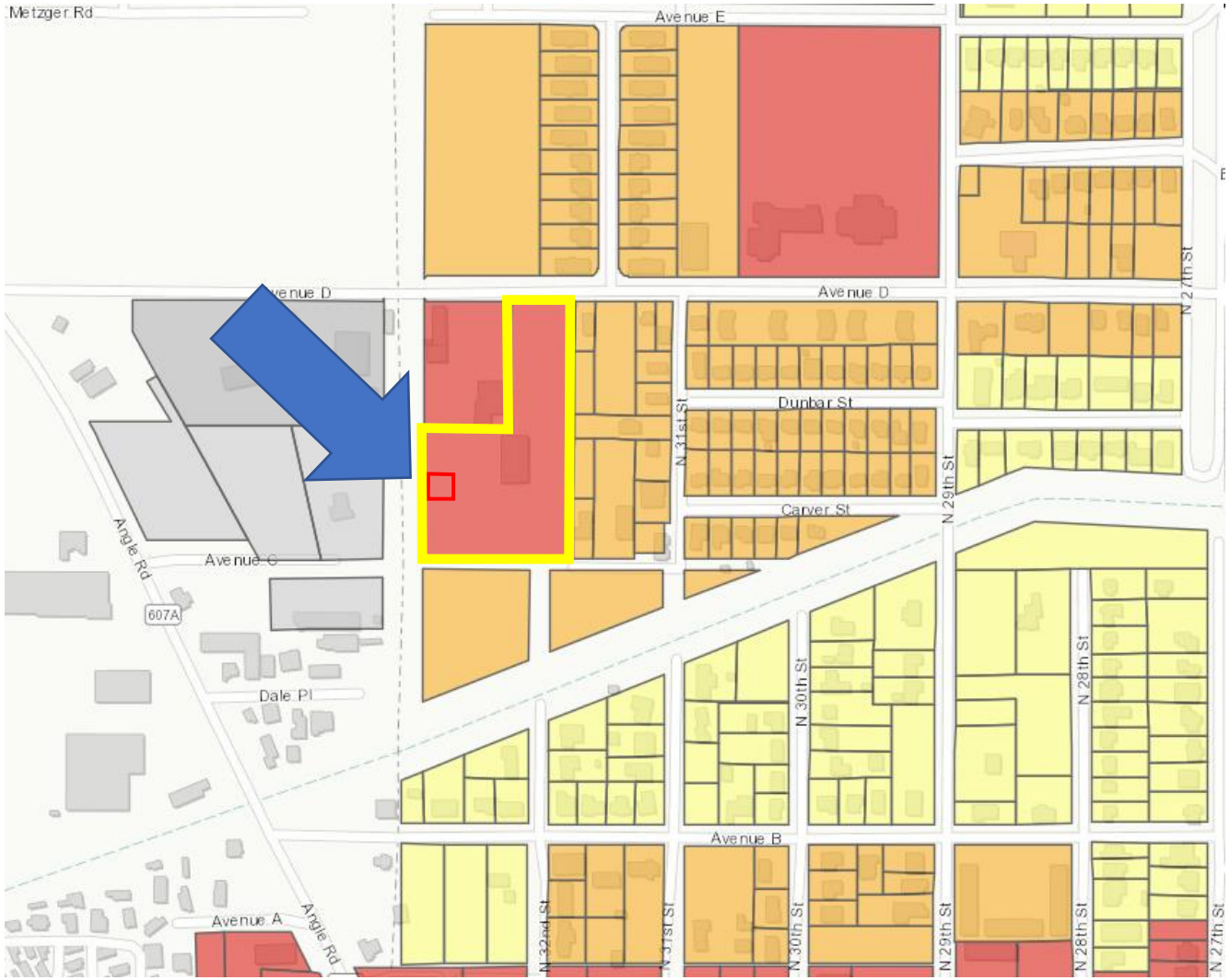



PARENT LOT AREA= 3.74 +/- Acres,  Telecom compound = 60 ft x 60 ft.

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# FUTURE LAND USE

Future Land Use: GC
(General Commercial)




Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

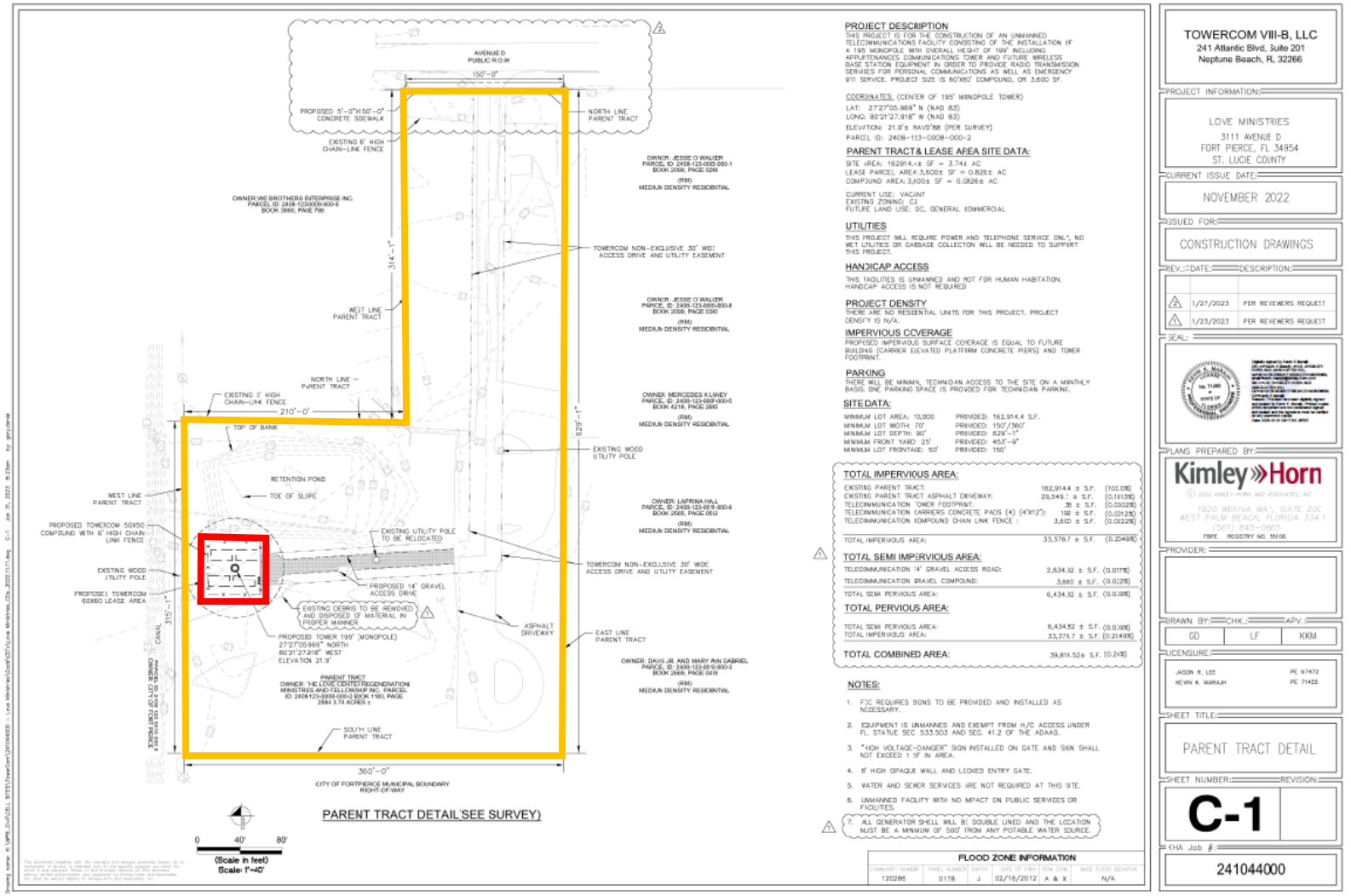
# ZONING

Zoning: C-3 (General Commercial)



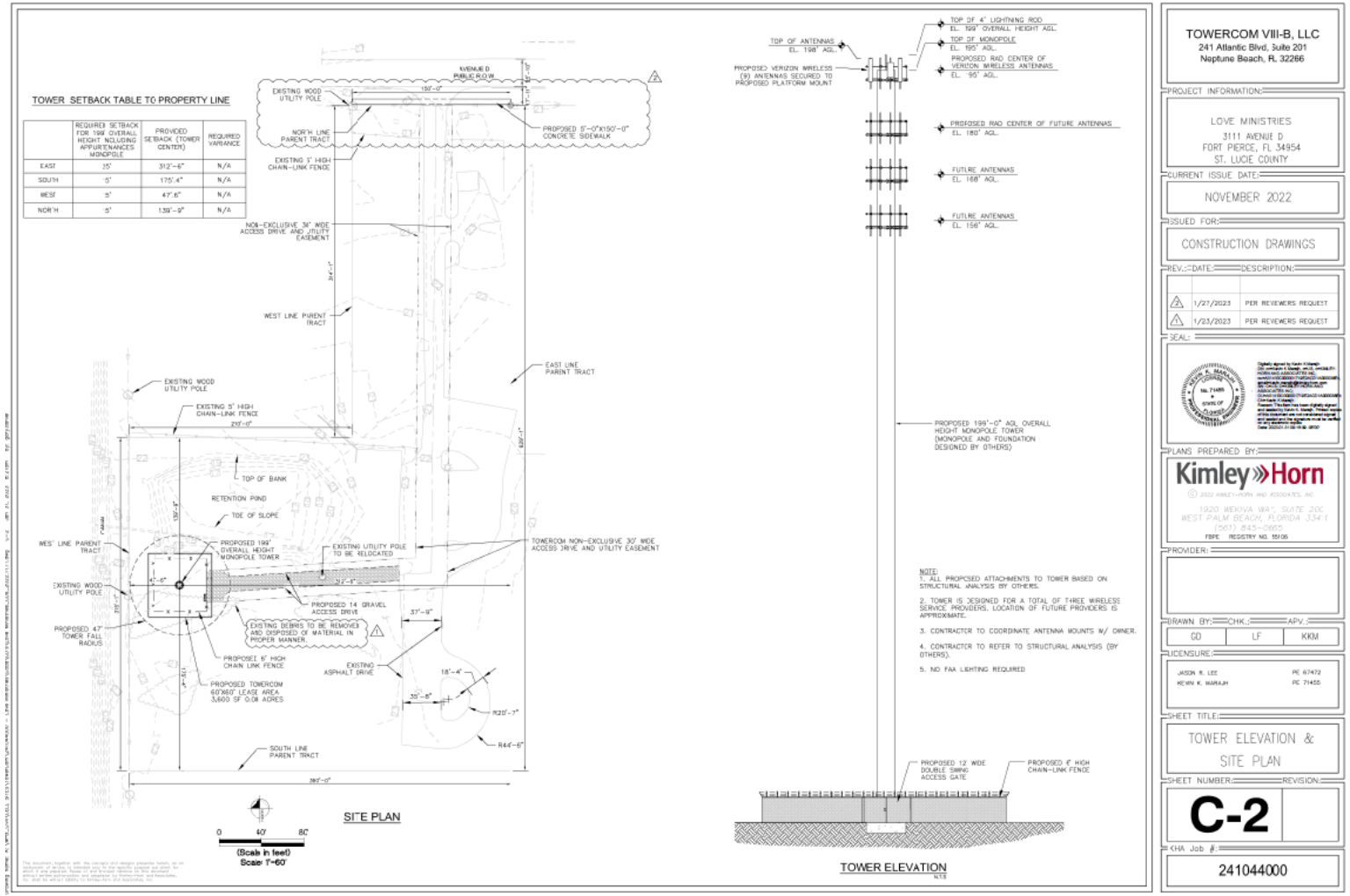

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# SITE PLAN



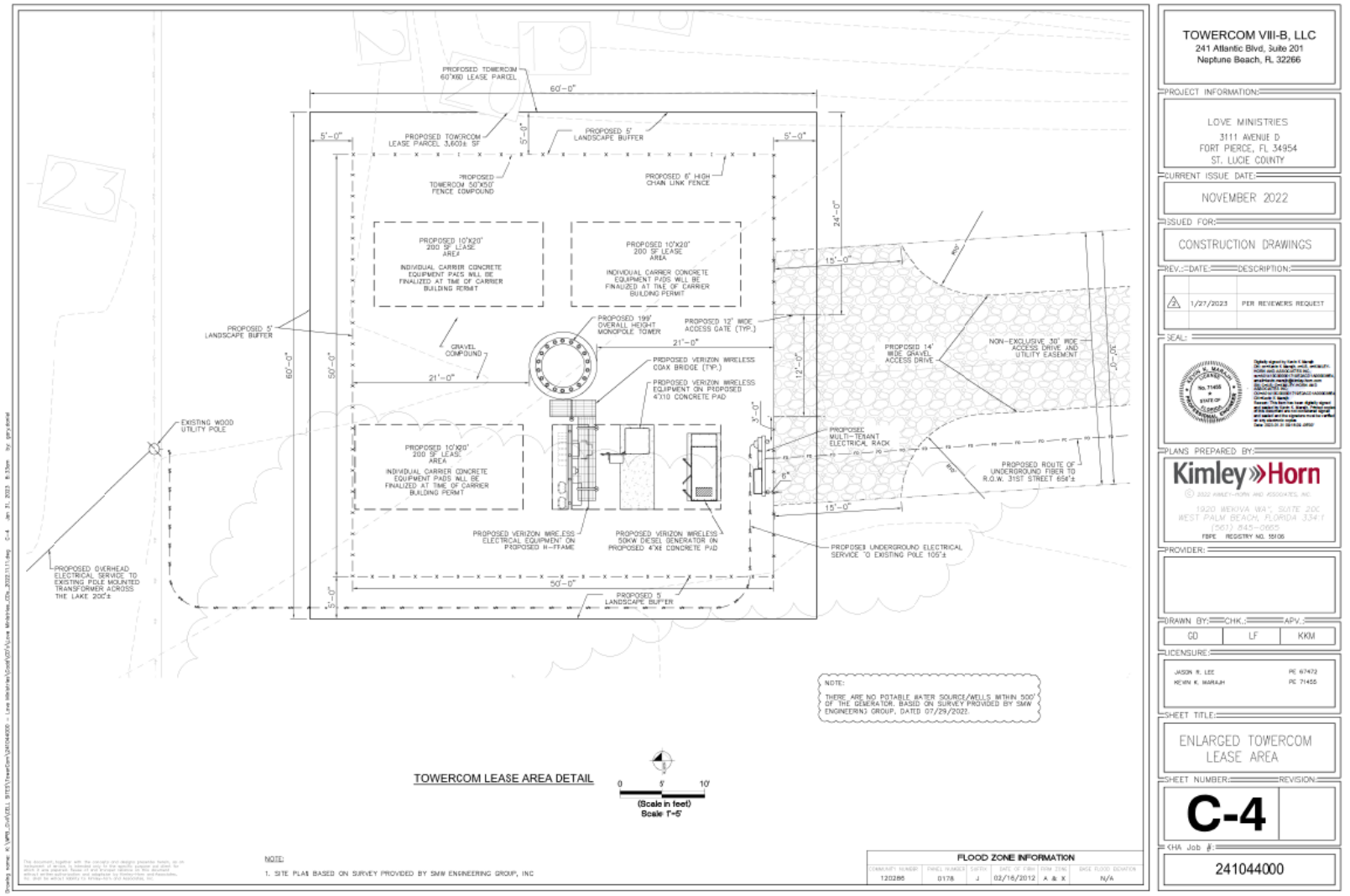

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# SITE PLAN



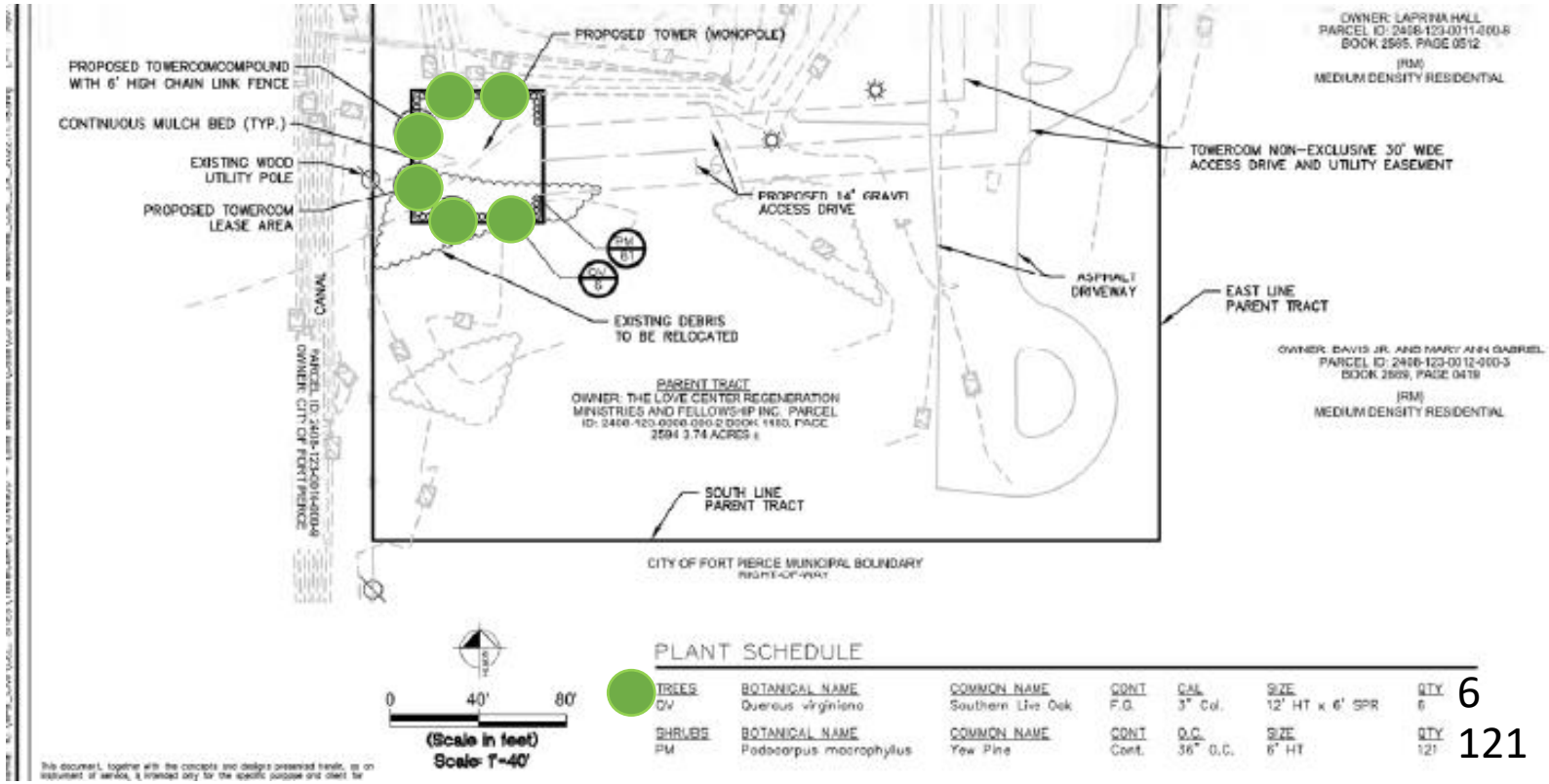

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# SITE PLAN




Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# LANDSCAPE PLAN

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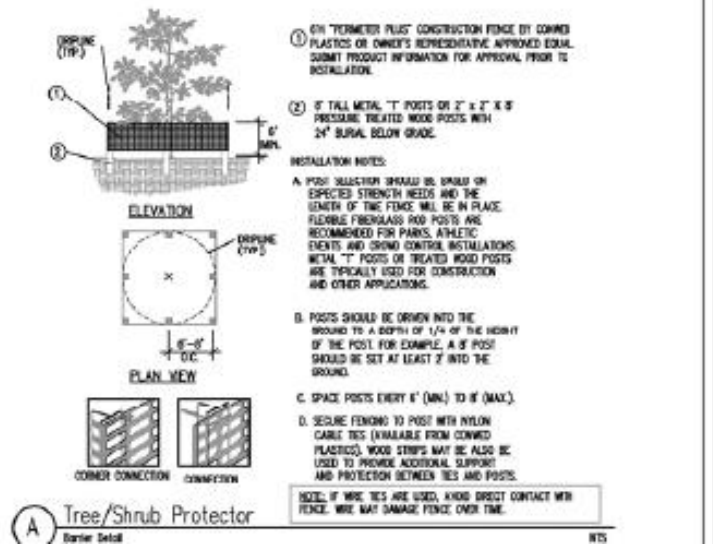
121




Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

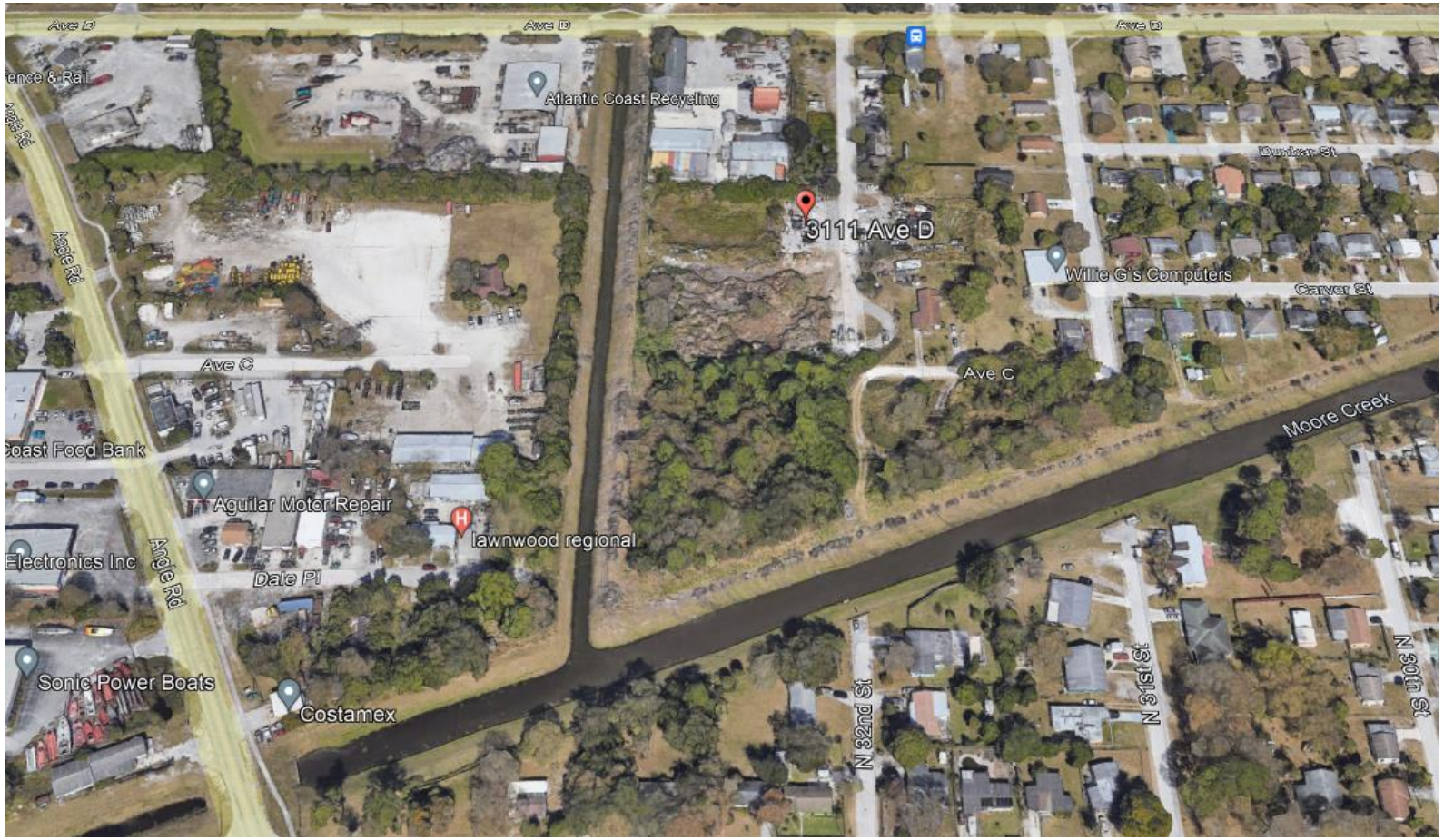
**Sec. 125-361. Antenna support structure. (STAFF REVIEW COMMENTS)**

Consideration of antenna support structures shall be based upon these factors:

(1) Height of the proposed antenna support structure. (199-ft Monopole)
(2) Proximity of the antenna support structure to residential structures and residential district boundaries. (328 ft away from nearest house and 248 ft away from nearest residential property)
(3) Nature of uses on adjacent and nearby properties. (Industrial, commercial and residential uses)
(4) Surrounding topography. (Visual on next slide)
(5) Surrounding tree coverage and foliage. (6 oaks are proposed with the landscaping, lot to the south has dense tree coverage)
(6) Design of the antenna support structure, with particular attention to design characteristics which have the effect of reducing or eliminating visual obtrusiveness, to the extent reasonably possible. (The placement of monopole was chosen to reduce visual impacts along with the material that the pole is to be made from)
(7)Proposed ingress and egress. (A proposed entry/exit road has been made on the Site Plan to give access to 60’ by 60’ compound from Avenue D)

Note: the applicant’s submittal also addresses Sec. 125-361. (8).

(4) Surrounding topography. (See below)



## PLANNING BOARD'S RECOMMENDATION

At their March 13th, 2023, meeting, the Planning Board voted unanimously to recommend approval of the Conditional Use with the condition that the applicant could have a waiver of the 5-foot sidewalk connection.

# RECOMMENDATION

Staff recommends two (2) Conditions:

1. Prior to the issuance of Building Permit approval, a gopher tortoise survey needs to be conducted.

2. 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.

3. Subsequent development of 3111 Avenue D or adjacent property shall comply with City Code Sec. 125-317, regarding the provision of sidewalks in the public or private right-of-way the full length of all streets abutting a parcel of property and parallel to the street.

4. A subdivision application will be required prior to the further development of parcel #2408-123-0008-000-2.

## RECOMMENDATION

Staff recommendation is for the City Commission to vote APPROVAL of the proposed Conditional Use with four (4) conditions.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

2. Recommend Disapproval.

**Sec. 125-361. Antenna support structure.**

(d) Standards for review. It is the intent of this section to provide reasonable opportunities for siting of telecommunications towers and other wireless facilities consistent with federal and state guidelines while also providing for protection of the public welfare through the city's exercise of its police powers. The city shall consider and weigh the aesthetic impact and compatibility issues of the proposed antenna support structure with the public benefit derived from having an efficient and reliable wireless communications system when determining whether or not to approve the application. Consideration shall be based upon these factors:

(1) Height of the proposed antenna support structure.
(2) Proximity of the antenna support structure to residential structures and residential district boundaries.
(3) Nature of uses on adjacent and nearby properties.
(4) Surrounding topography.
(5) Surrounding tree coverage and foliage.
(6) Design of the antenna support structure, with particular attention to design characteristics which have the effect of reducing or eliminating visual obtrusiveness, to the extent reasonably possible.
(7)Proposed ingress and egress.

(8) Availability of suitable existing antenna support structures and other structures. No new antenna support structure may be permitted unless the applicant demonstrates to the city's reasonable satisfaction that no existing antenna support structure or other suitable structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing antenna support structure or other structure can accommodate the applicant's proposed antenna may consist of any of the following:

a. No existing antenna support structures or other suitable structures are located within the geographic area required to meet the applicant's engineering requirements;

b. Existing antenna support structures or other suitable structures are not of sufficient height to meet the applicant's engineering requirements;

c. Existing antenna support structures or other suitable structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment;

d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing antenna support structure or other suitable structure, or the antenna on the existing antenna support structure would cause interference with the applicant's proposed antenna;

e. The fees, costs or contractual provisions required by the applicant in order to share an existing antenna support structure or other structure or to adapt such structure for sharing are unreasonable. Costs exceeding a new antenna support structure are presumed to be unreasonable.
f. The applicant demonstrates that there are other limiting factors that render existing antenna support structures or other structures unsuitable.

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

[redacted]

[redacted]

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

In selecting any site, including this one, we strive to find and lease one that is located within a commercial/industrial area that is nearby to the residents and businesses that our wireless communications providers need to improve service to its customers. It is a years long process just to get to this point when we have an anchor tenant onboard, a site selected and plans prepared that we can share with the community.

This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

We are enclosing the proposed site plan for your review. The landscape buffer will include 6 shade trees and a continuous hedge surrounding the fence except for the access gate. The FAA will not require any tower lighting. We are required and will comply with all FCC regulations which include ensuring that our communications signals will not interfere with other communications signals by other wireless providers, local public safety communications or television broadcast or streaming services. In fact, our communications tower will enhance 911 wireless services in your area by providing more reliable and stronger communications signals from Verizon and other future providers.

We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

March 20, 2023

Dear Property Owners:

The representative, Martohue Land Use Law PA, and property owner, The Love Center Regeneration Ministries, are requesting approval of a Conditional Use to construct a 199-monopole communications tower at approximately 3111 Avenue D. The subject site is surrounded by industrial, residential, and commercial uses. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The Parcel ID of the site is 2408-123-0008-000-2, and legal description of the property is: 8 35 40 BEG 50 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF NE 1/4, TH N 315.05 FT, TH E 210 FT, TH N 314.05 FT TO S R/W OF AV D, TH E 150 FT, TH S 630 FT M/L, TH W 360 FT TO POB (OR 1183-2594)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, April 17, 2023,** which begins at **5:05 p.m.** in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use.** If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742, (772) 467-3737, or raltizer@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes

Sincerely,

Ryan Altizer

Ryan Altizer
Senior Planner

---

**Conditional Use– Telecommunications Tower – 3111 Avenue D**

**Phone**
772-467-3742 or 772-467-3737

**Email**
raltizer@cityoffortpierce.com



FORT PIERCE, FL • THE SUNRISE CITY •

# Site Location Map
# 3111 Avenue D



# CITY OF FORT PIERCE

## City Commission

April 17th, 2023

## Love Ministries Telecom Tower– Conditional Use

**APPLICANT**

Deborah L Martohue, Esp. AICP

**PROPERTY OWNER(S)**

The Love Center Regeneration Ministries

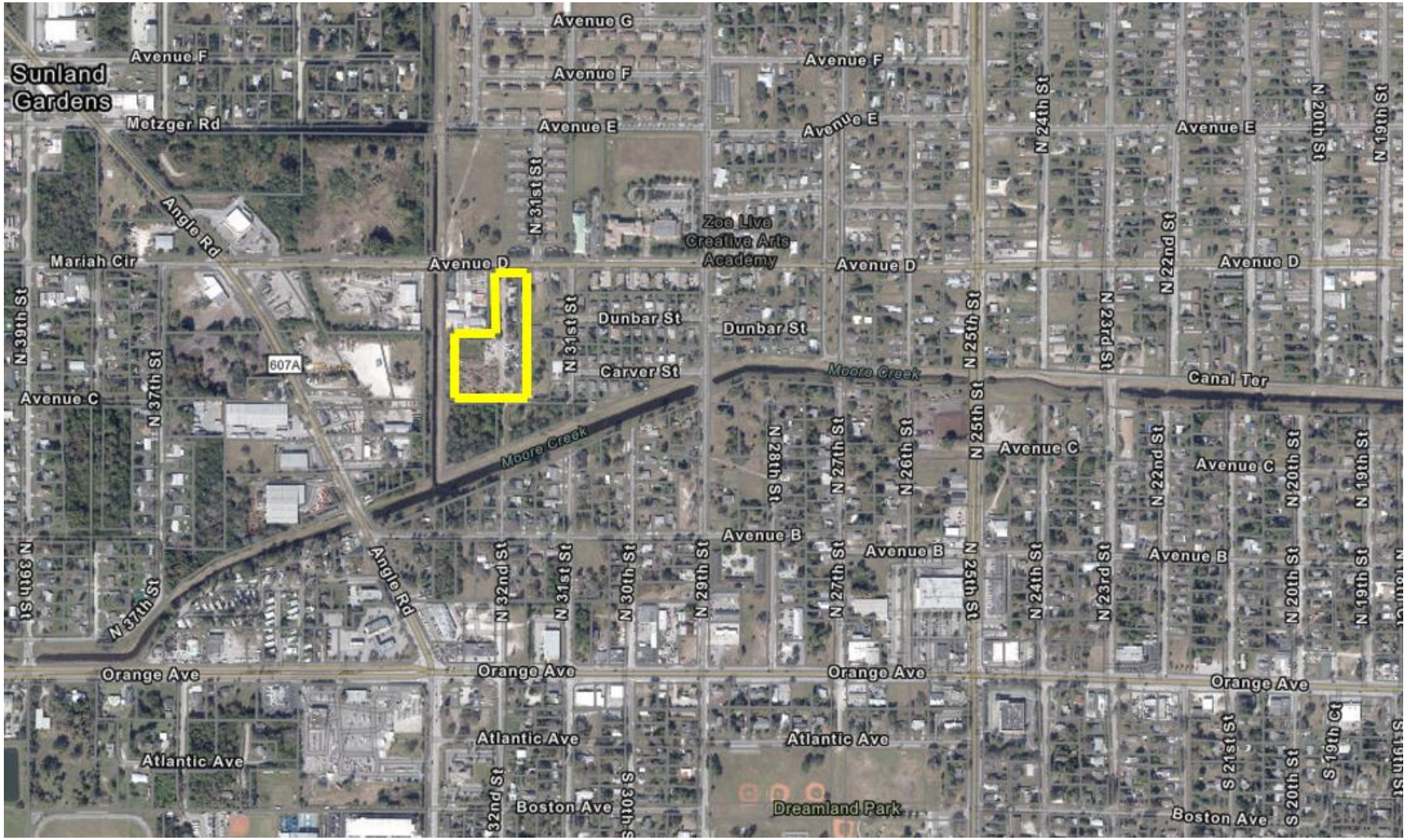
**PARCEL ID #:**

2408-123-0008-000-2

## SUMMARY

The applicant is requesting the review of an application for a Conditional Use for a Telecommunications Tower located at 3111 Avenue D. The applicant is seeking to install the unmanned wireless facility consisting of a 199-foot monopole and associated ground equipment within a 60 ft x 60 ft secure equipment compound with access from Avenue D. The monopole is designed to have a maximum of 4 carriers.

# SITE LOCATION

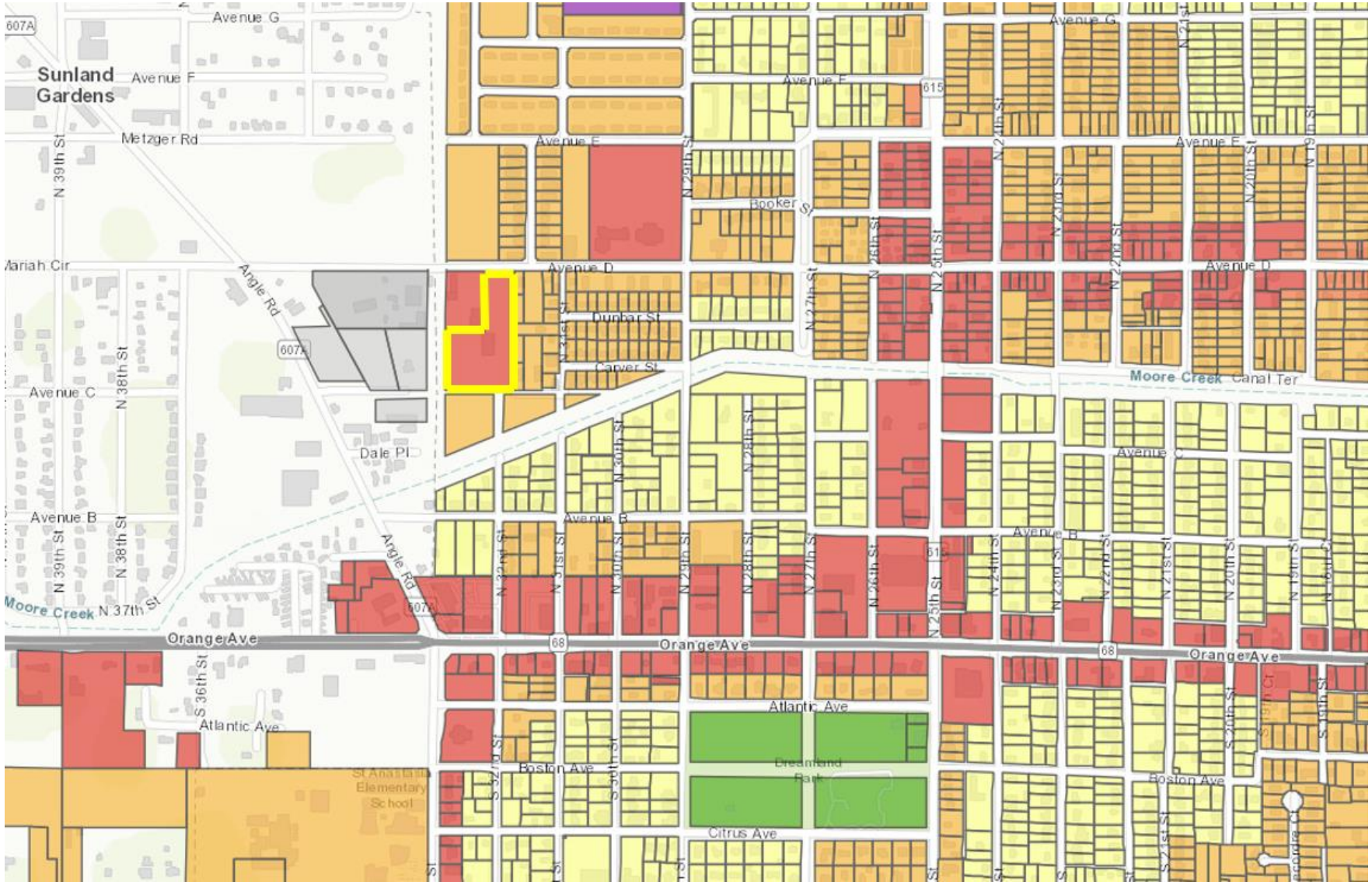



SITE AREA= 3.74 +/- Acres

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# FUTURE LAND USE

Future Land Use: GC (General Commercial)




Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

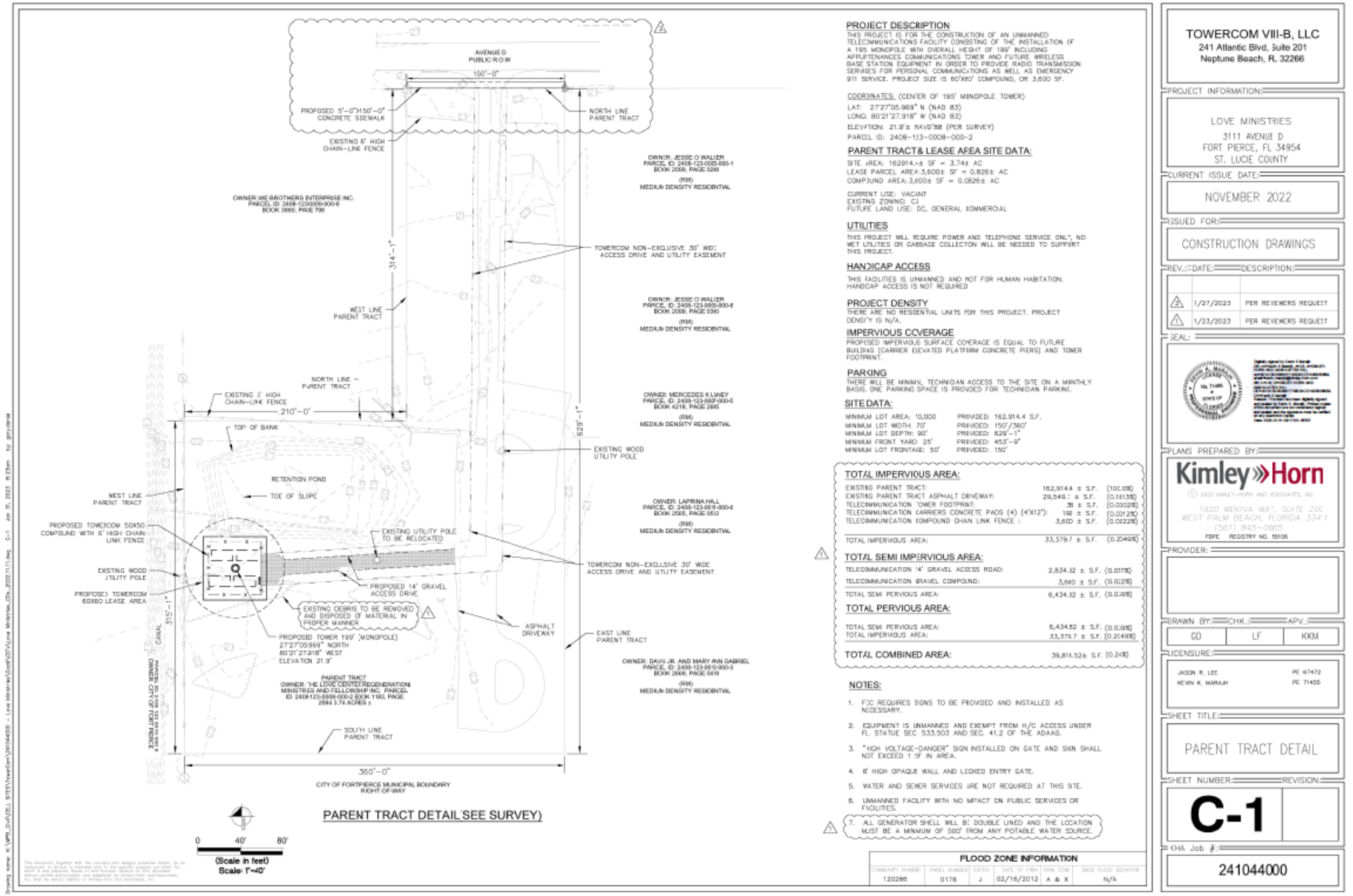
# ZONING

Zoning: C-3 (General Commercial)




Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# SITE PLAN




**PROJECT DESCRIPTION**

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195 MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)
LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

**PARENT TRACT& LEASE AREA SITE DATA:**

SITE AREA: 162914.4± SF = 3.741 AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: VACANT
EXISTING ZONING: CI
FUTURE LAND USE: GC, GENERAL COMMERCIAL

**UTILITIES**

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTON WILL BE NEEDED TO SUPPORT THIS PROJECT.

**HANDICAP ACCESS**

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

**PROJECT DENSITY**

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

**IMPERVIOUS CCVERAGE**

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

**PARKING**

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MINTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

**SITE DATA:**

| | | |
|---|---|---|
| MINIMUM LOT AREA: 10,000 | PROVIDED: 162,914.4 S.F. | |
| MINIMUM LOT WIDTH: 70' | PROVIDED: 150'/360' | |
| MINIMUM LOT DEPTH: 90' | PROVIDED: 629'-1" | |
| MINIMUM FRONT YARD: 25' | PROVIDED: 453'-9" | |
| MINIMUM LOT FRONTAGE: 50' | PROVIDED: 150' | |

**TOTAL IMPERVIOUS AREA:**

| | | |
|---|---|---|
| EXISTING PARENT TRACT: | 162,914.4 ± S.F. | (100.0%) |
| EXISTING PARENT TRACT ASPHALT DRIVEWAY: | 29,549.: ± S.F. | (0.181.5%) |
| TELECOMMUNICATION TOWER FOOTPRINT: | 39 ± S.F. | (0.0002%) |
| TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'): | 192 ± S.F. | (0.001.2%) |
| TELECOMMUNICATION COMPOUND CHAIN LINK FENCE : | 3,610 ± S.F. | (0.0022%) |
| TOTAL IMPERVIOUS AREA: | 33,379.7 ± S.F. | (0.2049%) |

**TOTAL SEMI IMPERVIOUS AREA:**

| | | |
|---|---|---|
| TELECOMMUNICATION 14' GRAVEL ACCESS ROAD: | 2,834.82 ± S.F. | (0.0175%) |
| TELECOMMUNICATION GRAVEL COMPOUND: | 3,600 ± S.F. | (0.0128%) |
| TOTAL SEMI PERVIOUS AREA: | 6,434.82 ± S.F. | (0.0.039%) |

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**NOTES:**

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2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC 553.503 AND SEC. 41.2 OF THE ADAAG.
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**FLOOD ZONE INFORMATION**

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| 2 | 1/27/2023 | PER REVIEWERS REQUEST |
| 1 | 1/23/2023 | PER REVIEWERS REQUEST |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE — PE 67472
KEVIN K. MARAJH — PE 71455

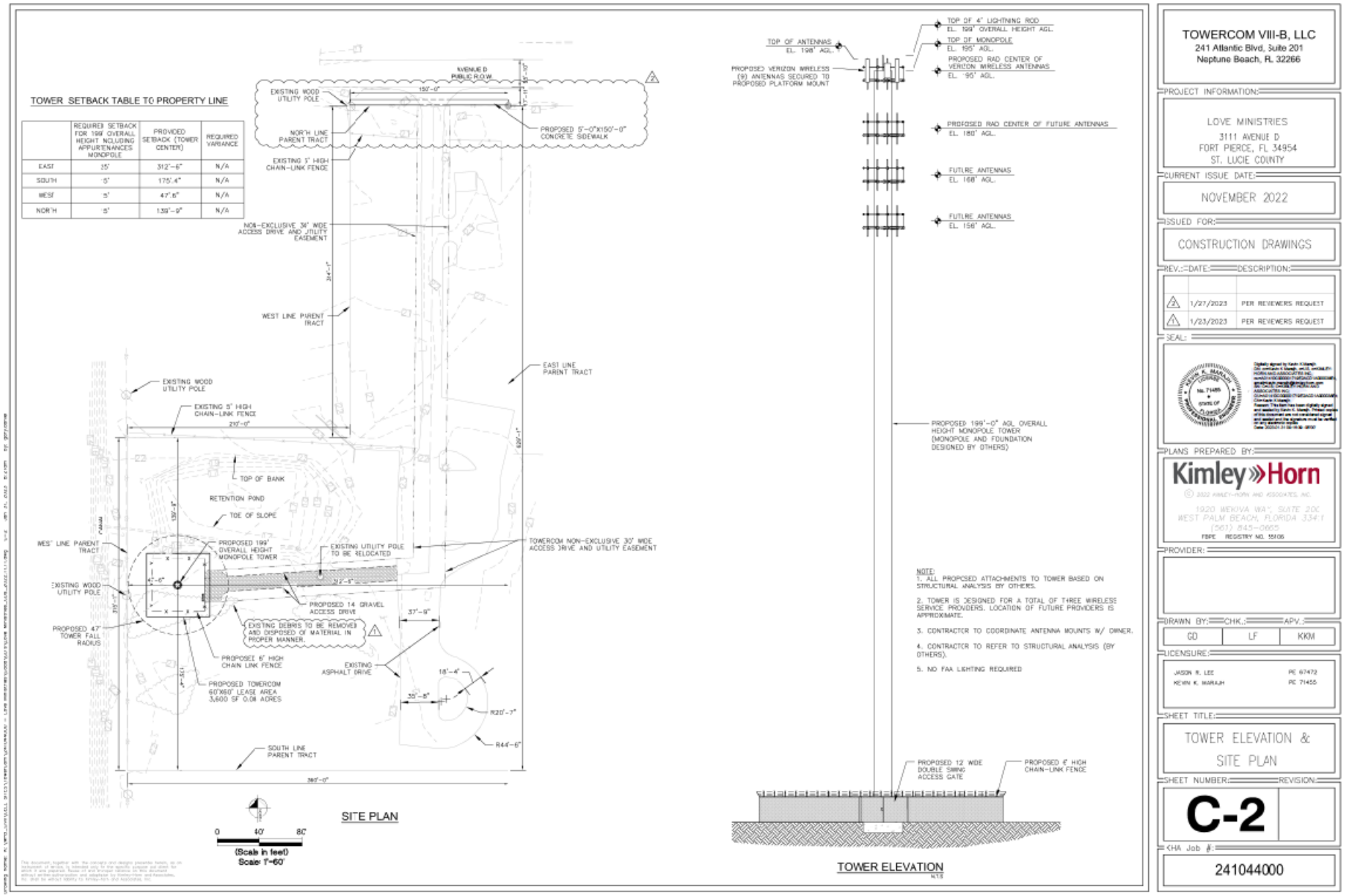
SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1
REVISION:

CHA Job #:
241044000

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# SITE PLAN

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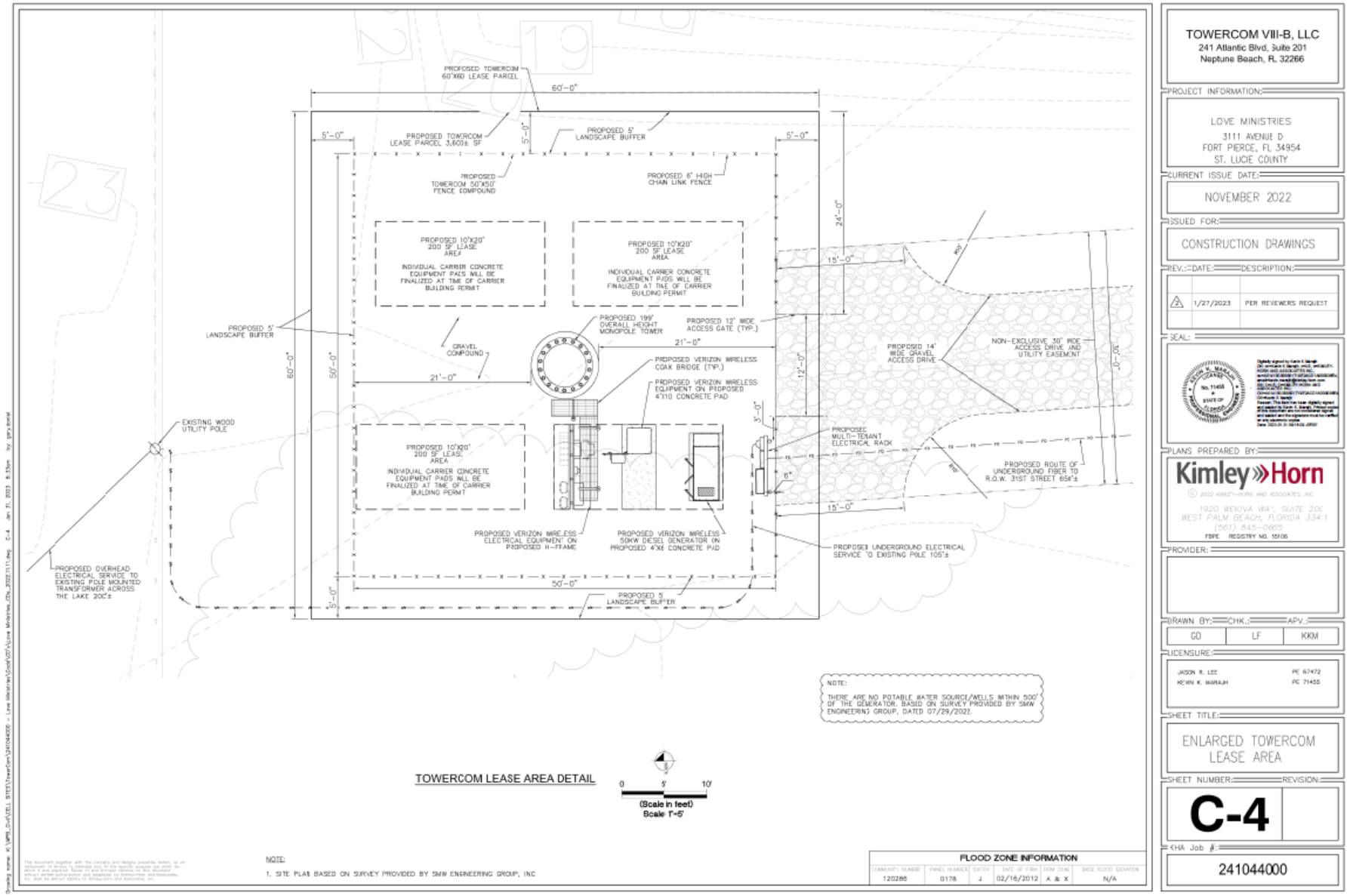
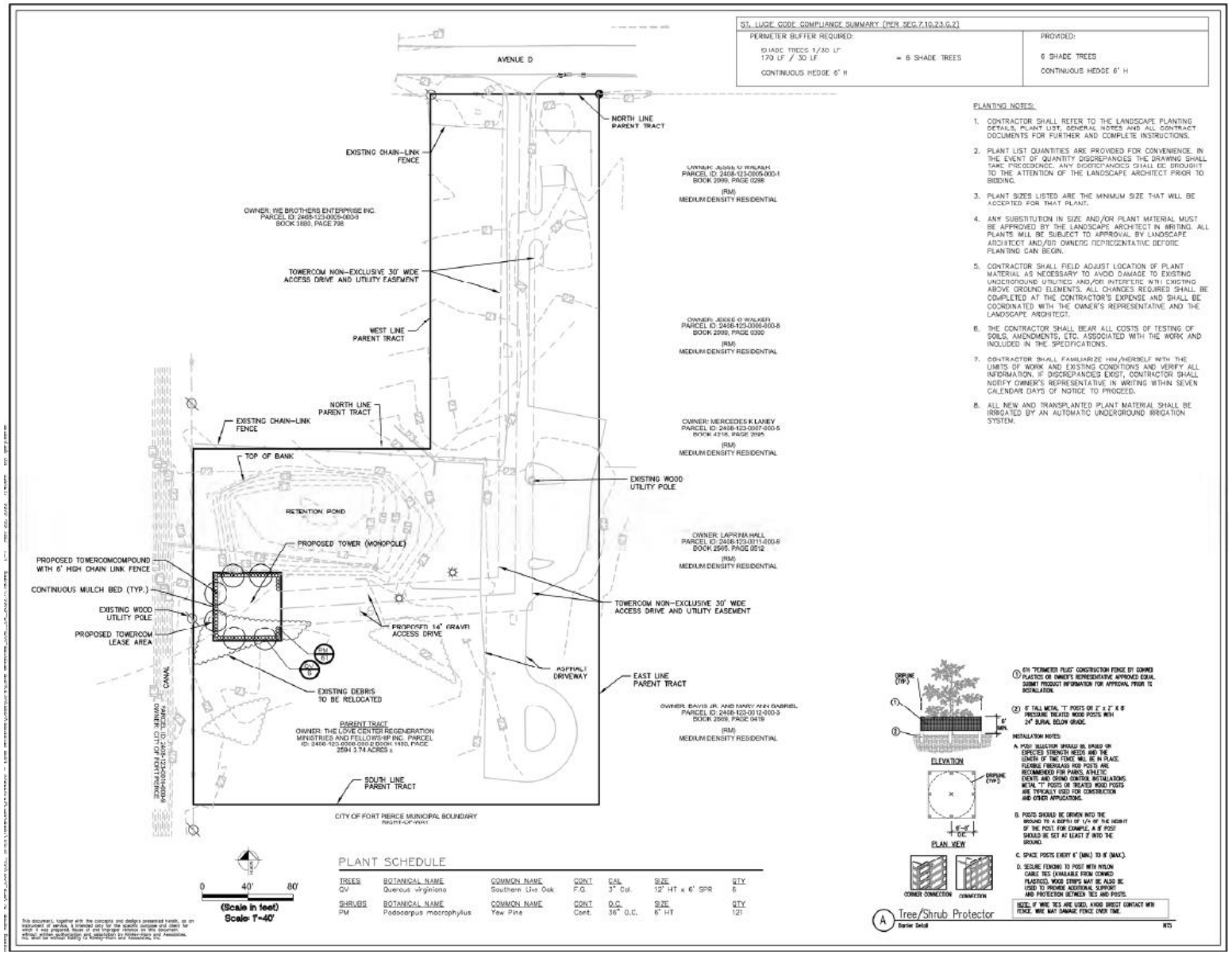



Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# LANDSCAPE PLAN




Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

## PLANNING BOARD'S RECOMMENDATION

**At their March 13th, 2023, meeting, the Planning Board voted unanimously to recommend approval of the Conditional Use with the condition that the applicant could have a waiver of the 5-foot sidewalk connection.**

## RECOMMENDATION

**Staff recommends two (2) Conditions:**

**1. Prior to the issuance of Building Permit approval, a gopher tortoise survey needs to be conducted.**

**2. 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.**

## RECOMMENDATION

Staff recommendation is for the City Commission to vote APPROVAL of the proposed Conditional Use with the three (3) conditions by staff and the Planning Board.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

2. Recommend Disapproval.

# CITY OF FORT PIERCE

## Planning Board

March 13th, 2023

## Love Ministries Telecom Tower– Conditional Use

**APPLICANT**

Deborah L Martohue, Esp. AICP

**PROPERTY OWNER(S)**

The Love Center Regeneration Ministries

**PARCEL ID #:**

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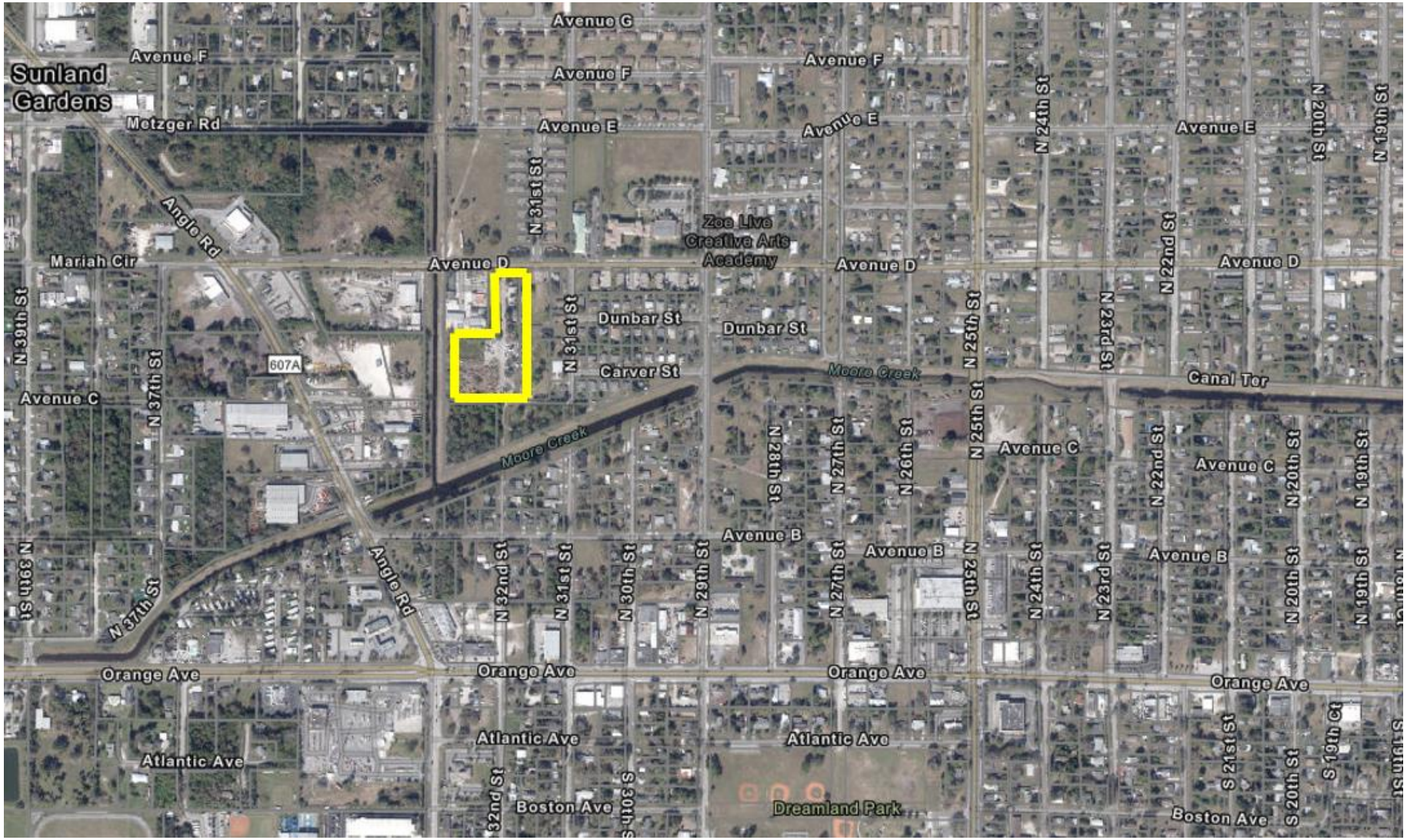


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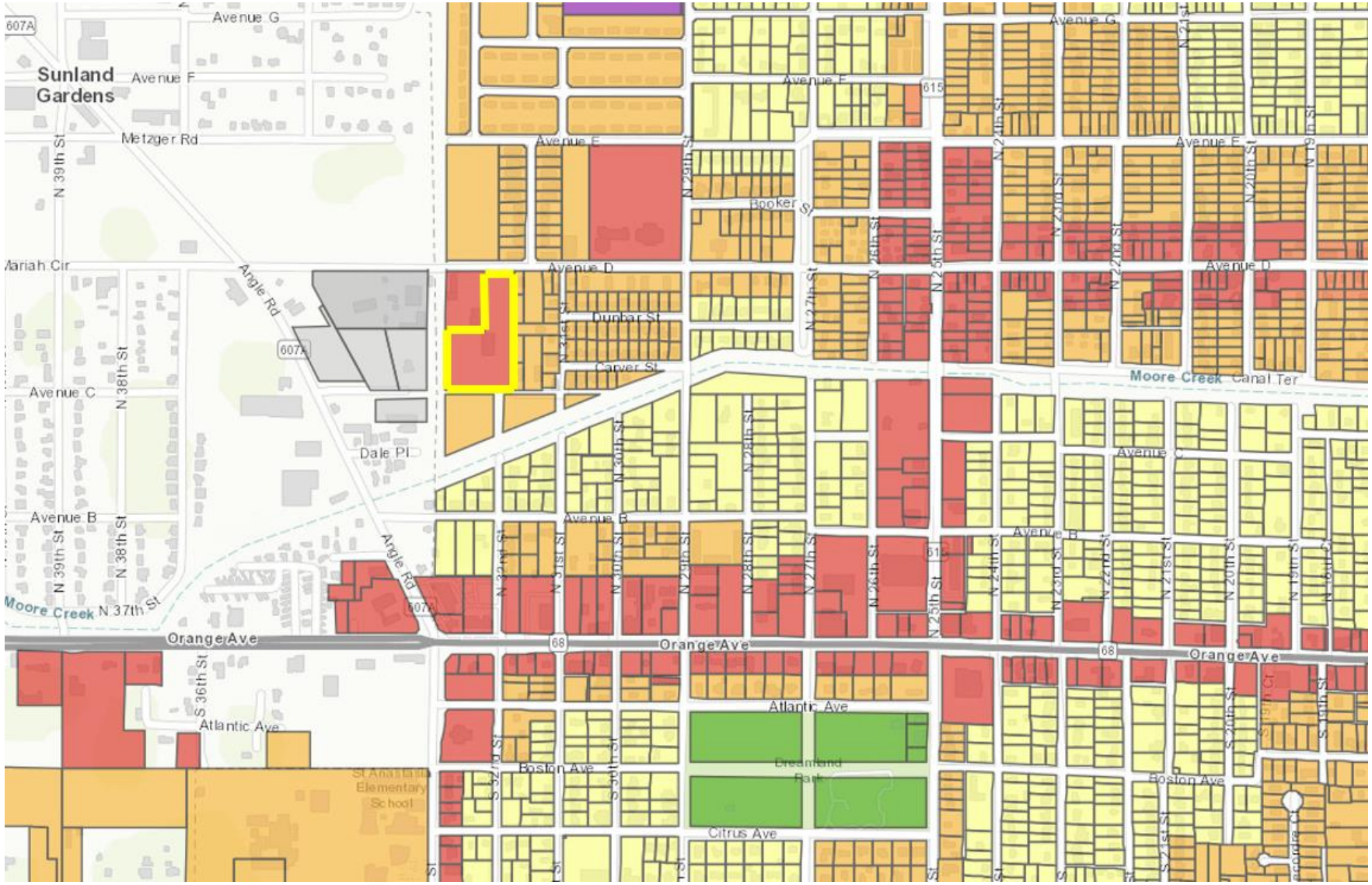


Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

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Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

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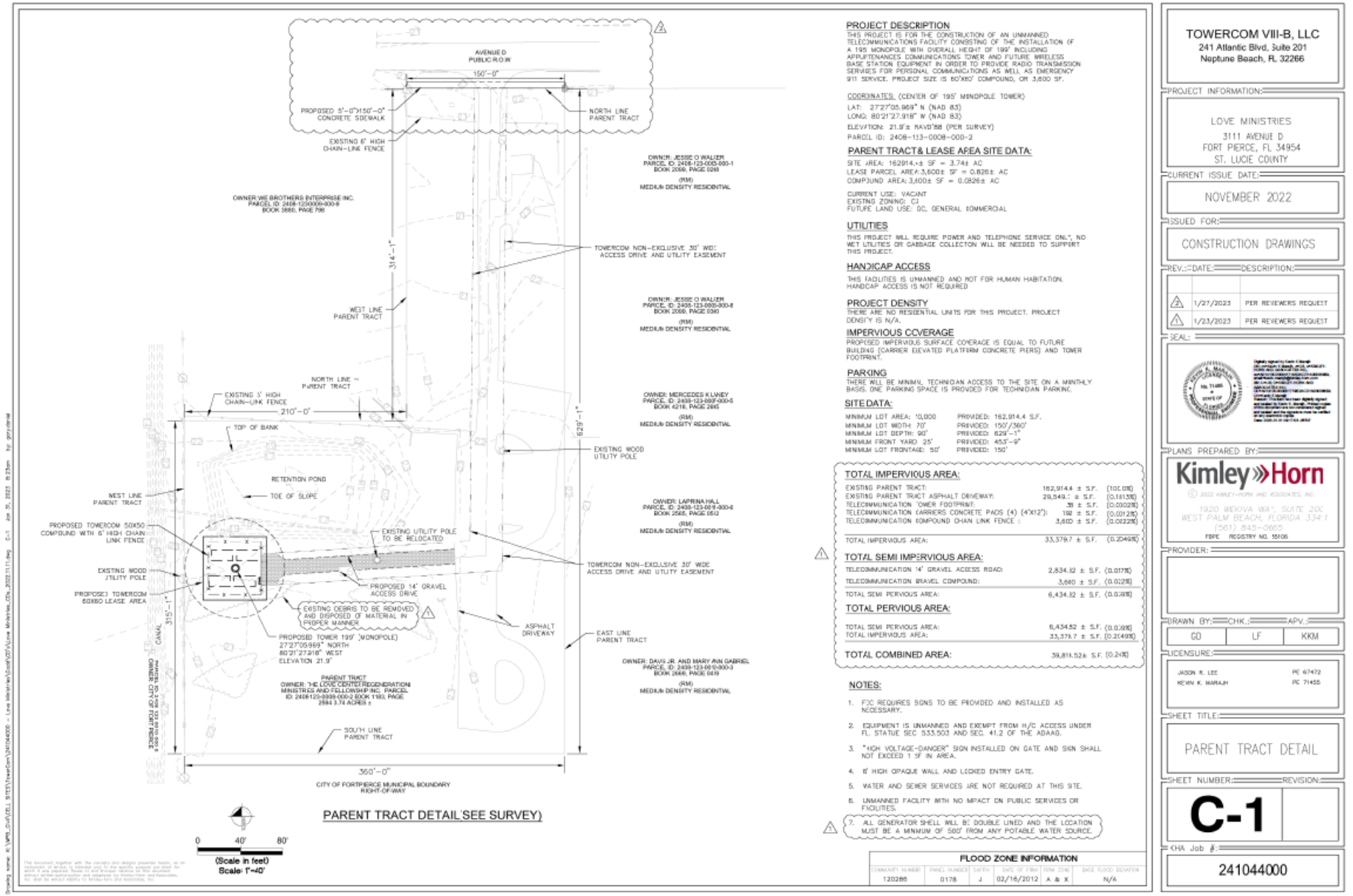


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|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
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3111 AVENUE D
FORT PIERCE, FL 34954
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| 2 | 1/27/2023 | PER REVIEWERS REQUEST |
| 1 | 1/23/2023 | PER REVIEWERS REQUEST |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE — PE 67472
KEVIN K. MARAJH — PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1
REVISION:

CHA Job #:
241044000

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

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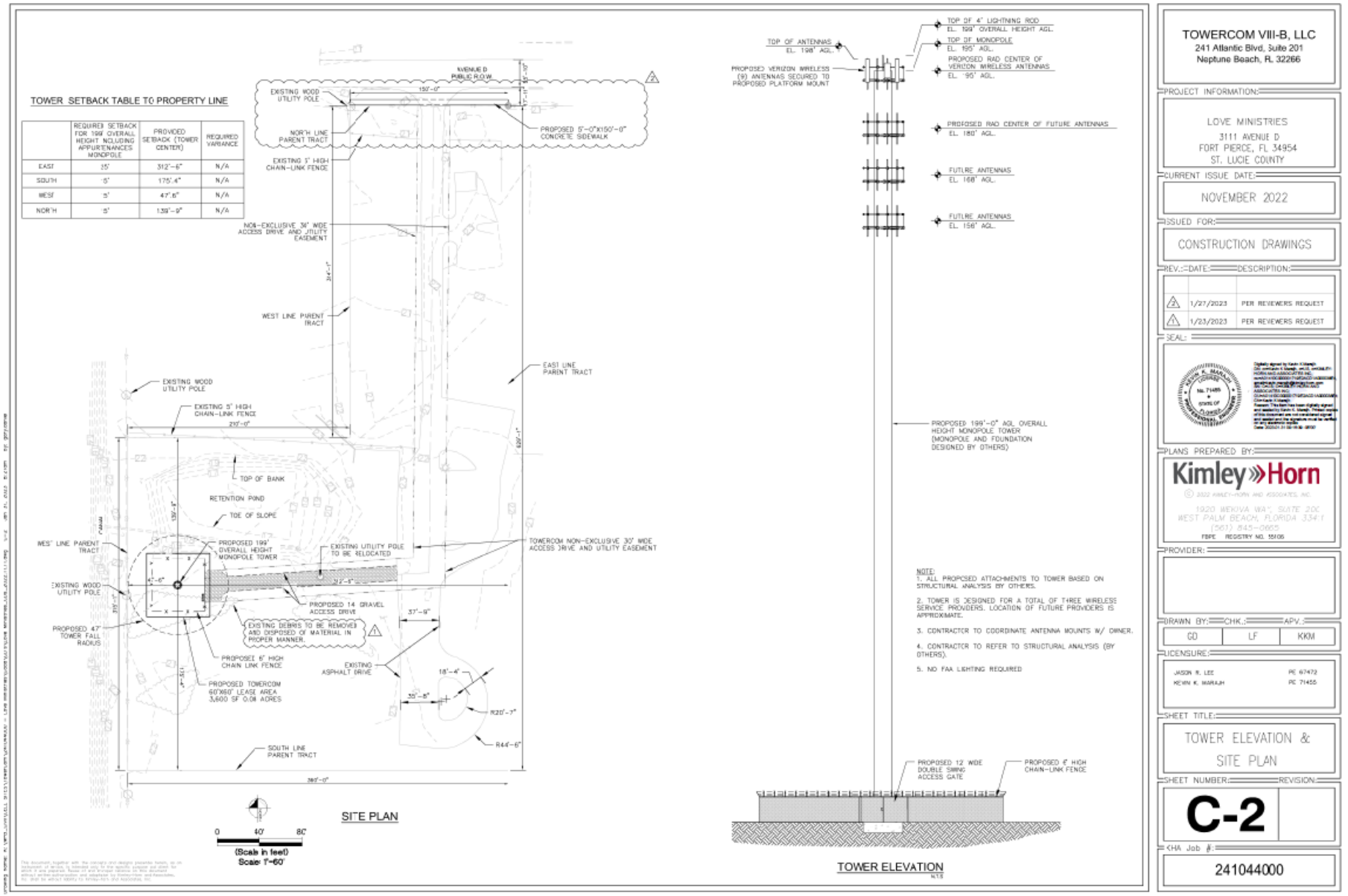
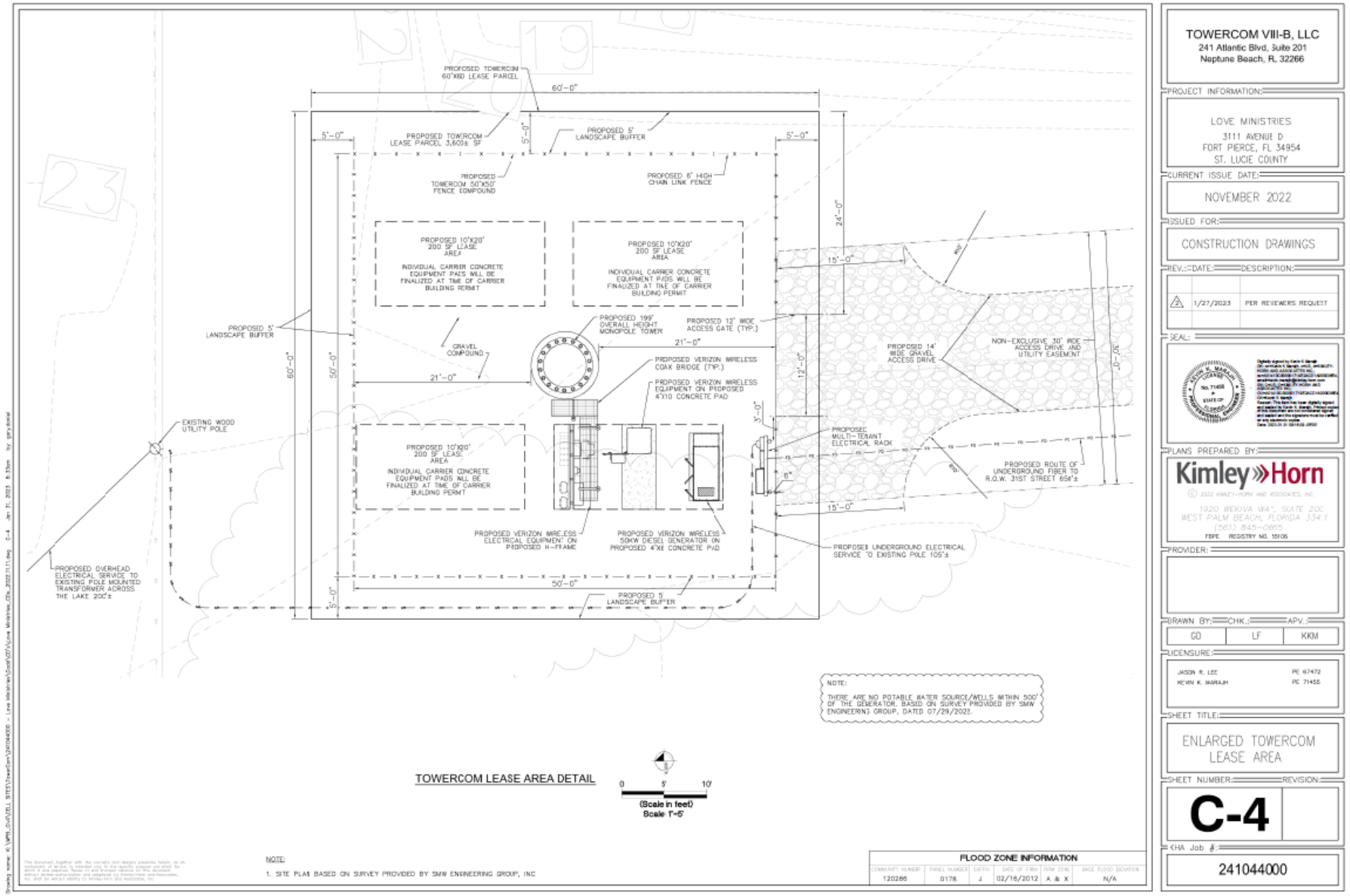



Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

# SITE PLAN




Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

## RECOMMENDATION

Staff recommendation is for the Planning Board to vote APPROVAL of the proposed Conditional Use to move to City Commission.

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Deborah L Martohue Esq., AICP
1036 23rd Avenue N
St. Petersburg, FL 33704

**Subject: Site Plan and Conditional Use – 3111 Avenue D – Technical Review Committee Comments for January 19, 2023 TRC Meeting**

**City of Fort Pierce Planning Department**

1. Strongly recommend reaching out to the surrounding property owners and holding a project discussion about the telecommunications tower.

2. 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.

3. Are there any other perspective providers who are interested in adding to this monopole besides Verizon?

4. With the protected species portion of the Environmental Assessment, was a separate gopher tortoise survey done?

5. The zero-fall zone referenced in one of the letters would mean that the monopole would fall into itself if the pole were to fall?

6. Have any designs been considered in a way to camouflage the 195-foot pole?

**Fort Pierce Engineering Department**

Comments may be forthcoming

**Fort Pierce Building Department**

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

2. Building Permit required.

**Fort Pierce Police Department**

Based on feedback from a recent and similar project proposed in a neighborhood nearby, please diligently conduct the necessary research with regards to this project as it relates to the residential neighbors around the location of this project. (I do see the letters sent to the neighbors, Thank you.)

Should a town hall meeting be held, please pay special attention to making contact with the neighbors who may want to attend the meeting, to possibly include signs or banners that are prominently erected to notify and remind the neighboring residents of any proposed meetings.

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

No comments at this time

**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 wastewater services are available to serve the subject property. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. 1-phase electric service is available from the north property line.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca

Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
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. 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. (NFPA 1.18.2.3.5.2.5).

5. 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.

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

7. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

8. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

9. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

**Florida Department of Transportation**

Comments may be forthcoming

**St. Lucie County School Board**

No comments at this time

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**To : File/TRC**

**From : Selena Griffett, P.E.**

**Thru : Tracy Telle – Assistant City Engineer**

**Re : Site Plan and Conditional Use # 22-07000030**
**Love Ministries Telecom Tower**
**3111 Avenue D**
**2nd Submittal**

**Date : February 10, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on February 2, 2023:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☒ Site Plan
- ☐ Test Reports & Related Documents
- ☒ Conditional Use
- ☐ Record Drawings
- ☐ Permits
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☒ Approval
- ☐ Variance 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



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

1. Conditional Use and Site Plan cannot be approved until unpaid/outstanding Stormwater Fees have been addressed by the property owner (please see attached information).

2. All FAA communications and all other agency permits will be required for DPCR (Building Permit).

3. Sheet C-4 note still shows a "Proposed rout of underground fiber to **R.O.W. 31st** Street 650' ±." However, comment responses and revised plan shows fiber route to **AVENUE D**. Please revise.

## Selena Griffett

**From:** Alicia Forbis
**Sent:** Thursday, February 2, 2023 2:15 PM
**To:** Tracy Telle; Selena Griffett
**Subject:** FW: Love Ministries Telecommunications Tower Resubmittal
**Attachments:** Love Ministries Telecom Tower - Site Plan and Conditional Use- 2nd Submittal -TRC Packet.pdf

This property has not paid their SMU fees since 2009, they have a large amount past due.

---

**From:** Ryan Altizer <raltizer@cityoffortpierce.com>
**Sent:** Thursday, February 2, 2023 2:09 PM
**To:** Engineering Department <engineering_dl@cityoffortpierce.com>
**Cc:** Planning Department <planning@cityoffortpierce.com>
**Subject:** Love Ministries Telecommunications Tower Resubmittal

Hello all,

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (Development Review) and Conditional Use for 3111 Avenue D.

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

If you have comments, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

**Ryan Altizer | Senior Planner | City of Fort Pierce**
Planning Department
Phone: 772.467.3742 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

THE SUNRISE CITY FORT PIERCE Florida

**LOVE CENTER REGENERATIONS MINISTRIES**
**PO BOX 2384**
**FT PIERCE, FL 34954**
**C# 2923/2923**

| Facility & Parcel Nos: | ERU's | $/ERU | Amount |
|---|---|---|---|
| 2404-443-0019-000/3 | 0.4 | $69 | $27.60 |
| 2404-813-0031-000/8 | 11.6 | $69 | $800.40 |
| 2408-123-0008-000/2 | 16.7 | $69 | $1,152.30 |
| AMOUNT DUE FOR 2022 YR | 28.7 | | $1,980.30 |
| PAST DUE AMOUNT FOR 2021 YR | 28.2 | | $1,945.80 |
| PAST DUE AMOUNT FOR 2020 YR | 28.2 | | $1,945.80 |
| PAST DUE AMOUNT FOR 2019 YR | 32.9 | | $1,776.60 |
| PAST DUE AMOUNT FOR 2018 YR | 31.4 | | $1,695.60 |
| PAST DUE AMOUNT FOR 2017 YR | 31.4 | | $1,695.60 |
| PAST DUE AMOUNT FOR 2016 YR | 31.4 | | $1,695.60 |
| PAST DUE AMOUNT FOR 2015 YR | 31.4 | | $1,695.60 |
| PAST DUE AMOUNT FOR 2014 YR | 30.9 | | $1,668.60 |
| PAST DUE AMOUNT FOR 2013 YR | 30.3 | | $1,636.20 |
| PAST DUE AMOUNT FOR 2012 YR | 30.3 | | $1,636.20 |
| PAST DUE AMOUNT FOR 2011 YR | 39.0 | | $2,106.00 |
| PAST DUE AMOUNT FOR 2010 YR | 16.0 | | $863.40 |
| **TOTAL AMOUNT DUE** | **390.1** | | **$22,341.30** |

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Phor
lem

# DESIGN REVIEW

**Property Information**

Property address or Location 3111 Avenue D, Fort Pierce, FL 34954

Parcel ID #(s) 2408-123-008-000-2

Project description installation of an unmanned wireless facility consisting of 195' Monopole with an overall height of 199' inclusive of appurtenances with associated ground cabinet equipment located within a secured 60' x 60' compound (3600 sf) with access from Avenue D on a vacant parcel zoned GC . Monopole designed for minimum 4 carriers

| | |
|---|---|
| The Love Center Regeneration Ministries | Deborah L Martohue, Esq. AICP |
| **Property Owner(s)** | Martohue Land Use Law PA |
| PO BOX 2384 | 1036 23rd Avenue N |
| Street Address | Street Address |
| Fort Pierce, FL 34954 | St. Petersburg FL 33704 |
| City State Zip | City State Zip |
| (772) 361-5998 | 727-256-1211 |
| Phone Number | |
| jrhyantenterprise@gmail.com | dmartohuelaw@outlook.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.*

President of the love C. Reg Ministe fellowship

*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**

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

**Submittal for Administrative Approval**

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

**Submittal for Board Approval**

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

Property address or Location 3111 Avenue D, Fort Pierce, FL 34954

Parcel ID #(s) 2408-123-008-000-2

Project description installation of unmanned wireless facility consisting of a 199' overal height Monopole & associated ground equipment within a 60' x 60' secured equipment compound with access from Avenue D. Monopole to be designed for minimum 4 carriers equipment

| | |
|---|---|
| The Love Center Regeneration Ministries | Deborah L Martohue Esq., AICP<br>Martohue Land Use Law PA |
| **Property Owner(s)** | |
| PO BOX 2384 | 1036 23rd Avenue N |
| Street Address | |
| Fort Pierce, FL 34954 | St. Petersburg FL 33704 |
| City State Zip | City State Zip |
| (772) 361-5998 | 727-256-1211 |
| Phone Number | |
| jrhyantenterprise@gmail.com | dmartohuelaw@outlook.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.*

President of The love C. Reg Min. & fellowship

*Property Owner(S) Signature(s)*

STATE OF FLORIDA -- ST LUCIE COUNTY

The foregoing instrument was acknowledged before me this 5th day of DECEMBER, 2022, by JEROME RHYANT who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

JEFFREY S. LINDSTROM
MY COMMISSION # HH 020496
EXPIRES: August 27, 2024
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<br>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 |

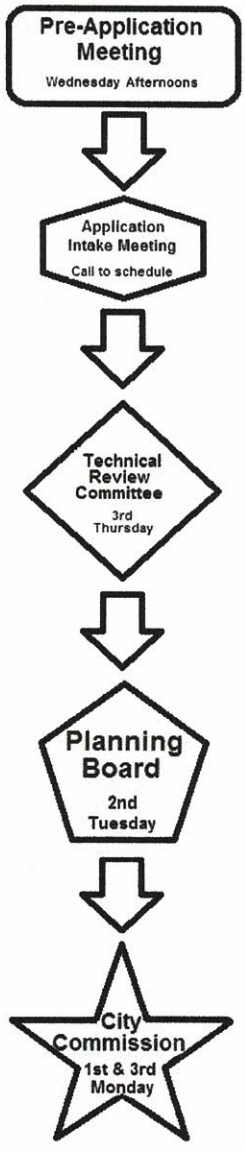
*Site Information:*

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

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

| North | South | East | West |
|---|---|---|---|
| Industrial/ Ave D ROW | Municipal Boundary | Residential | Industrial |
| | Avenue C Unimproved | | |

**Application Outlook**




## *Site Plan submittal requirements:*

***Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.***

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

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

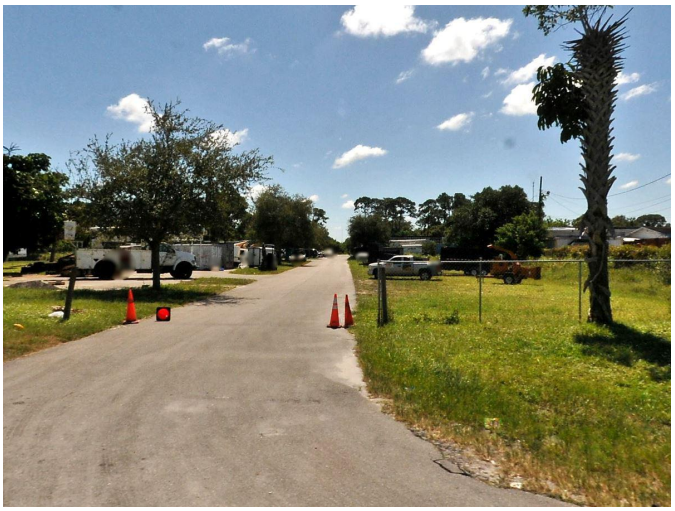
## Property Identification

Site Address: 3111 Avenue D
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-123-0008-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 19990
Map ID: 24/08N
Zoning: General Co

## Ownership

The Love Center Regeneration Ministries
and Fellowship Inc
PO Box 2384
Fort Pierce, FL 34954



## Legal Description

8 35 40 BEG 50 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF NE 1/4, TH N 315.05 FT, TH E 210 FT, TH N 314.05 FT TO S R/W OF AV D, TH E 150 FT, TH S 630 FT M/L, TH W 360 FT TO POB (OR 1183-2594)

## Current Values

| | |
|---|---|
| Just/Market Value: | $30,600 |
| Assessed Value: | $30,600 |
| Exemptions: | $0 |
| Taxable Value: | $30,600 |

**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): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 3.74 |
| Land Size (SF): | 162,914 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Oct 29, 1998 | 1183 / 2594 | XX01 | WD | Piowaty James W | $50,000 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $30,600 |
| Just/Market: | $30,600 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $30,600 |
| Exemption(s): | $0 |
| Taxable: | $30,600 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

## Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| 2022 | $30,600 | $30,600 | $0 | $30,600 |
| 2021 | $30,600 | $30,600 | $0 | $30,600 |
| 2020 | $30,600 | $30,600 | $0 | $30,600 |
| 2019 | $30,600 | $30,600 | $30,600 | $0 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| F99-000921 | Sep 9, 1999 | Commercial New Construction | $50,000 | $50,000 |
| F01-00001401 | Oct 18, 2001 | Roof | $0 | $0 |
| F01-1508 | Nov 9, 2001 | Alterations/Remodeling | $0 | $0 |
| F01-1508B | Nov 9, 2001 | Alterations/Remodeling | $50,000 | $0 |
| RF20051132 | Mar 10, 2005 | Roof | $3,000 | $155 |
| 0800000339 | Apr 16, 2008 | Fence | $3,000 | $100 |
| BP10-2692 | Dec 9, 2010 | Electric | $75 | $75 |
| BP11-0326 | Feb 9, 2012 | Alterations/Remodeling | $7,500 | $129 |
| BP12-0695 | Apr 20, 2012 | Demolition | $3,000 | $515 |

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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AFFIDAVIT OF MAILING

I, the undersigned, KATHE POST, being 18 years of age or older, hereby certify that I have mailed to the following 57 named property owners attached as Exhibit A, as obtained from the St. Lucie County Property Appraiser website, on November 14, 2022 within the residential area bounded by the subject property located at 3111 Avenue D, Fort Pierce, FL to the East, Avenue D to the North, N. 29th Street to the East, and the canal south of Avenue C to the South, a community outreach letter notifying residents located in the aforedescribed area of Towercom VIII-B LLC's proposed wireless communications facility intent to file a zoning application for the project. Said Outreach Letter with enclosures is attached as Composite Exhibit B and was mailed this 15th day of November, 2022.

KATHE POST

DATED: November 15th, 2022

STATE OF North Carolina

COUNTY OF Wake

The foregoing instrument was acknowledge by me this 15th day of November, 2022, by Kathe Post, who is personally known to me or has produced Driver's License as identification.

SIGNATURE OF NOTARY PUBLIC – STATE OF North Carolina

Caitlin Bossert Emelio

PRNTED NAME OF NOTARY PUBLIC

My commission expires Aug. 14th 2023

SEAL:



November 28, 2022

**AFFIDAVIT OF COLOCATION**

**Project: Love Ministries**
**Property Location: 3111 Avenue D., Ft. Pierce FL**
**Parcel ID: 2408-123-0008-000-2**
**Jurisdiction: City of Fort Pierce**

Affiant, GEORGE W. DAVIS, as SVP & Managing Partner, of TOWERCOM VIII-B, LLC, the Applicant /Lessee at the captioned location, do hereby acknowledge and affirm:

1. I am 18 years of age or older.
2. The proposed Love Ministries Wireless Telecommunications Tower with an overall proposed height of 199' will be structural design to enable the colocation of a minimum of four communications carriers.
3. Towercom VIII-B LLC will act in good faith to allow the colocation of wireless communications antennas by other communications carriers at a reasonable market rate.
4. Further Affiant sayeth naught.

George W. Davis, VP & Managing Partner, Towercom

STATE OF NORTH CAROLINA
COUNTY OF Durham

Sworn to and subscribed before me by means of (Check one) X physical presence OR ___ online notarization this 29th day of November, 2022 by GEORGE W. DAVIS.

(Signature of Notary Public)

SEAL:

KATHERINE M POST
Notary Public, North Carolina
Wake County
My Commission Expires
July 10, 2027

Katherine M Post

(Print Name of Notary Public)

Commission Expires 7/10/2027

(Check One) Personally appeared X OR produced identification _____.
Type of identification produced _____

November 28, 2022

City of Ft. Pierce
Planning Department
100 North U.S.1
Fort Pierce, FL 34950

**RE: AUTHORIZED AGENT LETTER**
**Property Location: 3111 Avenue D., Ft. Pierce FL**
**Parcel ID: 2408-123-0008-000-2**
**Jurisdiction: City of Fort Pierce**

TO WHOM IT MAY CONCERN:

I, GEORGE W. DAVIS, as SVP & Managing Partner, of TOWERCOM VIII-B, LLC, the Applicant /Lessee at the captioned location, do hereby authorize MARTOHUE LAND USE LAW PA/ DEBORAH L. MARTOHUE, ESQ., AICP and JEFF LINDSTROM to act as my agents. This consent and authorization includes, but is not limited to, the submittal/resubmittal of all development and building permit applications, including required materials and documents, and to attend and represent Towercom VIII-B, LLC at all meetings and public hearings, as well as any administrative appeals as appropriate or necessary, pertaining to the subject Applications regarding the proposed communications tower.

George W. Davis
Vice President & Managing Partner - TowerCom

STATE OF NORTH CAROLINA
COUNTY OF Durham

Sworn to and subscribed before me by means of (Check one) X physical presence OR ___ online notarization this 29th day of November, 2022 by GEORGE W. DAVIS.

(Signature of Notary Public)

KATHERINE M POST
(Print Name of Notary Public)

SEAL:

KATHERINE M POST
Notary Public, North Carolina
Wake County
My Commission Expires
July 10, 2027

Commission expires 7/10/2027

(Check One) Personally appeared X OR produced identification ____.

Type of identification produced _____

**SMW Engineering Group, Inc.**
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

# *1-A CERTIFICATION*

**Date: July 18, 2022**

**RE: Site Name: Love Ministries**

**Ground Elevation: 21.9'**

**City Name: Fort Pierce County: St. Lucie State: Florida**

**I certify that the Latitude of 27 Degrees 27 Min. 05.969 Sec. North and the Longitude of 80 Degrees 21 Min. 27.918 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).**

**Decimal Format**

27.451658 Latitude
-80.357755 Longitude

State of Florida Date: 7/18/22




William H. Sommerville, III
Florida Registered No. 0006141
SMW Job No. 22-1231
Prepared By: BMS

## Parcel Information:

| Parcel ID | Site Address | Owner | Finished Area | Acres | Land Use | DistrictGroup | Owner1 | Owner2 | Owner3 | Mailing Address 1 | Mailing Address 2 | Mailing City State Zip | LastSaleDate | LastSalePrice |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2408-123-0008-000-2 | 3111 Avenue D | The Love Center Regeneration Ministries and Fellowship Inc | | 3.73999081726 | 1000 - Vac Comm | 9022 - Fort Pierce | The Love Center Regeneration Ministries and Fellowship Inc | | | PO Box 2384 | | Fort Pierce; FL 34954-2384 | 10/29/1998 | 50000 |



## PHOTOS

## Looking North



## Looking East



## Looking South



## Looking West



## Compound Area



## Closest Power



JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1705410 OR BOOK 1210 PAGE 0460
Recorded: 03-17-99 03:56 P.M.

This Instrument Prepared By
and Return to:
Michael D. Fowler, Esquire
NEILL, GRIFFIN, JEFFRIES, FOWLER,
TIERNEY & NEILL
311 South Second Street
Fort Pierce, Florida 34950
Courthouse Box #50

PARCEL I.D. NO. 2409-816-0006-000/8

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

[Space Above This Line For Recording Data]

# QUITCLAIM DEED

**This Indenture** made and executed this 15 day of March, 1999, by and between CHRISTIAN FELLOWSHIP ALIVE MINISTRIES, INC., (hereinafter "Grantor"), whose post office address is P. O. Box 8422, Port St. Lucie, FL 34985-8422, and THE LOVE CENTER REGENERATION MINISTRIES, INC., whose post office address is P. O. Box 2384, Fort Pierce, FL 34954, of the County of St. Lucie, State of Florida, (hereinafter "Grantee").

**Witnesseth:** That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by 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 the County of St. Lucie, State of Florida, to wit:

Lot 10 and the West 5 feet of Lot 11, Block One, of W. W. Carlton's Subdivision, as per plat thereof, recorded in Plat Book 4, Page 25, of the Public Records of St. Lucie County, Florida

**SUBJECT TO** restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 1998;

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof,** the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Elizabeth K. Jorgensen
Print Name: Elizabeth K. Jorgensen

Brenda Cooley
Print Name: Brenda J. Cooley

CHRISTIAN FELLOWSHIP ALIVE
MINISTRIES, INC.

By: Michael Baumgartner
Michael Baumgartner, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 15 day of March, 1999, by MICHAEL BAUMGARTNER, as President of CHRISTIAN FELLOWSHIP ALIVE MINISTRIES, INC., [✓] who is personally known to me, or [ ] who has produced his driver's license as identification.

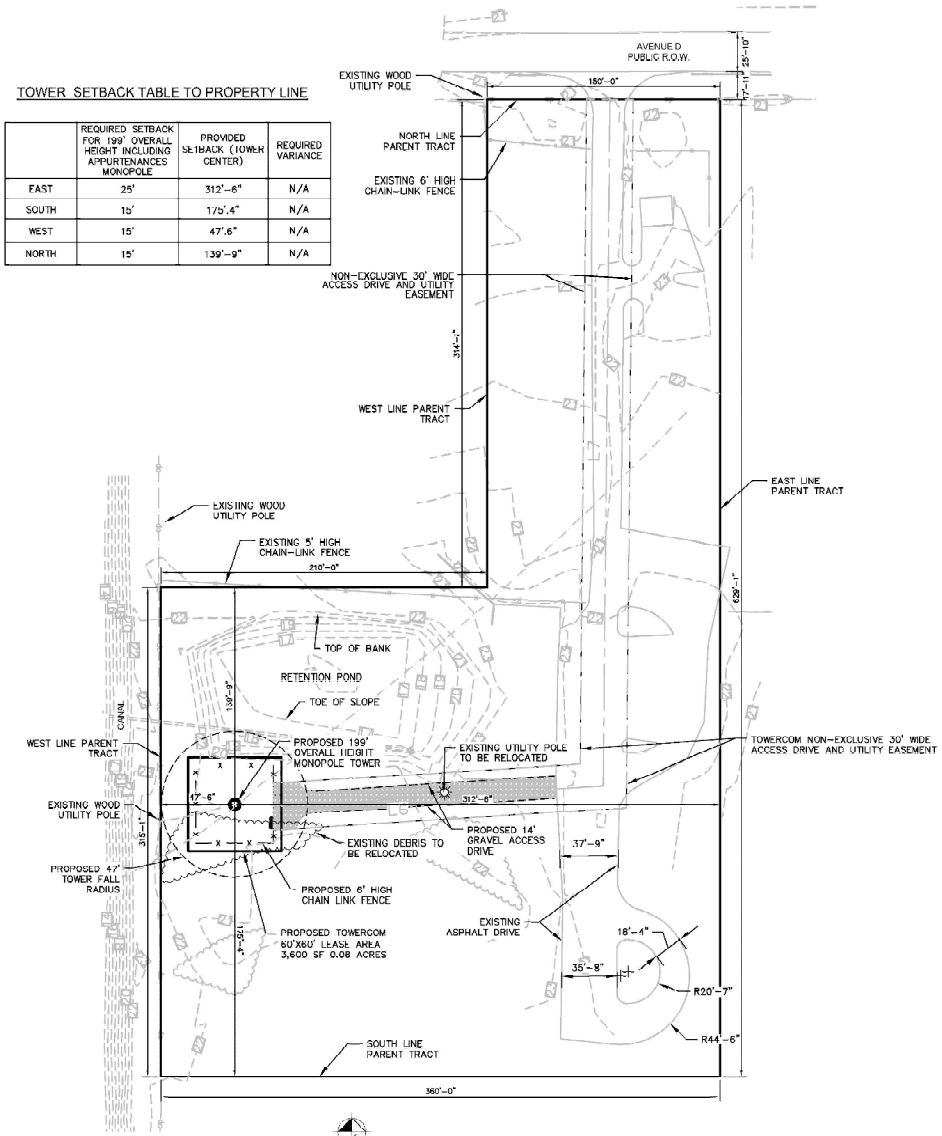
BRENDA J. COOLEY
MY COMMISSION # CC 784651
EXPIRES: 11/01/2002
1-800-3-NOTARY Fla Notary Services & Bonding Co

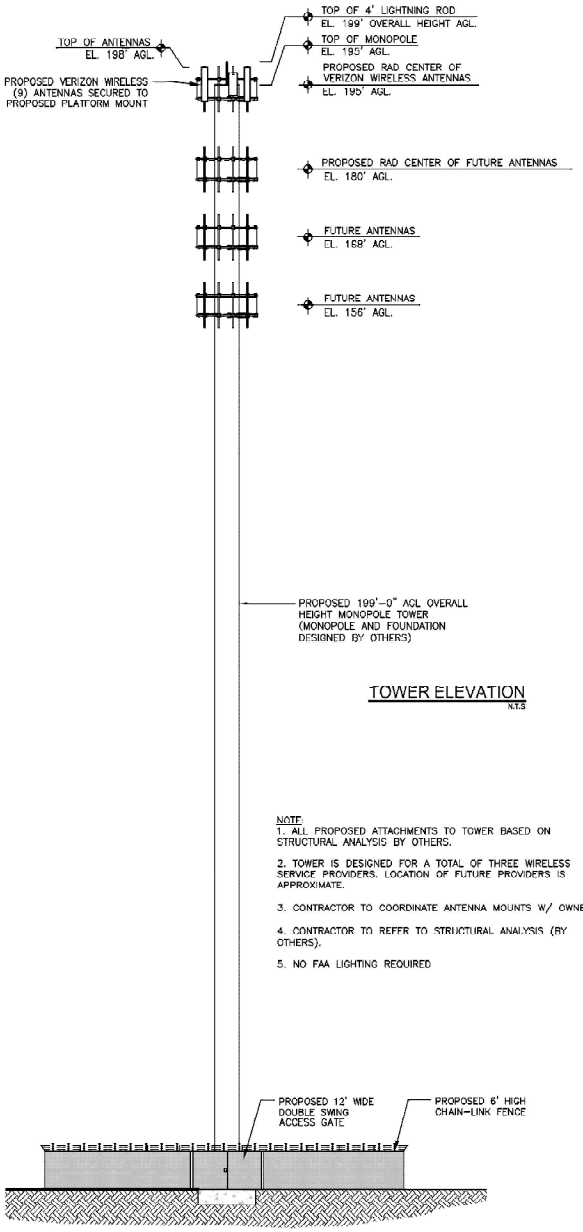
(NOTARY SEAL)

Brenda Cooley
Notary Public
Print Name: Brenda J. Cooley
STATE OF FLORIDA AT LARGE
My Commission Expires:

## TOWER SETBACK TABLE TO PROPERTY LINE

| | REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE | PROVIDED SETBACK (TOWER CENTER) | REQUIRED VARIANCE |
|---|---|---|---|
| EAST | 25' | 312'-6" | N/A |
| SOUTH | 15' | 175'.4" | N/A |
| WEST | 15' | 47'.6" | N/A |
| NORTH | 15' | 139'-9" | N/A |




## TOWER ELEVATION
N.T.S

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).
5. NO FAA LIGHTING REQUIRED

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
SEPTEMBER 2022

ISSUED FOR:
ZONING DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
TOWER ELEVATION & SETBACK TABLE

SHEET NUMBER: C-2 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\2D\Love Ministries_2Da_2022.09.13.dwg C-2 Nov 02, 2022 12:38pm by: garyconlee

| Parcel ID | Site Address | Owner | Finished Area | Acres | Land Use | DistrictGroup | Owner1 |
|---|---|---|---|---|---|---|---|
| 2408-123-0001-000-3 | 421 N 31st ST | Lorenzo A Jones | 1003 | 0.110192837 | 0100 - SF Res | 9022 - Fort Pierce | Lorenzo A Jones |
| 2408-123-0002-000-0 | 419 N 31st ST | Angela Williams | 829 | 0.154958678 | 0100 - SF Res | 9022 - Fort Pierce | Angela Williams |
| 2408-123-0002-010-3 | 417 N 31st ST | Angela Williams | 829 | 0.154958678 | 0100 - SF Res | 9022 - Fort Pierce | Angela Williams |
| 2408-123-0003-000-7 | 3103 Avenue D | Robert E Brown | 676 | 0.137741047 | 0100 - SF Res | 9022 - Fort Pierce | Robert E Brown |
| 2408-123-0004-000-4 | Avenue D | Jesse O Walker | | 0.619834711 | 0000 - Vac Res | 9022 - Fort Pierce | Jesse O Walker |
| 2408-123-0005-000-1 | 3109 Avenue D | Jesse O Walker | 1928 | 0.137741047 | 0100 - SF Res | 9022 - Fort Pierce | Jesse O Walker |
| 2408-123-0006-000-8 | TBD | Jesse O Walker | | 0.14 | 0000 - Vac Res | 9022 - Fort Pierce | Jesse O Walker |
| 2408-123-0007-000-5 | 413 N 31st ST | Mercedes K Laney | 1152 | 0.330578512 | 0100 - SF Res | 9022 - Fort Pierce | Mercedes K Laney |
| 2408-123-0011-000-6 | Avenue D | Laprina Hall | | 0.17 | 0000 - Vac Res | 9022 - Fort Pierce | Laprina Hall |
| 2408-123-0012-000-3 | 3110 Avenue C | Mary Ann Gabriel and James Davis Jr and Patricia L Jackson | 1392 | 0.172176309 | 0100 - SF Res | 9022 - Fort Pierce | Mary Ann Gabriel |
| 2408-123-0013-000-0 | Avenue C | 2nd Generation Building Corporation | | 0.688705234 | 0000 - Vac Res | 9022 - Fort Pierce | 2nd Generation Building Corporation |
| 2408-123-0015-000-4 | 409 N 31st ST | Jeanne Arias | 805 | 0.20661157 | 0100 - SF Res | 9022 - Fort Pierce | Jeanne Arias |
| 2408-123-0016-000-1 | 407 N 31st ST | Laconia C Boatwright | 2082 | 0.20661157 | 0100 - SF Res | 9022 - Fort Pierce | Laconia C Boatwright |
| 2408-123-0018-000-5 | 403 N 31st ST | Booker T Eckles Jr | 1500 | 0.129132231 | 0800 - M-F < 10U | 9022 - Fort Pierce | Booker T Eckles Jr |
| 2408-504-0001-000-2 | 3009 Avenue D | Lenders Plus Inc | | 0.141460055 | 1000 - Vac Comm | 9022 - Fort Pierce | Lenders Plus Inc |
| 2408-504-0002-000-9 | 2901 Avenue D | Saint Lucie Building LLC | 20296 | 1.334641873 | 0300 - M-F >= 10U | 9022 - Fort Pierce | Saint Lucie Building LLC |
| 2408-504-0012-000-2 | 2902 DUNBAR ST | Olive Tree Realty LLC | 624 | 0.140748393 | 0100 - SF Res | 9022 - Fort Pierce | Olive Tree Realty LLC |
| 2408-504-0013-000-9 | 2904 DUNBAR ST | Milonet Lochard | 676 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Milonet Lochard |
| 2408-504-0014-000-6 | 2906 DUNBAR ST | Milonet Lochard | 976 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Milonet Lochard |
| 2408-504-0015-000-3 | 2908 DUNBAR ST | JJ & MF Holdings LLC | 942 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | JJ & MF Holdings LLC |
| 2408-504-0016-000-0 | 2910 DUNBAR ST | Betty Dunbar and Clarence B Taylor Jr | 904 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Betty Dunbar |
| 2408-504-0017-000-7 | 2912 DUNBAR ST | Joseph Brown (EST) | 1322 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Joseph Brown (EST) |
| 2408-504-0018-000-4 | 3002 DUNBAR ST | Anthony Wilson and Angela Wilson | 676 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Anthony Wilson |
| 2408-504-0019-000-1 | 3004 DUNBAR ST | Cynthia C Howard | 676 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Cynthia C Howard |
| 2408-504-0020-000-1 | 3006 DUNBAR ST | Shirley Lyons and David Reed and Donald Reed | 904 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Shirley Lyons |
| 2408-504-0021-000-8 | 3008 DUNBAR ST | Paul J Hemmers and Jessie M Hemmers | 881 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Paul J Hemmers |
| 2408-504-0022-000-5 | 420 N 31st ST | Ramon Olivo and Mariela Olivo | 958 | 0.141460055 | 0100 - SF Res | 9022 - Fort Pierce | Ramon Olivo |
| 2408-504-0023-000-2 | 3009 DUNBAR ST | Dan Williams | 904 | 0.141460055 | 0100 - SF Res | 9022 - Fort Pierce | Dan Williams |
| 2408-504-0024-000-9 | 3007 DUNBAR ST | Arrie L Carlton and Adrian D Speed | 932 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Arrie L Carlton |
| 2408-504-0025-000-6 | 3005 DUNBAR ST | Lillie M Jones (EST) | 1135 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Lillie M Jones (EST) |
| 2408-504-0026-000-3 | 3003 DUNBAR ST | US Bank Trust NA (TR) | 1372 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | US Bank Trust NA (TR) |
| 2408-504-0027-000-0 | 3001 DUNBAR ST | James Hatfield | 676 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | James Hatfield |
| 2408-504-0028-000-7 | 2911 DUNBAR ST | Jonathan Mason and Kadeem Hawkins and Sarah Young | 797 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Jonathan Mason |
| 2408-504-0030-000-4 | 2907 DUNBAR ST | Derrick Bailey and Yvonne P Bailey | 805 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Derrick Bailey |
| 2408-504-0031-000-1 | 2905 DUNBAR ST | Jabarey D Warren | 805 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Jabarey D Warren |
| 2408-504-0032-000-8 | 2903 DUNBAR ST | Richard Ruggiero | 676 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Richard Ruggiero |
| 2408-504-0033-000-5 | 2901 DUNBAR ST | Stephen E Bailey | 1048 | 0.140564738 | 0100 - SF Res | 9022 - Fort Pierce | Stephen E Bailey |
| 2408-504-0034-000-2 | 2902 CARVER ST | Eugene Jenkins and Cappie L Mims (EST) and McClenton Jenkins (ES | 805 | 0.139830119 | 0100 - SF Res | 9022 - Fort Pierce | Eugene Jenkins |
| 2408-504-0035-000-9 | 2904 CARVER ST | Roberto Garcia and Roslia Garcia | 676 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Roberto Garcia |
| 2408-504-0036-000-6 | 2906 CARVER ST | Parnes Realty One And Two LLC | 805 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Parnes Realty One And Two LLC |
| 2408-504-0037-000-3 | 2908 CARVER ST | Parnes Realty One And Two LLC | 676 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Parnes Realty One And Two LLC |

| Parcel ID | Site Address | Owner | Finished Area | Acres | Land Use | DistrictGroup | Owner1 |
|---|---|---|---|---|---|---|---|
| 2408-504-0038-000-0 | 2910 CARVER ST | Walter U Escobar Cordero | 1647 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Walter U Escobar Cordero |
| 2408-504-0039-000-7 | 2912 CARVER ST | Kenneth Dentson | 805 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Kenneth Dentson |
| 2408-504-0040-000-7 | 3002 CARVER ST | Norris Copeland | 805 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Norris Copeland |
| 2408-504-0041-000-4 | 3004 CARVER ST | Regina Williams | 906 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Regina Williams |
| 2408-504-0042-000-1 | 3006 CARVER ST | Ruth M Hall (EST) | 1014 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Ruth M Hall (EST) |
| 2408-504-0043-000-8 | 3008 CARVER ST | Ebony M Anderson | 988 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Ebony M Anderson |
| 2408-504-0044-000-5 | 3010 CARVER ST | Yvonne Jones | 676 | 0.141460055 | 0100 - SF Res | 9022 - Fort Pierce | Yvonne Jones |
| 2408-504-0045-000-2 | 3009 CARVER ST | Annie M Barnes and Traci Barnes-Davidson | 1207 | 0.141460055 | 0100 - SF Res | 9022 - Fort Pierce | Annie M Barnes |
| 2408-504-0046-000-9 | 3007 CARVER ST | Beatrice Noble | 1111 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Beatrice Noble |
| 2408-504-0047-000-6 | 3005 CARVER ST | Marthaniel L Alexander | 805 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Marthaniel L Alexander |
| 2408-504-0048-000-3 | 3003 CARVER ST | Simon Galarza and Sandra Galarza | 1302 | 0.132575758 | 0100 - SF Res | 9022 - Fort Pierce | Simon Galarza |
| 2408-504-0049-000-0 | 3001 CARVER ST | Juan Rafael Nunez Quinones | 676 | 0.138888889 | 0100 - SF Res | 9022 - Fort Pierce | Juan Rafael Nunez Quinones |
| 2408-504-0050-000-0 | 2911 CARVER ST | Ronald Argrett and Shirlene Argrett | 676 | 0.524793388 | 0100 - SF Res | 9022 - Fort Pierce | Ronald Argrett |
| 2408-506-0061-000-6 | TBD | Monika Woloszyn | | 0.218112948 | 0000 - Vac Res | 9022 - Fort Pierce | Monika Woloszyn |
| 2408-506-0065-000-4 | TBD | Jorge C Gordillo | | 2.653236915 | 0000 - Vac Res | 9022 - Fort Pierce | Jorge C Gordillo |
| 2408-506-0065-000-4 | TBD | Jorge C Gordillo | | 2.653236915 | 0000 - Vac Res | 9022 - Fort Pierce | Jorge C Gordillo |

| Parcel ID | Site Address | Owner2 | Owner3 | Mailing Address 1 | Mailing Address 2 | Mailing City State Zip | LastSaleDate | LastSalePrice |
|---|---|---|---|---|---|---|---|---|
| 2408-123-0001-000-3 | 421 N 31st ST | | | 421 N 31st ST | | Fort Pierce; FL 34947-2616 | 1/24/2008 | 100 |
| 2408-123-0002-000-0 | 419 N 31st ST | | | PO Box 2034 | | Fort Pierce; FL 34954-2034 | 7/16/2006 | 42500 |
| 2408-123-0002-010-3 | 417 N 31st ST | | | PO Box 2034 | | Fort Pierce; FL 34954-2034 | 7/16/2006 | 42500 |
| 2408-123-0003-000-7 | 3103 Avenue D | | | 601 N 15th ST | | Fort Pierce; FL 34950-2815 | 2/8/2021 | 100 |
| 2408-123-0004-000-4 | Avenue D | | | 3002 Juanita AVE | | Fort Pierce; FL 34946-7119 | 4/8/2013 | 100 |
| 2408-123-0005-000-1 | 3109 Avenue D | | | 3002 Juanita AVE | | Fort Pierce; FL 34946-7119 | 11/19/2004 | 100 |
| 2408-123-0006-000-8 | TBD | | | 3002 Juanita AVE | | Fort Pierce; FL 34946-7119 | 11/19/2004 | 100 |
| 2408-123-0007-000-5 | 413 N 31st ST | | | 413 N 31st ST | | Fort Pierce; FL 34947-2616 | 12/26/2018 | 84000 |
| 2408-123-0011-000-6 | Avenue D | | | 4120 Waverly DR | | West Palm Beach; FL 33407-3552 | 1/25/2006 | 100 |
| 2408-123-0012-000-3 | 3110 Avenue C | James Davis Jr | Patricia L Jackson | 214 N 39th ST | | Fort Pierce; FL 34947-2575 | 9/25/2006 | 0 |
| 2408-123-0013-000-0 | Avenue C | | | 966 NW Leonardo CIR | | Port St Lucie; FL 34986-4350 | 10/11/2021 | 100 |
| 2408-123-0015-000-4 | 409 N 31st ST | | | 223 N 2nd ST | | Fort Pierce; FL 34950-4433 | 1/8/2018 | 0 |
| 2408-123-0016-000-1 | 407 N 31st ST | | | 407 N 31st St | | Fort Pierce; FL 34947-2616 | 6/4/2009 | 47500 |
| 2408-123-0018-000-5 | 403 N 31st ST | | | 5008 El Nueva Ave | | Fort Pierce; FL 34946-1038 | 7/21/1998 | 100 |
| 2408-504-0001-000-2 | 3009 Avenue D | | | 1228 Chinaberry DR | | Weston; FL 33327-2016 | 2/26/2004 | 900000 |
| 2408-504-0002-000-9 | 2901 Avenue D | | | 710 NE 126th ST | | North Miami; FL 33161-4823 | 6/1/2008 | 925000 |
| 2408-504-0012-000-2 | 2902 DUNBAR ST | | | 893 Central AVE | | Woodmere; NY 11598-2146 | 1/11/2019 | 55000 |
| 2408-504-0013-000-9 | 2904 DUNBAR ST | | | 2821 S 28th St | | Fort Pierce; FL 34981 | 3/3/1995 | 42500 |
| 2408-504-0014-000-6 | 2906 DUNBAR ST | | | 2821 S 28th St | | Fort Pierce; FL 34981 | 3/3/1995 | 42500 |
| 2408-504-0015-000-3 | 2908 DUNBAR ST | | | 7958 Pines BLVD; Unit # 130 | | Pembroke Pines; FL 33024-6918 | 8/12/2015 | 100 |
| 2408-504-0016-000-0 | 2910 DUNBAR ST | Clarence B Taylor Jr | | 2910 Dunbar St | | Fort Pierce; FL 34981 | 5/9/2008 | 100 |
| 2408-504-0017-000-7 | 2912 DUNBAR ST | | | 2912 Dunbar ST | | Fort Pierce; FL 34947-2643 | 7/5/1966 | 0 |
| 2408-504-0018-000-4 | 3002 DUNBAR ST | Angela Wilson | | 1200 N 37th ST | | Fort Pierce; FL 34947-2393 | 2/7/2020 | 100 |
| 2408-504-0019-000-1 | 3004 DUNBAR ST | | | 3004 Dunbar St | | Fort Pierce; FL 34947-2621 | 3/8/2010 | 100 |
| 2408-504-0020-000-1 | 3006 DUNBAR ST | David Reed | Donald Reed | 641 SW Curtis ST | | Port St Lucie; FL 34983-1932 | 7/1/2022 | 0 |
| 2408-504-0021-000-8 | 3008 DUNBAR ST | Jessie M Hemmers | | 4 Palmetto DR | | Stuart; FL 34996-6745 | 3/3/2022 | 145000 |
| 2408-504-0022-000-5 | 420 N 31st ST | Mariela Olivo | | 3291 SW Martin ST | | Port St Lucie; FL 34953-4714 | 12/14/2021 | 150000 |
| 2408-504-0023-000-2 | 3009 DUNBAR ST | | | PO Box 2034 | | Fort Pierce; FL 34954-2034 | 3/14/2017 | 20000 |
| 2408-504-0024-000-9 | 3007 DUNBAR ST | Adrian D Speed | | 1048 Myrtle Ln | | Cocoa; FL 32922-6749 | 9/13/1996 | 2400 |
| 2408-504-0025-000-6 | 3005 DUNBAR ST | | | 3005 Dunbar St | | Fort Pierce; FL 34947-2655 | 1/1/1900 | 0 |
| 2408-504-0026-000-3 | 3003 DUNBAR ST | | | c/o Hudson Homes Management LLC | 3701 Regent Blvd Ste 200 | Irving; TX 75063-2296 | 2/12/2018 | 29100 |
| 2408-504-0027-000-0 | 3001 DUNBAR ST | | | PO Box 4447 | | Fort Pierce; FL 34948-4447 | 6/5/2017 | 0 |
| 2408-504-0028-000-7 | 2911 DUNBAR ST | Kadeem Hawkins | Sarah Young | 2911 Dunbar ST | | Fort Pierce; FL 34947-2642 | 4/27/2017 | 100 |
| 2408-504-0030-000-4 | 2907 DUNBAR ST | Yvonne P Bailey | | 2203 N 51st St | | Fort Pierce; FL 34946-1068 | 6/27/2001 | 21000 |
| 2408-504-0031-000-1 | 2905 DUNBAR ST | | | 2905 Dunbar ST | | Fort Pierce; FL 34947-2642 | 12/23/2020 | 121500 |
| 2408-504-0032-000-8 | 2903 DUNBAR ST | | | 2783 Harson Way | | Fort Pierce; FL 34946-1714 | 12/17/2013 | 8400 |
| 2408-504-0033-000-5 | 2901 DUNBAR ST | | | 1004 N 17th ST; Unit # A | | Fort Pierce; FL 34950-3258 | 1/24/2008 | 27000 |
| 2408-504-0034-000-2 | 2902 CARVER ST | Cappie L Mims (EST) | McClenton Jenkins (EST) | 510 Hawthorne DR | | Fayetteville; GA 30214-1217 | 9/15/1992 | 0 |
| 2408-504-0035-000-9 | 2904 CARVER ST | Roslia Garcia | | 285 NW Biltmore St | | Port St Lucie; FL 34983 | 3/28/2012 | 11500 |
| 2408-504-0036-000-6 | 2906 CARVER ST | | | 893 Central AVE | | Woodmere; NY 11598-2146 | 2/10/2017 | 0 |
| 2408-504-0037-000-3 | 2908 CARVER ST | | | 893 Central AVE | | Woodmere; NY 11598-2146 | 4/20/2017 | 50000 |

| Parcel ID | Site Address | Owner2 | Owner3 | Mailing Address 1 | Mailing Address 2 | Mailing City State Zip | LastSaleDate | LastSalePrice |
|---|---|---|---|---|---|---|---|---|
| 2408-504-0038-000-0 | 2910 CARVER ST | | | 405 S 23rd ST | | Fort Pierce; FL 34950-6216 | 1/7/2022 | 100 |
| 2408-504-0039-000-7 | 2912 CARVER ST | | | 2912 Carver ST | | Fort Pierce; FL 34947-2631 | 2/9/2004 | 100 |
| 2408-504-0040-000-7 | 3002 CARVER ST | | | 426 N 19 St | | Fort Pierce; FL 34950-2707 | 1/1/1900 | 0 |
| 2408-504-0041-000-4 | 3004 CARVER ST | | | 3004 Carver St | | Fort Pierce; FL 34950 | 6/10/2004 | 65800 |
| 2408-504-0042-000-1 | 3006 CARVER ST | | | 3006 Carver St | | Fort Pierce; FL 34947-2652 | 1/1/1900 | 0 |
| 2408-504-0043-000-8 | 3008 CARVER ST | | | 6950 30th Sq Apt 204 | | Vero Beach; FL 32966-8869 | 3/30/2012 | 7500 |
| 2408-504-0044-000-5 | 3010 CARVER ST | | | 3010 Carver ST | | Fort Pierce; FL 34947-2652 | 1/17/2008 | 24000 |
| 2408-504-0045-000-2 | 3009 CARVER ST | Traci Barnes-Davidson | | 3009 Carver St | | Fort Pierce; FL 34947-2630 | 12/17/2001 | 100 |
| 2408-504-0046-000-9 | 3007 CARVER ST | | | 3007 Carver St | | Fort Pierce; FL 34947-2630 | 1/1/1900 | 0 |
| 2408-504-0047-000-6 | 3005 CARVER ST | | | 3005 Carver ST | | Fort Pierce; FL 34947-2630 | 7/1/2015 | 100 |
| 2408-504-0048-000-3 | 3003 CARVER ST | Sandra Galarza | | 4706 Buchanan DR | | Fort Pierce; FL 34982-7108 | 6/26/2020 | 110000 |
| 2408-504-0049-000-0 | 3001 CARVER ST | | | 3001 Carver ST | | Fort Pierce; FL 34947-2630 | 9/16/2022 | 80000 |
| 2408-504-0050-000-0 | 2911 CARVER ST | Shirlene Argrett | | 1504 Juanita Ave | | Fort Pierce; FL 34946-1254 | 2/10/2006 | 100 |
| 2408-506-0061-000-6 | TBD | | | 775 Amberton Close | | Suwanee; GA 30024-3032 | 10/17/2017 | 0 |
| 2408-506-0065-000-4 | TBD | | | 4196 Worlington Terr | | Fort Pierce; FL 34947 | 10/31/2014 | 12000 |
| 2408-506-0065-000-4 | TBD | | | 4196 Worlington Terr | | Fort Pierce; FL 34947 | 10/31/2014 | 12000 |

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lorenzo A Jones
421 N 31st ST
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0001-000-3 & 421 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Angela Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-123-0002-000-0 & 419 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Angela Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-123-0002-010-3 & 417 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Robert E Brown
601 N 15th ST
Fort Pierce FL 34950-2815

Parcel ID & Address: 2408-123-0003-000-7 & 3103 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0004-000-4 & Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0005-000-1 & 3109 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0006-000-8 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Mercedes K Laney
413 N 31st ST
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0007-000-5 & 413 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Laprina Hall
4120 Waverly DR
West Palm Beach FL 33407-3552

Parcel ID & Address: 2408-123-0011-000-6 & Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

In selecting any site, including this one, we strive to find and lease one that is located within a commercial/industrial area that is nearby to the residents and businesses that our wireless communications providers need to improve service to its customers. It is a years long process just to get to this point when we have an anchor tenant onboard, a site selected and plans prepared that we can share with the community.

This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Mary Ann Gabriel and James Davis Jr and Patricia L Jackson
214 N 39th ST
Fort Pierce FL 34947-2575

Parcel ID & Address: 2408-123-0012-000-3 & 3110 Avenue C

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie FL 34986-4350

Parcel ID & Address: 2408-123-0013-000-0 & Avenue C

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jeanne Arias
223 N 2nd ST
Fort Pierce FL 34950-4433

Parcel ID & Address: 2408-123-0015-000-4 & 409 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Laconia C Boatwright
407 N 31st St
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0016-000-1 & 407 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Booker T Eckles Jr
5008 El Nueva Ave
Fort Pierce FL 34946-1038

Parcel ID & Address: 2408-123-0018-000-5 & 403 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lenders Plus Inc
1228 Chinaberry DR
Weston FL 33327-2016

Parcel ID & Address: 2408-504-0001-000-2 & 3009 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Saint Lucie Building LLC
710 NE 126th ST
North Miami FL 33161-4823

Parcel ID & Address: 2408-504-0002-000-9 & 2901 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Olive Tree Realty LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0012-000-2 & 2902 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Milonet Lochard
2821 S 28th St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0013-000-9 & 2904 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Milonet Lochard
2821 S 28th St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0014-000-6 & 2906 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

JJ & MF Holdings LLC
7958 Pines BLVD; Unit # 130
Pembroke Pines FL 33024-6918

Parcel ID & Address: 2408-504-0015-000-3 & 2908 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Betty Dunbar and Clarence B Taylor Jr
2910 Dunbar St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0016-000-0 & 2910 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Joseph Brown (EST)
2912 Dunbar ST
Fort Pierce FL 34947-2643

Parcel ID & Address: 2408-504-0017-000-7 & 2912 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Anthony Wilson and Angela Wilson
1200 N 37th ST
Fort Pierce FL 34947-2393

Parcel ID & Address: 2408-504-0018-000-4 & 3002 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Cynthia C Howard
3004 Dunbar St
Fort Pierce FL 34947-2621

Parcel ID & Address: 2408-504-0019-000-1 & 3004 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Shirley Lyons and David Reed and Donald Reed
641 SW Curtis ST
Port St Lucie FL 34983-1932

Parcel ID & Address: 2408-504-0020-000-1 & 3006 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Paul J Hemmers and Jessie M Hemmers
4 Palmetto DR
Stuart FL 34996-6745

Parcel ID & Address: 2408-504-0021-000-8 & 3008 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ramon Olivo and Mariela Olivo
3291 SW Martin ST
Port St Lucie FL 34953-4714

Parcel ID & Address: 2408-504-0022-000-5 & 420 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Dan Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-504-0023-000-2 & 3009 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Arrie L Carlton and Adrian D Speed
1048 Myrtle Ln
Cocoa FL 32922-6749

Parcel ID & Address: 2408-504-0024-000-9 & 3007 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lillie M Jones (EST)
3005 Dunbar St
Fort Pierce FL 34947-2655

Parcel ID & Address: 2408-504-0025-000-6 & 3005 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

US Bank Trust NA (TR)
3701 Regent Blvd Ste 200
c/o Hudson Homes Management LLC
Irving TX 75063-2296

Parcel ID & Address: 2408-504-0026-000-3 & 3003 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

James Hatfield
PO Box 4447
Fort Pierce FL 34948-4447

Parcel ID & Address: 2408-504-0027-000-0 & 3001 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jonathan Mason and Kadeem Hawkins and Sarah Young
2911 Dunbar ST
Fort Pierce FL 34947-2642

Parcel ID & Address: 2408-504-0028-000-7 & 2911 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Derrick Bailey and Yvonne P Bailey
2203 N 51st St
Fort Pierce FL 34946-1068

Parcel ID & Address: 2408-504-0030-000-4 & 2907 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jabarey D Warren
2905 Dunbar ST
Fort Pierce FL 34947-2642

Parcel ID & Address: 2408-504-0031-000-1 & 2905 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Richard Ruggiero
2783 Harson Way
Fort Pierce FL 34946-1714

Parcel ID & Address: 2408-504-0032-000-8 & 2903 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Stephen E Bailey
1004 N 17th ST; Unit # A
Fort Pierce FL 34950-3258

Parcel ID & Address: 2408-504-0033-000-5 & 2901 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Eugene Jenkins and Cappie L Mims (EST) and McClenton Jenkins (EST)
510 Hawthorne DR
Fayetteville GA 30214-1217

Parcel ID & Address: 2408-504-0034-000-2 & 2902 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Roberto Garcia and Roslia Garcia
285 NW Biltmore St
Port St Lucie FL 34983

Parcel ID & Address: 2408-504-0035-000-9 & 2904 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Parnes Realty One And Two LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0036-000-6 & 2906 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Parnes Realty One And Two LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0037-000-3 & 2908 CARVER ST

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Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Walter U Escobar Cordero
405 S 23rd ST
Fort Pierce FL 34950-6216

Parcel ID & Address: 2408-504-0038-000-0 & 2910 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Kenneth Dentson
2912 Carver ST
Fort Pierce FL 34947-2631

Parcel ID & Address: 2408-504-0039-000-7 & 2912 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Norris Copeland
426 N 19 St
Fort Pierce FL 34950-2707

Parcel ID & Address: 2408-504-0040-000-7 & 3002 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Regina Williams
3004 Carver St
Fort Pierce FL 34950

Parcel ID & Address: 2408-504-0041-000-4 & 3004 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ruth M Hall (EST)
3006 Carver St
Fort Pierce FL 34947-2652

Parcel ID & Address: 2408-504-0042-000-1 & 3006 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ebony M Anderson
6950 30th Sq Apt 204
Vero Beach FL 32966-8869

Parcel ID & Address: 2408-504-0043-000-8 & 3008 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Yvonne Jones
3010 Carver ST
Fort Pierce FL 34947-2652

Parcel ID & Address: 2408-504-0044-000-5 & 3010 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Annie M Barnes and Traci Barnes-Davidson
3009 Carver St
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0045-000-2 & 3009 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Beatrice Noble
3007 Carver St
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0046-000-9 & 3007 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Marthaniel L Alexander
3005 Carver ST
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0047-000-6 & 3005 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Simon Galarza and Sandra Galarza
4706 Buchanan DR
Fort Pierce FL 34982-7108

Parcel ID & Address: 2408-504-0048-000-3 & 3003 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
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Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Juan Rafael Nunez Quinones
3001 Carver ST
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0049-000-0 & 3001 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,



George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ronald Argrett and Shirlene Argrett
1504 Juanita Ave
Fort Pierce FL 34946-1254

Parcel ID & Address: 2408-504-0050-000-0 & 2911 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Monika Woloszyn
775 Amberton Close
Suwanee GA 30024-3032

Parcel ID & Address: 2408-506-0061-000-6 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
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Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jorge C Gordillo
4196 Worlington Terr
Fort Pierce FL 34947

Parcel ID & Address: 2408-506-0065-000-4 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Fort Pierce FL 34947

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

**ASAC SITE SPECIFIC EVALUATION**
**FOR**
**Site Name: Love Ministries**
**Site Number:**
**Site Location: Fort Pierce, FL**

**Requestors Name: Kathe Post**
**Company Name: TowerCom IV, LLC**
**Street Address: 5561 NC Highway 55, STE 201**
**City and Zip: Durham, NC. 27713**

**This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.**

## EXECUTIVE SUMMARY

- **The max height that can be built at this site without notice to the FAA is 131 feet AGL or 153 feet AMSL.**
- **The max No Extended Study height at this site is 201 AGL, or 223 AMSL.**
- **The max no hazard height at this site is 297 AGL, or 319 AMSL.**
- **The max no marking and lighting height at this site is 200 AGL, or 222 AMSL.**

## SITE DATA

**Structure Type: Antenna Tower**

| | | |
|---|---|---|
| **Coordinates of site:** | **Lat:** | **27°27'5.96"** |
| | **Long:** | **80°21'27.91"** |
| | **Datum:** | **NAD 83** |

| | |
|---|---|
| **Site ground elevation:** | **22** |
| **Total height above the ground of the entire structure (AGL):** | **199** |
| **Total height above mean sea level (AMSL):** | **221** |

## AIRPORT/HELIPORT INFORMATION

**Nearest public use or Government Use (DOD) facility: Treasure Coast International.**

**This structure will be located 2.8 NM or 17365 FT from the airport on a bearing of 343 degrees true to the airport.**

**Nearest private use landing facility is: HCA Florida Lawnwood Hospital.**

**This structure will be located 1.2 NM from the helipad on a bearing of 151 degrees true to the helipad.**

## STUDY FINDINGS

**FAA FAR Part 77 paragraph 9 (FAR 77.9): (Construction or Alteration requiring notice.) (These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes.)**

**This structure does require notification to the FAA.**

**FAA FAR Part 77 paragraph 17(FAR 77.17): (Standards for Determining Obstructions.)(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)**

**This structure does not exceed these surfaces.**

**FCC Notice Requirements:**
**(FCC Rules, Part 17)**

**This structure does require notification to the FAA or FCC based on these rules.**

**FAA EMI:**
**(The FAA protects certain air navigational aids, radio transmitters, and RADAR facilities from possible interference. The distance and direction are dependent on the type of facility being evaluated. Some of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)**

**This site would not affect any FAA air navigational aids or transmitters.**

**Military Airspace:**
**(This would include low level visual and instrument routes along with operations areas and special use airspace.)**

**This structure will not affect this airspace.**

**AM Facilities:**
**(The FCC protects AM radio stations from possible interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. New changes to the FCC critical distances are calculated based on the AM transmission Movement Method Proof evaluation.)**

**This site was evaluated against the FCC's AM antenna database using the Movement Method proof calculations and will require further evaluation by your AM contractor. This site is located near AM station WJNX.**

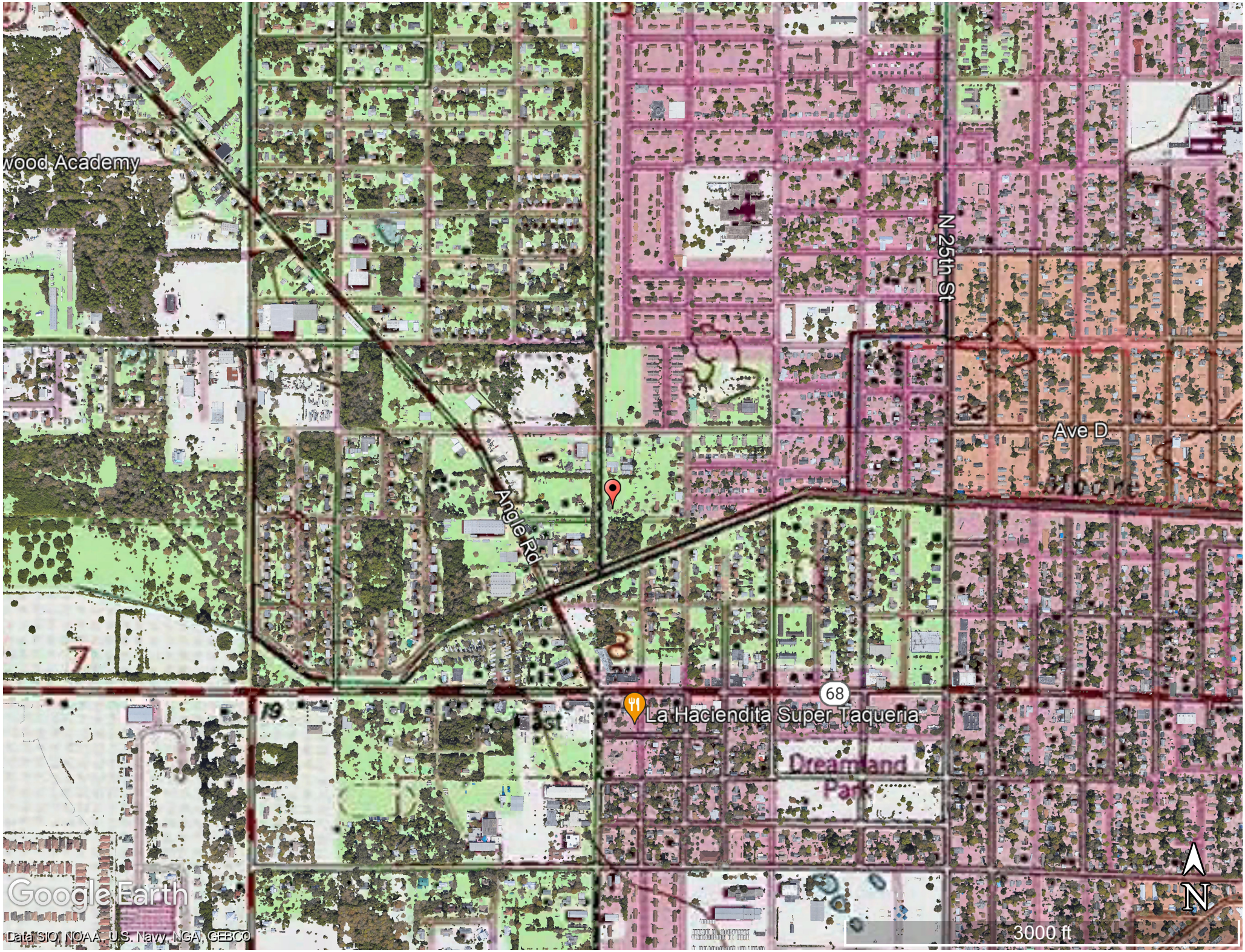
## MARKING AND LIGHTING

**FAA Advisory Circular 70/7460-1:**

**Marking and lighting is not required for this structure.**

## RECOMMENDATIONS

**This site was evaluated in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77, and found not to be a hazard to air navigation.**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Federal Aviation Administration

« OE/AAA

# Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

**Project Name:** TOWER-000741889-22 **Sponsor:** Tower Com (KP)

## Details for Case : Love Ministries

Show Project Summary

### Case Status

| | | | |
|---|---|---|---|
| **ASN:** | 2022-ASO-32720-OE | **Date Accepted:** | 08/19/2022 |
| **Status:** | Accepted | **Date Determined:** | |
| | | **Letters:** | None |
| | | **Documents:** | None |
| **Public Comments:** | None | | Project Documents: None |

### Construction / Alteration Information

**Notice Of:** Construction

**Duration:** Permanent

***if Temporary :*** Months: Days:

**Work Schedule - Start:**

**Work Schedule - End:**

***For temporary cranes-Does the permanent structure require separate notice to the FAA?***
***To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.***
***If it is not filed, please state the reason in the Description of Proposal.***

**State Filing:**

### Structure Summary

**Structure Type:** POLE | Monopole

**Structure Name:** Love Ministries

**FDC NOTAM:**

**NOTAM Number:**

**FCC Number:**

**Prior ASN:**

### Structure Details

| | |
|---|---|
| **Latitude:** | 27° 27' 5.96" N |
| **Longitude:** | 80° 21' 27.91" W |
| **Horizontal Datum:** | NAD83 |
| **Site Elevation (SE):** | 22 (nearest foot) PASSED |
| **Structure Height (AGL):** | 199 (nearest foot) |
| **Current Height (AGL):** ** For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal* | (nearest foot) |
| **Minimum Operating Height (AGL):** ** For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.* | (nearest foot) |
| **Requested Marking/Lighting:** | None |
| ***Other :*** | |
| **Recommended Marking/Lighting:** | |
| **Current Marking/Lighting:** | None |
| ***Other :*** | |
| **Nearest City:** | Fort Pierce |
| **Nearest State:** | Florida |
| **Description of Location:** *On the Project Summary page upload any certified survey.* | see map |
| **Description of Proposal:** | Proposed new construction with standard frequencies. |

### Proposed Frequency Bands

| Low Freq | High Freq | Freq Unit | ERP | ERP Unit |
|---|---|---|---|---|
| 6 | 7 | GHz | 55 | dBW |
| 6 | 7 | GHz | 42 | dBW |
| 10 | 11.7 | GHz | 55 | dBW |
| 10 | 11.7 | GHz | 42 | dBW |
| 17.7 | 19.7 | GHz | 55 | dBW |
| 17.7 | 19.7 | GHz | 42 | dBW |
| 21.2 | 23.6 | GHz | 55 | dBW |
| 21.2 | 23.6 | GHz | 42 | dBW |
| 614 | 698 | MHz | 1000 | W |
| 614 | 698 | MHz | 2000 | W |
| 698 | 806 | MHz | 1000 | W |
| 806 | 901 | MHz | 500 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 929 | 932 | MHz | 3500 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1670 | 1675 | MHz | 500 | W |
| 1710 | 1755 | MHz | 500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1850 | 1990 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 1990 | 2025 | MHz | 500 | W |
| 2110 | 2200 | MHz | 500 | W |
| 2305 | 2360 | MHz | 2000 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |
| 2496 | 2690 | MHz | 500 | W |

Previous Back to Search Result Next

Date: 11/18/2022

Customer Name: TowerCom VIII-B

Attn: To Whom It May Concern

SUBJECT: Project Number: 569549
Site Name: Love Ministries
Pole Designed with a Theoretical Fall Radius of 0-ft

Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures for over 50 years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication poles have proven to be very reliable products. To our knowledge Valmont has never experienced an in-service failure of a communication pole due to weather induced overloading. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

This structure is designed to the following criteria:

- Exposure Category B
- Topographical Category 1, and a Crest height of 0 feet
- Risk Category II Site Elevation 15 feet
- 158 MPH Ultimate Wind Speed (no ice) per ASCE 7-16
- 30 MPH with 0 inch ice per ANSI/TIA-222-H

The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the shafts at or above the midpoint with the upper sections folding over onto the intact lower sections. The result, if it were to fail, would be a theoretical "zero fall zone" at ground level.

I hope these comments address any issues that you might encounter relative to the anticipated performance of this structure.

Sincerely,

Yatong Zeng, P.E.
Design Engineer

NATHANAEL JOSEPH TOENIES
LICENSE
No. 94335
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

***By NJT1 at 12:23:18 PM, 11/18/2022***

**Valmont Industries, Inc**
PO Box 358, 28800 Ida Street
Valley, NE 68064 USA

**AFFIDAVIT OF OWNER**

**Project: Love Ministries**
**Property Location: 3111 Avenue D., Ft. Pierce FL**
**Parcel ID: 2408-123-0008-000-2**
**Jurisdiction: City of Fort Pierce**

Affiant, Jerome Rhyant, as President of The Love Center Regeneration Ministries and Fellowship Inc., the Owner of the captioned parcel of land do hereby acknowledge and affirm:

1. I am 18 years of age or older.
2. I am duly authorized to execute this Affidavit on behalf of The Love Center Regeneration Ministries and Fellowship Inc.
3. I accept the requirements of abandonment set forth in Section 125-365, Ft. Pierce Land Development Code. The proposed Love Ministries Wireless Telecommunications Tower with an overall proposed height of 199' will be structural design to enable the colocation of a minimum of four communications carriers.
4. Further Affiant sayeth naught.

Signature

Jerome Rhyant · President

Print Name & Title

STATE OF FLORIDA

COUNTY OF ST LUCIE

Sworn to and subscribed before me by means of (Check one) X physical presence OR ___ online notarization this 5TH day of DECEMBER, 2022 by JEROME RHYANT.

(Signature of Notary Public)

SEAL:

JEFFREY S. LINDSTROM
MY COMMISSION # HH 020496
EXPIRES: August 27, 2024
Bonded Thru Notary Public Underwriters

JEFFREY S LINDSTROM

(Print Name of Notary Public)

(Check One) Personally appeared X OR produced identification _____.

Type of identification produced _____

# TOWERCOM VIII-B, LLC

241 ATLANTIC BLVD, STE 201
NEPTUNE BEACH, FL. 32266

# WIRELESS TELECOMMUNICATIONS TOWER
# LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
LATITUDE 27°27'05.969"N, LONGITUDE 80°21'27.918"W




VICINITY MAP

NORTH

FROM TOWERCOM OFFICE, PROCEED SOUTH TOWARD LEMON ST, TURN RIGHT ONTO LEMON ST, TURN LEFT ONTO 3RD ST, USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE, CONTINUE ONTO FL-202 W/BUTLER BLVD, USE THE RIGHT 2 LANES TO MERGE ONTO I-295 S TOWARD DAYTONA BEACH, KEEP LEFT AT THE FORK TO CONTINUE ON FL-9B S, FOLLOW SIGNS FOR US-1/ST AUGUSTINE, USE THE LEFT 2 LANES TO TAKE THE EXIT 4B TO MERGE ONTO I-95 S TOWARD DAYTONA BEACH, TAKE EXIT 131 TO MERGE ONTO FL-68 E/ORANGE AVE, MERGE ONTO FL-68 E/ORANGE AVE, TURN LEFT ONTO N 39TH ST, TURN RIGHT ONTO MARIAH CIR, CONTINUE ONTO AVE D, TURN RIGHT, THE SITE WILL BE ON THE RIGHT.

## DRIVING DIRECTIONS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE.
PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

## PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 7TH EDITION (2020) FLORIDA BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2021
5. 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 (2016)

## CODE COMPLIANCE

### APPLICANT

MDCMC NAME: TOWERCOM VIII-B, LLC.
PROJECT MANAGER: ROBIN CLEMENT, PMP
PHONE: (919) 666-2904

### PROPERTY INFORMATION

OWNER: THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP INC. P.O. BOX 2384 FORT PIERCE, FL 34954

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: FORT PIERCE

PCN: 2408-123-0008-000-2

ZONING: COMMERCIAL-VACANT LAND

### PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
☐ GUY TOWER
☐ SELF SUPPORT TOWER
☐ MONOPOLE
☐ ROOF TOP
☒ NEW TOWER (MONOPOLE)
☐ OTHER

## PROJECT SUMMARY

### CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

### STRUCTURAL ENGINEER:

N/A

### ELECTRICAL ENGINEER:

N/A

### SURVEYOR:

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205-252-6985)

### TOWER ENGINEER:

N/A

## PROJECT TEAM

| SHEET | DESCRIPTION | REV. |
|---|---|---|
| T-1 | COVER SHEET | 0 |
| | SURVEY | 0 |
| C-1 | GENERAL NOTES | 0 |
| C-1 | PARENT TRACT DETAIL AND NOTES | 0 |
| C-1A | PARENT TRACT WITH AERIAL OVERLAY | 0 |
| C-2 | TOWER ELEVATION & SITE PLAN | 0 |
| C-3 | ACCESS EASEMENT DETAIL | 0 |
| C-4 | ENLARGED TOWERCOM LEASE AREA | 0 |
| C-4A | DRAINAGE AND EROSION CONTROL PLAN | 0 |
| C-5 | FENCE AND GATE DETAILS | 0 |
| C-6 | PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES | 0 |
| C-7 | CONSTRUCTION DETAILS | 0 |
| C-8 | VERIZON WIRELESS ANTENNA LAYOUT PLAN | 0 |
| C-9 | VERIZON WIRELESS CONSTRUCTION DETAILS | 0 |
| C-10 | VERIZON WIRELESS GENERATOR DETAILS | 0 |
| L-1 | LANDSCAPE PLAN | 0 |
| L-2 | LANDSCAPE DETAILS AND NOTES | 0 |
| L-3 | IRRIGATION PLAN | 0 |
| L-4 | IRRIGATION DETAILS AND NOTES | 0 |
| E-1 | TOWER ELECTRICAL NOTES AND RISER DIAGRAM | 0 |
| E-2 | TOWER ELECTRICAL SITE AND GROUNDING PLAN | 0 |
| E-3 | VERIZON ELECTRICAL SITE AND GROUNDING PLAN | 0 |
| E-4 | VERIZON ELECTRICAL PLAN | 0 |
| E-5 | ELECTRICAL DETAILS | 0 |

## SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2022

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
COVER SHEET

SHEET NUMBER: T-1
REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg T-1 Nov 29, 2022 11:00am by: gary.daniel

# STANDARD PROVISIONS

INTENT

A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE TOWERCOM, LLC SITE.

B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED ON BOTH.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.

D. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED BY TOWERCOM, LLC WITHOUT A CHANGE ORDER.

CONFLICTS

A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE TOWERCOM, LLC CONSTRUCTION PROJECT MANAGER (CPM) FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.

B. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING ABOUT WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

CONTRACTS AND WARRANTIES

A. EACH CONTRACTOR IS RESPONSIBLE FOR HELPING TO OBTAIN THE BUIDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE SAID JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.

STORAGE:

A. DO NOT USE THE EXISTING BUILDING SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT THE CONSTRUCTION PROJECT MANAGER AND/OR BUILDING OWNER APPROVAL.

B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

PROTECTION:

A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY CPM.

REPAIRS AND REPLACEMENTS:

A. IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AND AT NO ADDITIONAL COST TO TOWERCOM, LLC AND/OR BUILDING OWNER.

TEMPORARY FACILITIES:

A. WATER:
WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

B. LIGHT AND POWER:
LIGHT AND POWER ARE NOT AVAILABLE ON SITE.

C. TELEPHONE:
EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.

D. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FURNISHED BY THE CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

CLEAN UP:

A. THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THE WORK CLEAN AND READY FOR USE.

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WATER MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.

CHANGE ORDER PROCEDURE:

A. CHANGE ORDER MAY BE INITIATED BY THE CPM, AND/OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE CPM SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE CPM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES TO THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE CPM, SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RELATED DOCUMENTS AND COORDINATION:

A. GENERAL CARPENTRY, ELECTRICAL, AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

PRODUCTS AND SUBSTITUTIONS:

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHALL PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS, AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE CPM, SUBMIT ACTUAL SAMPLES TO THE CPM FOR APPROVAL IN LIEU OF CUT SHEETS.

COMPLIANCE

A. ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME OF WHICH ARE LISTED BELOW), ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE TOWERCOM, LLC WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED) AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCE. WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE 7TH EDITION 2020 FLORIDA BUILDING CODE, AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT, AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE CPM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

REFERENCE TO ANY STANDARD OR CODE OF PRACTICE IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE CPM.

PERMITS AND LICENSES

A. TOWERCOM, LLC SHALL OBTAIN ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPIES OF ALL PERMITS SHALL BE SENT TO CPM. APPROVALS FROM RELEVANT PLANNING BOARDS, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEES WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE SITE ACQUISITION SPECIALIST PRIOR TO THE APPLICATION FOR CONSTRUCTION PERMITS.

FAA APPROVAL WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE CPM PRIOR TO THE COMMENCEMENT OF WORK.

B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER FOR RESOLUTION AND INSTRUCTION AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSE.

C. THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE OR A PAGER.

D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGNS, AND THE LIKE IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.

E. PROVIDE WEEKLY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO CPM.

F. COORDINATION WITH PUBLIC UTILITY AUTHORITIES

THE CONTRACTOR SHALL COORDINATE WITH RELEVANT AUTHORITIES THE WORKS THEY ARE TO BE CARRIED OUT. HE SHALL CONDUCT HIS OPERATIONS SO AS TO NOT INTERFERE WITH THE OPERATIONS OF PUBLIC AND/OR PRIVATE UTILITY AUTHORITIES, INSTALLING SERVICES ON THE SITE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES AND STRUCTURES DURING CONSTRUCTION OF THIS SITE.

G. INSPECTIONS

SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN A TIMELY MANNER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DESIGNATED ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

H. ENVIRONMENTAL PROTECTION

NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCED BY HIS OR HIS SUB-CONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION.

DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LIMIT THE CREATION OF ANY DUST NUISANCE THAT MIGHT ARISE DURING CONSTRUCTION TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND THE BUILDING OWNER. THE CPM MAY DIRECT THAT WORK CEASE UNTIL SUCH TIME AS ANY PARTICULAR DUST NUISANCE IS CONTROLLED TO THE SATISFACTION OF THE CPM, LOCAL AUTHORITIES, AND BUILDING OWNERS.

I. REINSTATEMENT

ANY PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES, DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS.

J. AS-BUILTS DRAWINGS

THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS-BUILT DRAWINGS. THE FORM OF MARKED UP CONSTRUCTION PLANS SHALL BE STANDARD ACCEPTABLE TO TOWERCOM, LLC. SUCH DRAWINGS SHALL BE SUBMITTED TO TOWERCOM, LLC WITHIN TWO WEEKS FROM PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE.

K. PRACTICAL COMPLETION

THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED TO TOWERCOM, LLC PRIOR TO THE DATE OF PRACTICAL COMPLETION:

1. WARRANTIES AND MAINTENANCE MANUALS, IF APPLICABLE
2. GROUND SYSTEM RESISTANCE TEST
3. CERTIFICATE OF OCCUPANCY

INSURANCE AND BONDS:

A. EACH CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE GENERAL CONTRACTOR WHO SHALL, IN TURN, FORWARD A COPY OF ALL CERTIFICATES TO THE CPM.

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Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\G1's\Love Ministries_ODs_2022.11.11.dwg G-1 Nov 18, 2022 1:01pm by gary.daniel

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

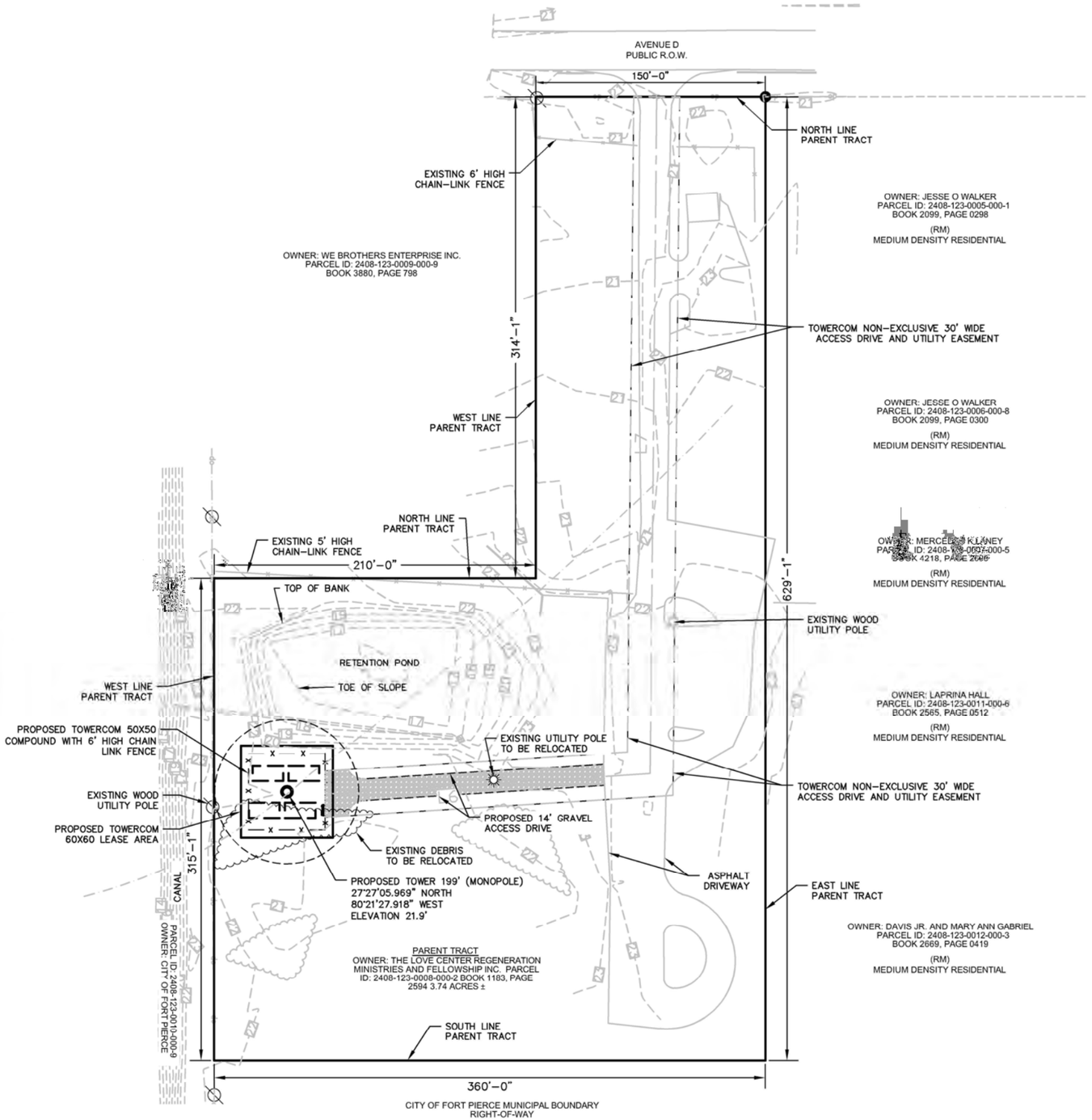
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: G-1 REVISION:

KHA Job #:

241044000




## PARENT TRACT DETAIL(SEE SURVEY)

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## PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

## PARENT TRACT & LEASE AREA SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: VACANT
EXISTING ZONING: C3
FUTURE LAND USE: GC, GENERAL COMMERCIAL

## UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

## HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

## PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

## IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

## PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

## SITE DATA:

| | |
|---|---|
| MINIMUM LOT AREA: 10,000 | PROVIDED: 162,914.4 S.F. |
| MINIMUM LOT WIDTH: 70' | PROVIDED: 150' |
| MINIMUM LOT DEPTH: 90' | PROVIDED: 629'-1" |
| MINIMUM FRONT YARD: 25' | PROVIDED: 314'-1" |
| MINIMUM LOT FRONTAGE: 50' | PROVIDED: 314'-1" |

## TOTAL IMPERVIOUS AREA:

| | | |
|---|---|---|
| EXISTING PARENT TRACT: | 162,914.4 ± S.F. | (100.0%) |
| TELECOMMUNICATION TOWER FOOTPRINT: | 38 ± S.F. | (0.0002%) |
| TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'): | 192 ± S.F. | (0.001%) |
| TELECOMMUNICATION COMPOUND CHAIN LINK FENCE : | 3,600 ± S.F. | (0.022%) |
| TOTAL IMPERVIOUS AREA: | 3,830 ± S.F. | (0.024%) |

## TOTAL SEMI IMPERVIOUS AREA:

| | | |
|---|---|---|
| TELECOMMUNICATION 12' GRAVEL ACCESS ROAD: | 2,550.46 ± S.F. | (0.016%) |
| TELECOMMUNICATION GRAVEL COMPOUND: | 3,600 ± S.F. | (0.022%) |
| TOTAL SEMI PERVIOUS AREA: | 6,150.46 ± S.F. | (0.038%) |

## TOTAL PERVIOUS AREA:

| | | |
|---|---|---|
| TOTAL SEMI PERVIOUS AREA: | 6,150.45 ± S.F. | (0.038%) |
| TOTAL IMPERVIOUS AREA: | 3,830 ± S.F. | (0.024%) |
| TOTAL COMBINED AREA: | **9,980.45± S.F.** | **(0.062%)** |

## NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.
7. NO DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

**FLOOD ZONE INFORMATION**

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
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SEAL:

PLANS PREPARED BY:

Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

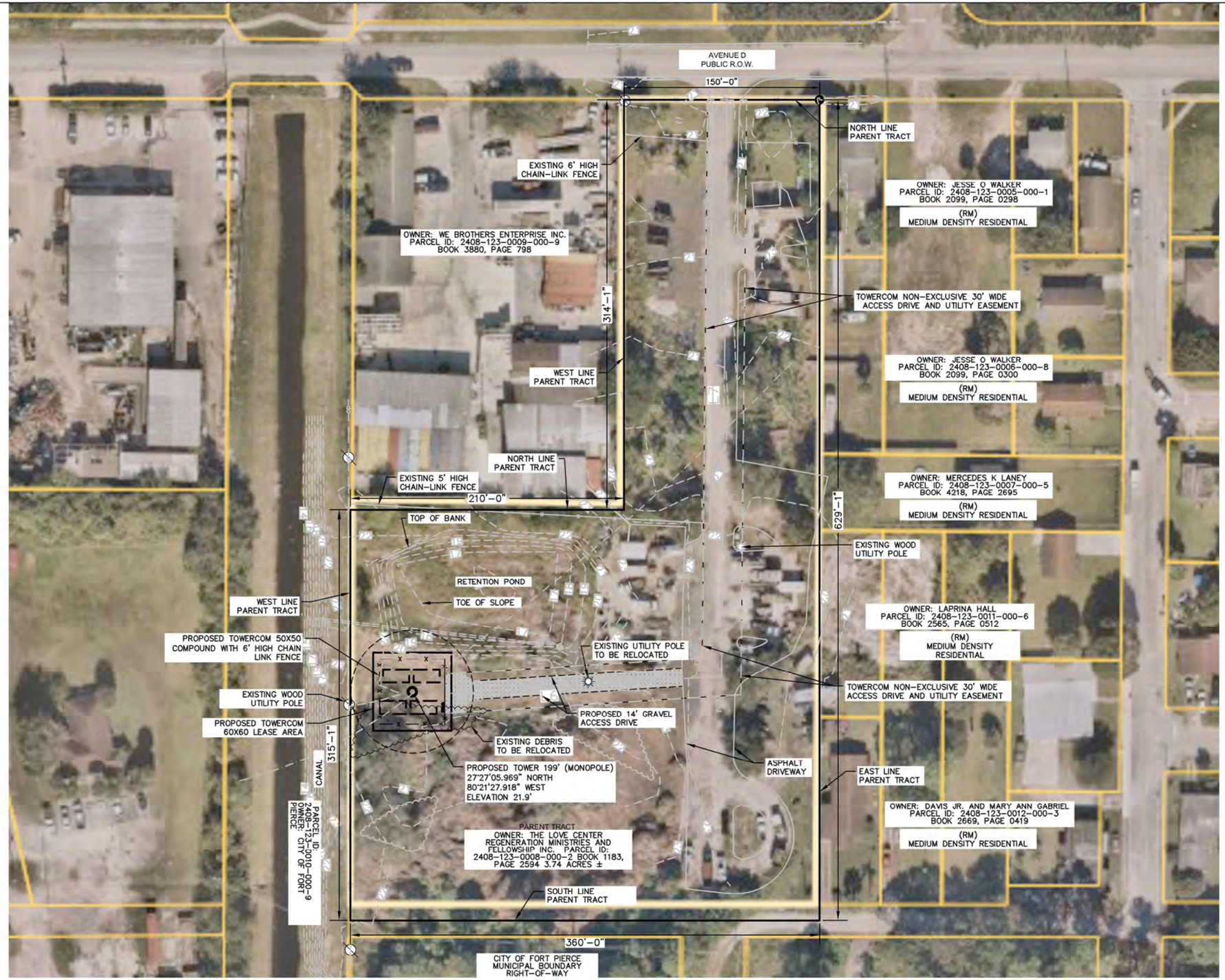
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\GD's\Love Ministries_C0a_2022.11.11.dwg C-1 Nov 18, 2022 12:56pm by: gary.daniel




0 40' 80'

(Scale in feet)
Scale: 1"=40'

## PARENT TRACT WITH AERIAL OVERLAY

| FLOOD ZONE INFORMATION | | | | | |
|---|---|---|---|---|---|
| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

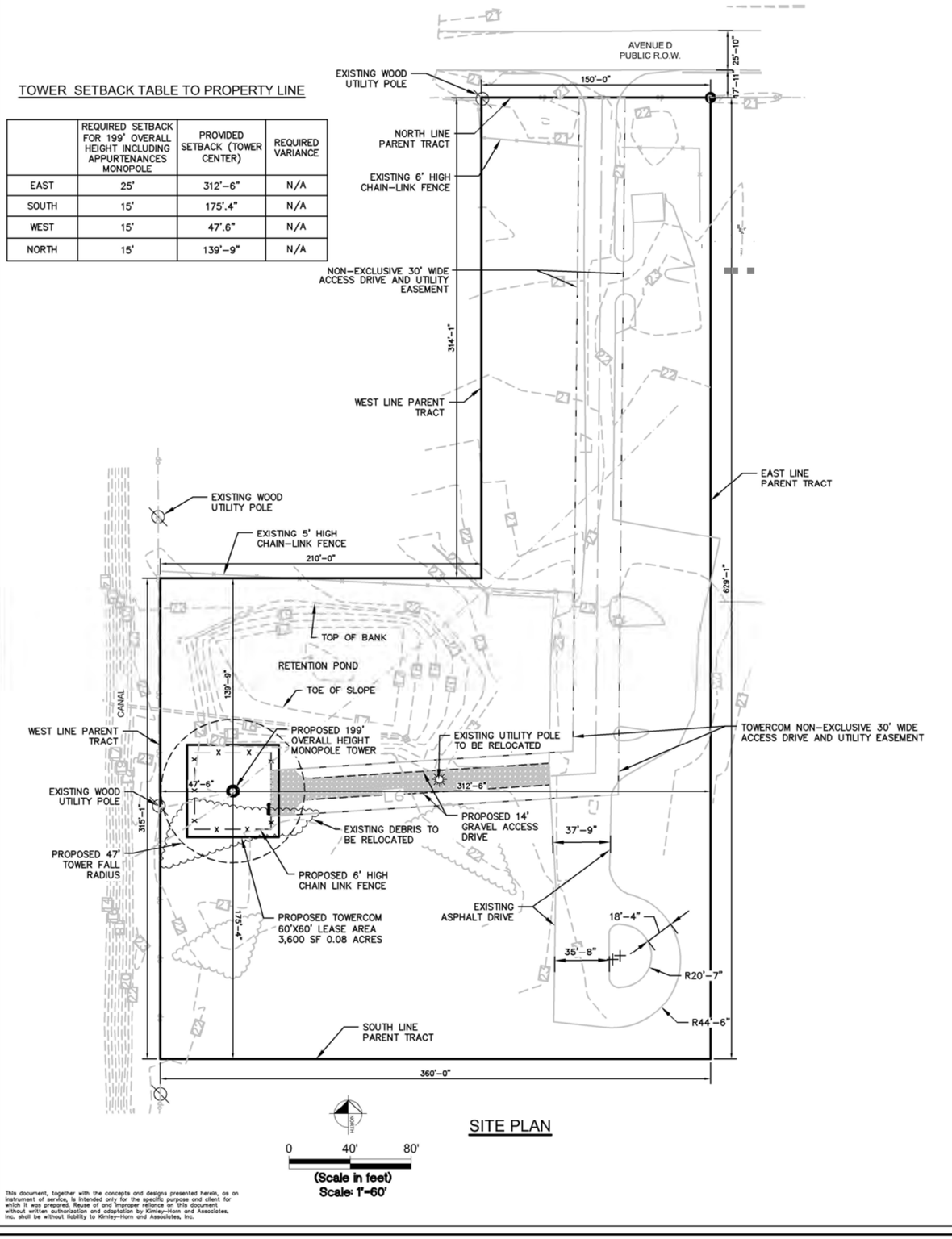
SHEET TITLE:
PARENT TRACT WITH AERIAL OVERLAY

SHEET NUMBER: C-1A REVISION:

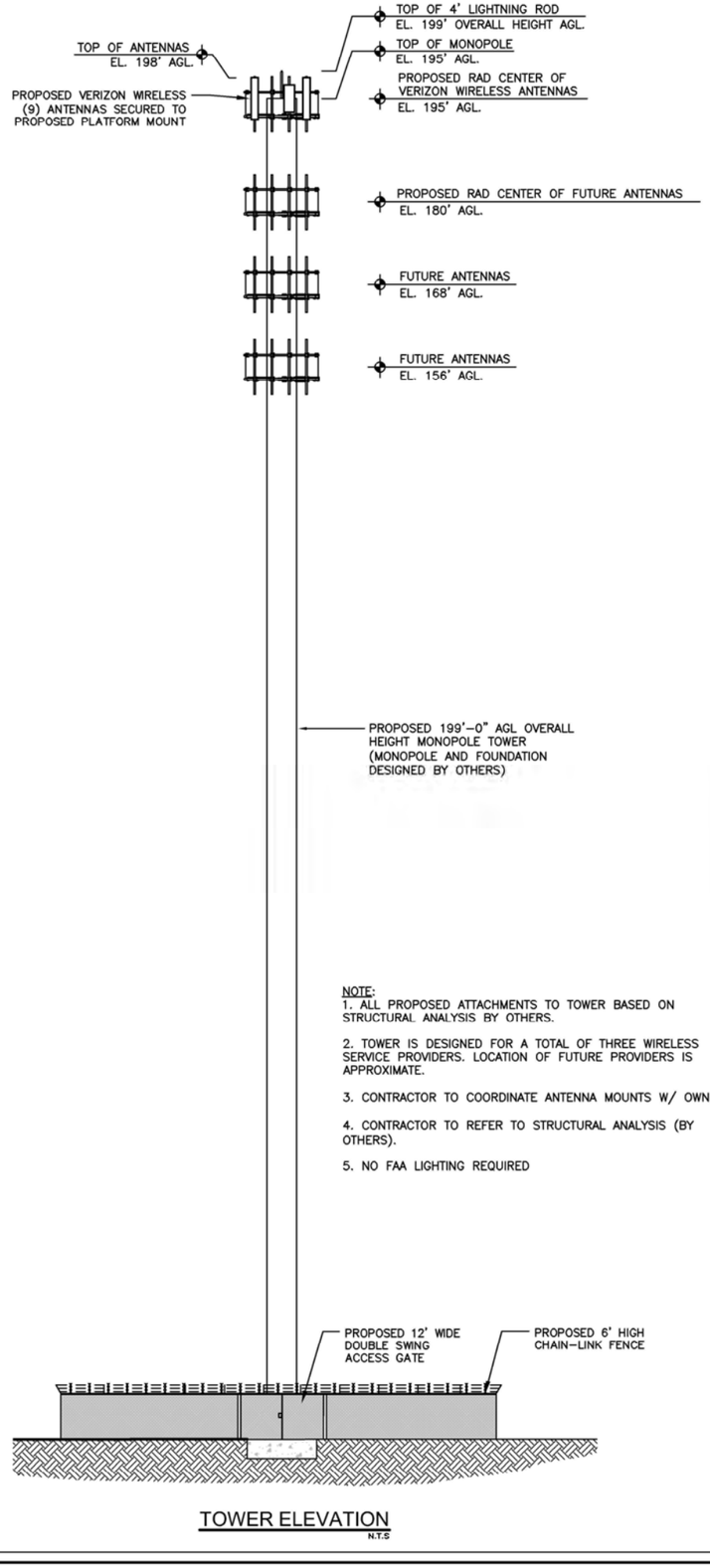
KHA Job #:
241044000

## TOWER SETBACK TABLE TO PROPERTY LINE

| | REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE | PROVIDED SETBACK (TOWER CENTER) | REQUIRED VARIANCE |
|---|---|---|---|
| EAST | 25' | 312'-6" | N/A |
| SOUTH | 15' | 175'.4" | N/A |
| WEST | 15' | 47'.6" | N/A |
| NORTH | 15' | 139'-9" | N/A |




## SITE PLAN




## TOWER ELEVATION

N.T.S

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.

2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.

3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.

4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

5. NO FAA LIGHTING REQUIRED

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

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SEAL:

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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

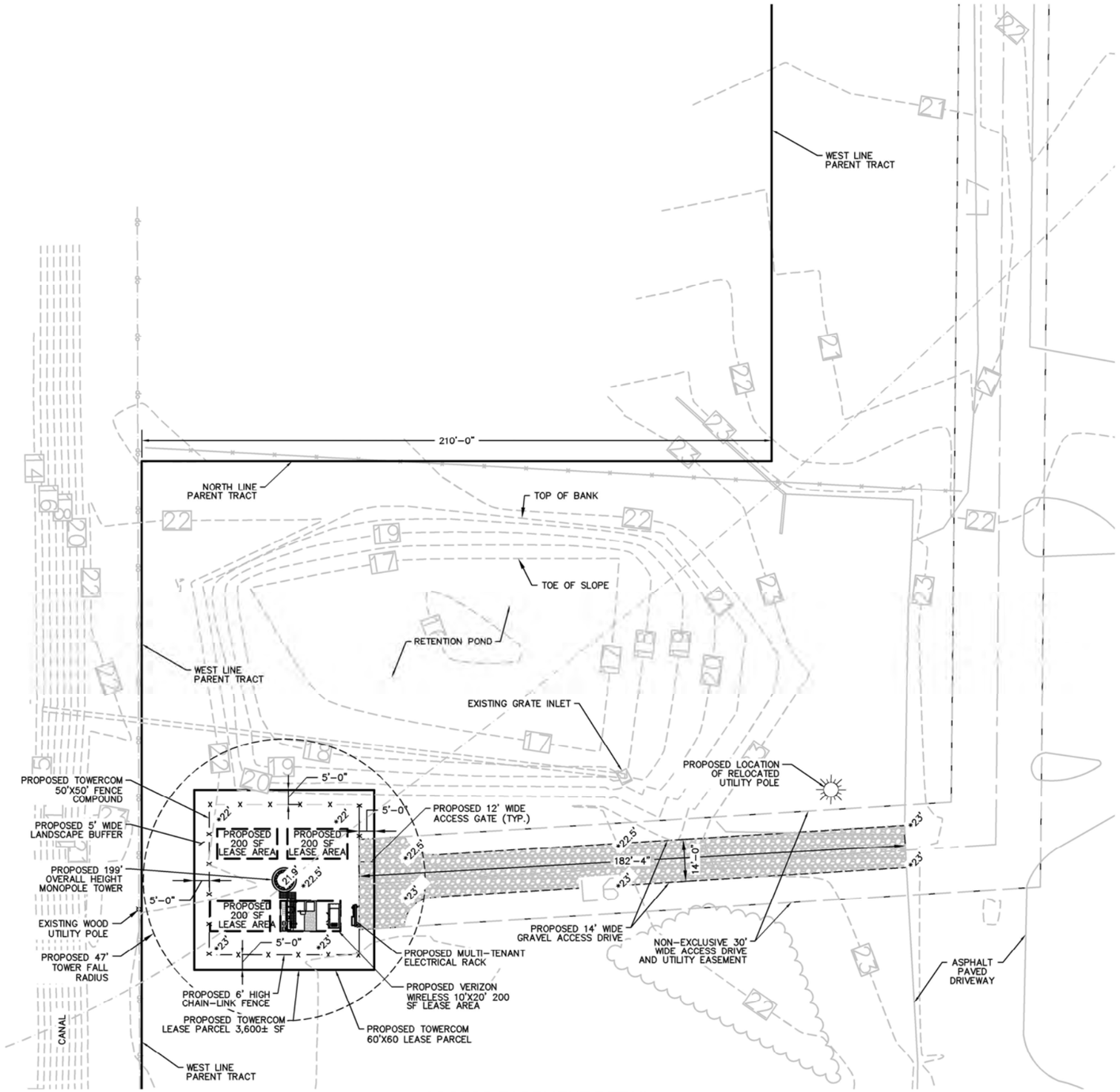
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
TOWER ELEVATION & SITE PLAN

SHEET NUMBER: C-2 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\C0's\Love Ministries_C0s_2022.11.11.dwg C-2 Nov 18, 2022 12:56pm by: gary.daniel




## ACCESS EASEMENT DETAIL

0 20 40
(Scale in feet)
Scale: 1"=20'

**LEGEND**

21.9' EXISTING SPOT ELEVATION
•23' PROPOSED SPOT ELEVATION

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

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SEAL:

PLANS PREPARED BY:

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(561) 845-0665
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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

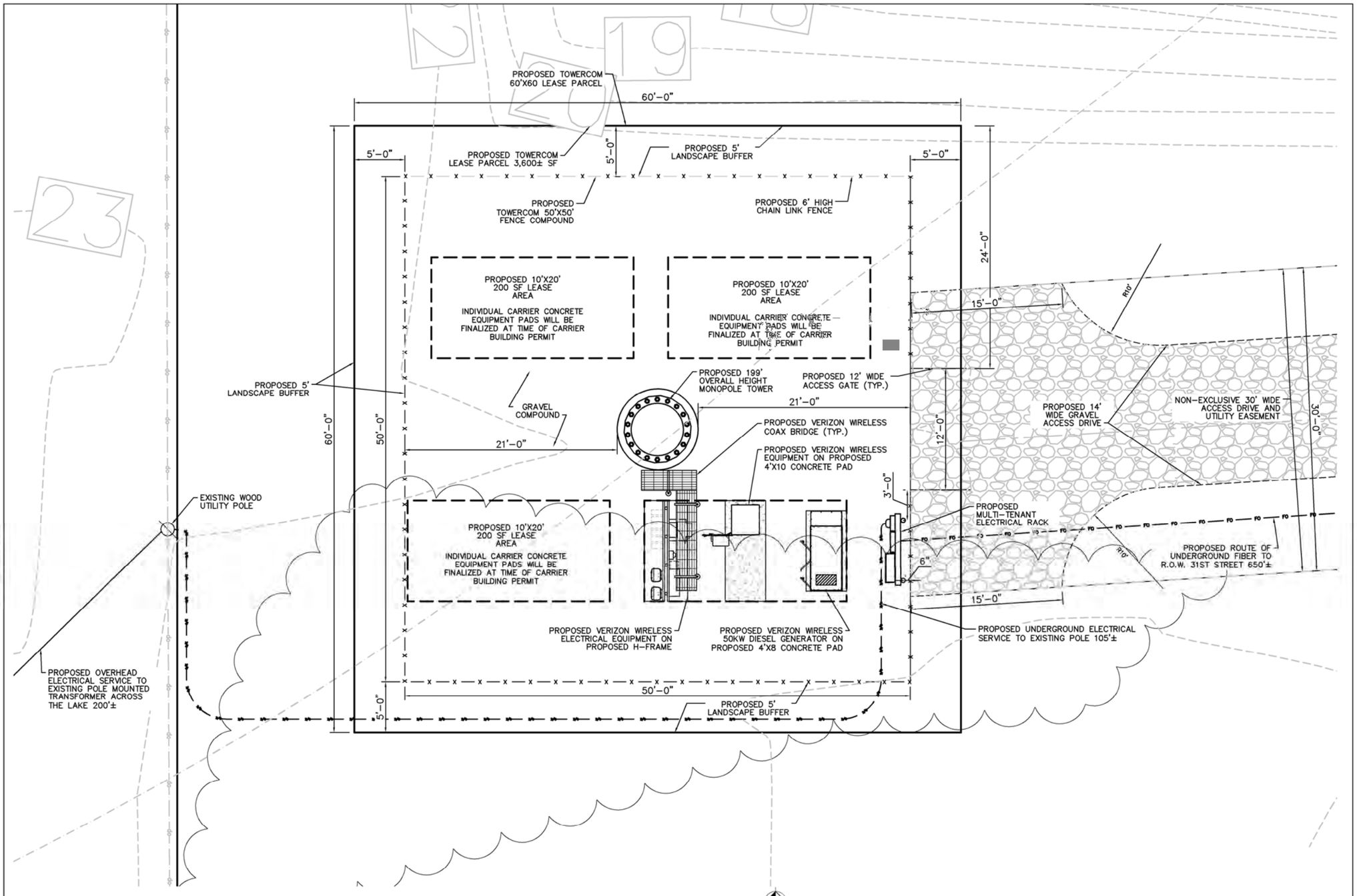
LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
ACCESS EASEMENT DETAIL

SHEET NUMBER: C-3 REVISION:

KHA Job #:
241044000




## TOWERCOM LEASE AREA DETAIL

0 5' 10'

(Scale in feet)
Scale: 1"=5'

NOTE:

1. SITE PLAN BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC

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**FLOOD ZONE INFORMATION**

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|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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LOVE MINISTRIES
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FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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|---|---|---|
| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

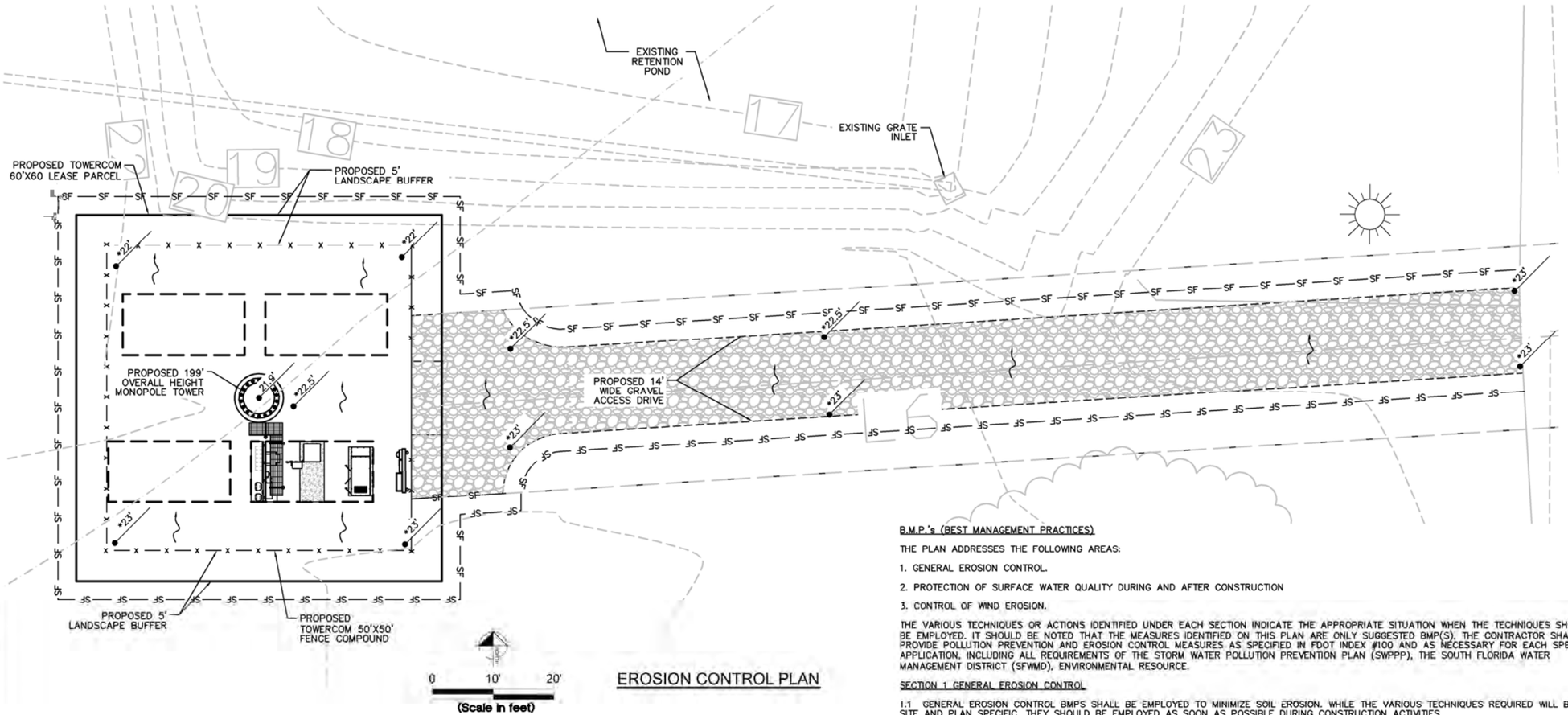
SHEET TITLE:

ENLARGED TOWERCOM LEASE AREA

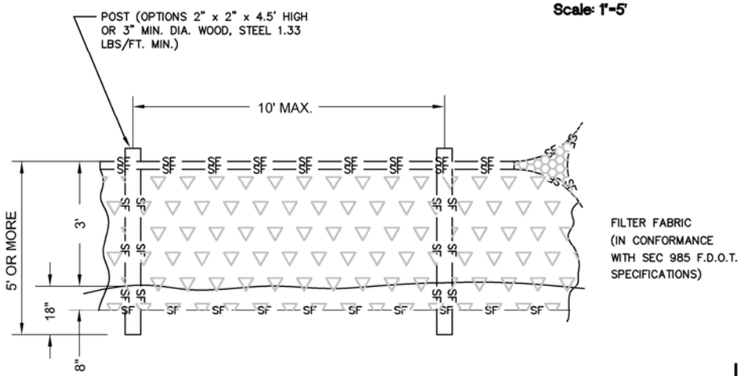
SHEET NUMBER: C-4 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 – Love Ministries\Cadd\CD's\Love Ministries_Cfs_2022.11.11.dwg C-4 Nov 18, 2022 12:57pm by gary.daniel




## EROSION CONTROL PLAN




## ELEVATION TYPICAL SILT FENCE

N.T.S.

## LEGEND

- STORM WATER FLOW DIRECTION
- SILT FENCE
- EXISTING ELEVATION
- PROPOSED ELEVATION

B.M.P.'s (BEST MANAGEMENT PRACTICES)

THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION, INCLUDING ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), ENVIRONMENTAL RESOURCE.

SECTION 1 GENERAL EROSION CONTROL

1.1 GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER.

1.3 SLOPES OF BANKS OF DRY DETENTION AREAS SHALL BE CONSTRUCTED NOT STEEPER THAN 4H:1V FROM TOP OF BANK.

1.4 ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED AS SOON AS PRACTICAL AFTER THEIR CONSTRUCTION.

1.5 SOD SHALL BE PLACED FOR A 3-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS AS REQUIRED BY PLAN. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

1.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A DETENTION AREA OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL THE GROUND DRAINING TO THE SUMP IS STABILIZED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING & AFTER CONSTRUCTION

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMPS IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A) IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B) STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN.

PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

SECTION 3 CONTROL OF WIND EROSION

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A) BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B) AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C) AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE, AS SHOWN, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
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PLANS PREPARED BY:

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1920 WEKIVA WAY, SUITE 200
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|---|---|---|
| GD | LF | KKM |

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
DRAINAGE AND EROSION CONTROL PLAN

SHEET NUMBER: C-4A REVISION:

KHA Job #:
241044000




18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON COMPOUND GATE

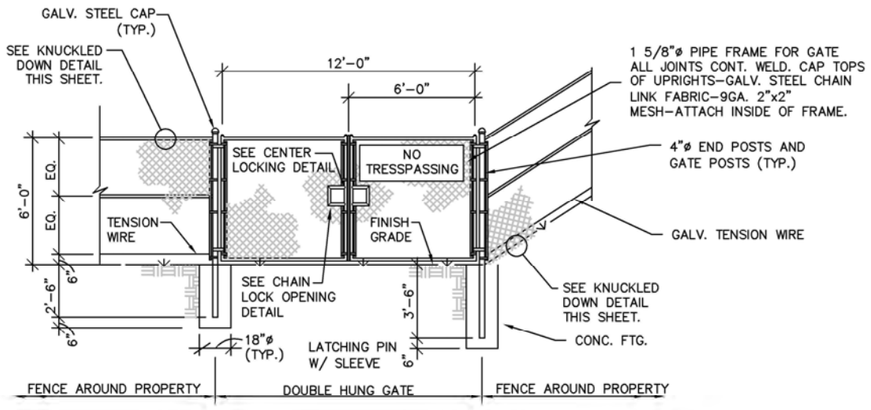



18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON ACCESS ROAD GATE IF APPLICABLE




12"x18" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON COMPOUND GATE

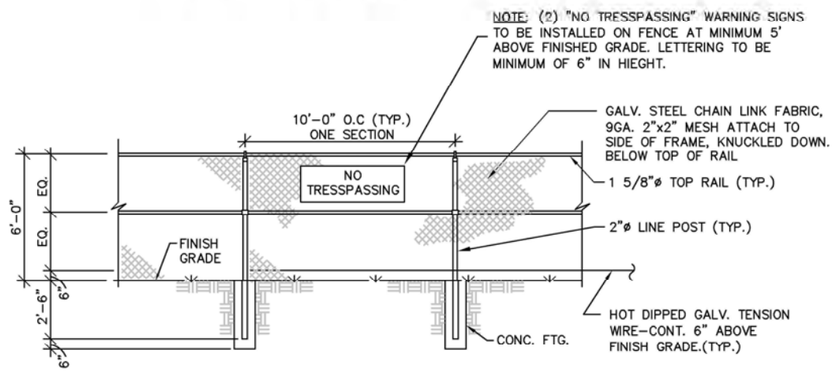
## SIGN DETAIL
N.T.S.



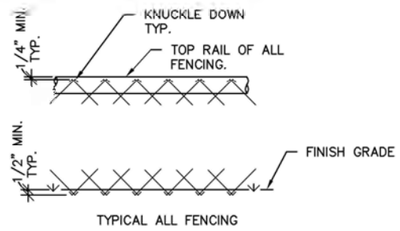

## 12' GATE ELEVATION
N.T.S.

## FENCING NOTES:

1. – ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
2. – ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
3. – ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER.
4. – ALL GALVANIZED STEEL PIPE TO BE A.S.A. SCH. 40.
5. – GATE SHALL HAVE HEAVY DUTY HINGES AND LOCKING DEVICE.
6. – SPLICES SHOULD ONLY OCCUR AT CROSSRAILS.
7. – CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
8. – USE ONLY A HEAVY DUTY LATCH ON GATE.
9. – CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.




## FENCE ELEVATION
N.T.S.




TYPICAL ALL FENCING

## KNUCKLED DOWN DETAIL
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Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 – Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-5 Nov 18, 2022 12:58pm by: gary.daniel

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
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SEAL:

PLANS PREPARED BY:

Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

FENCE AND GATE DETAILS

SHEET NUMBER: C-5 REVISION:

KHA Job #:

241044000




SETBACK TABLE TO RESIDENTIAL PROPERTY

| | PROVIDED SETBACK | REQUIRED VARIANCE |
|---|---|---|
| EAST | 296'-5"± | N/A |
| SOUTH | 168'-10"± | N/A |
| WEST | 144'-2"± | N/A |
| NORTH | 511'-10" | N/A |

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

## PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

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3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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| GD | LF | KKM |

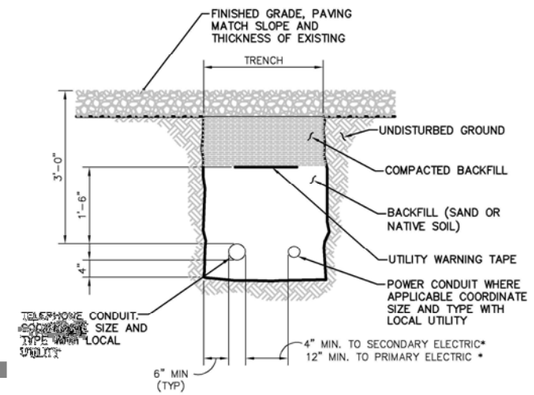
LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES

SHEET NUMBER: C-6 REVISION:

KHA Job #:
241044000

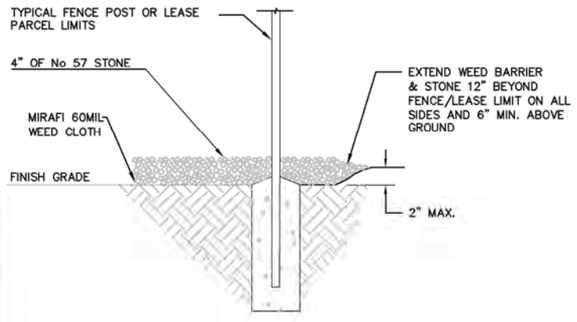



SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

BACFILL TO BE PLACED IN LIFTS NOT TO EXCEED 6".

## JOINT SERVICE TRENCH BURIED CONDUIT ELECT/ TELEPHONE

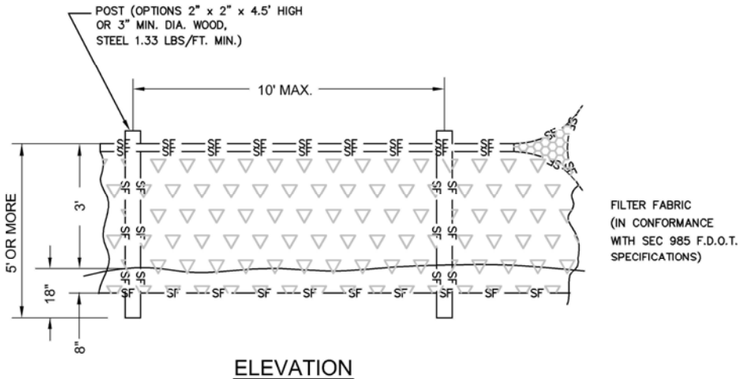
N.T.S.




## GRAVEL/WEED CLOTH DETAIL

N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.




## ELEVATION TYPICAL SILT FENCE

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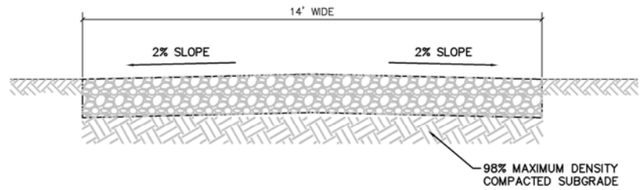
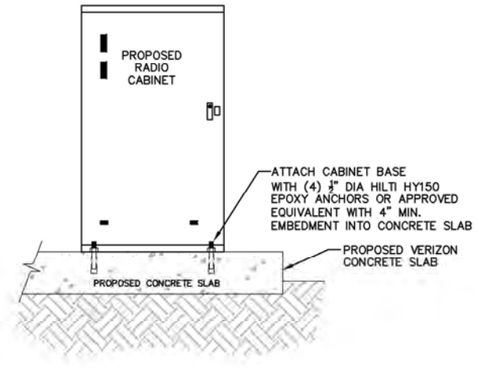



6" CRUSHED COQUINA BASE COURSE (LBR 100) (100% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557) PLACE IN TWO OR MORE LAYERS NOT LESS THAN 4" NOR MORE THAN 6"

## GRAVEL ACCESS ROAD SECTION

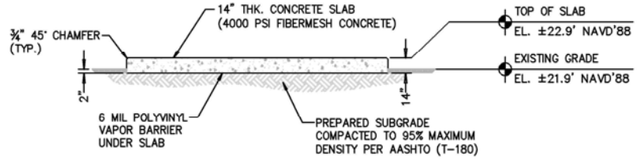
N.T.S.

NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.

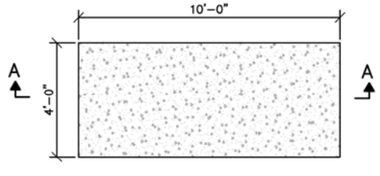



## CABINET ANCHOR BOLTS DETAIL

NOT TO SCALE




## SECTION A-A

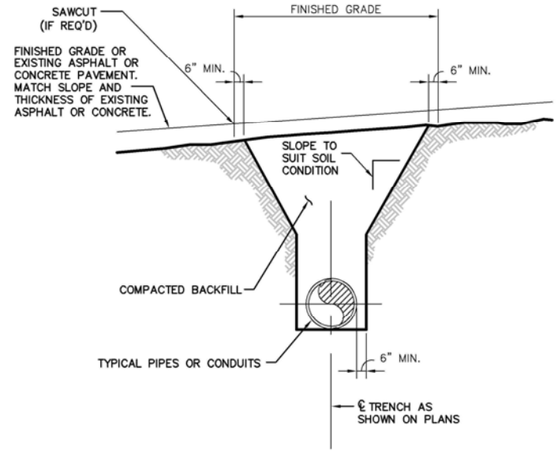



## CONCRETE SLAB DETAIL

NOT TO SCALE

1. DESIGN:
   7TH EDITION (2020) FLORIDA BUILDING CODE
   WIND LOADS (ASCE 7-16)
   ULTIMATE WIND SPEED = 160 MPH
   NOMINAL WIND SPEED = 124 MPH
   RISK CATEGORY II
   WIND EXPOSURE = C
2. STRUCTURAL STEEL:
   MATERIAL:
   STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE. STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
   CONNECTIONS:
   DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
   WELDING:
   SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
   BOLTS:
   A325-X, SIZE AS SHOWN ON DRAWINGS.
   STRUCTURAL SLAB:
   CONCRETE:
   CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
   FIBER REINFORCEMENT:
   USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
3. HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF GALVANIZED PAINT.
4. CONTRACTOR / STEEL FABRICATOR:
   VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL
5. CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
6. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
7. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
8. EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS. SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
9. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WASHOUT BENEATH THE SLAB IS PREVENTED.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
11. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".
12. DESIGN BEARING PRESSURE: 2,500 psf. SOIL CLASSIFICATION: FOOTING TO BE SUPPORTED BY AT LEAST 4'-0" OF WELL COMPACTED SOIL. SEE NOTE 8.

## GENERAL STRUCTURAL NOTES




## TYPICAL TRENCH DETAIL

N.T.S.

TOWERCOM VI-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:

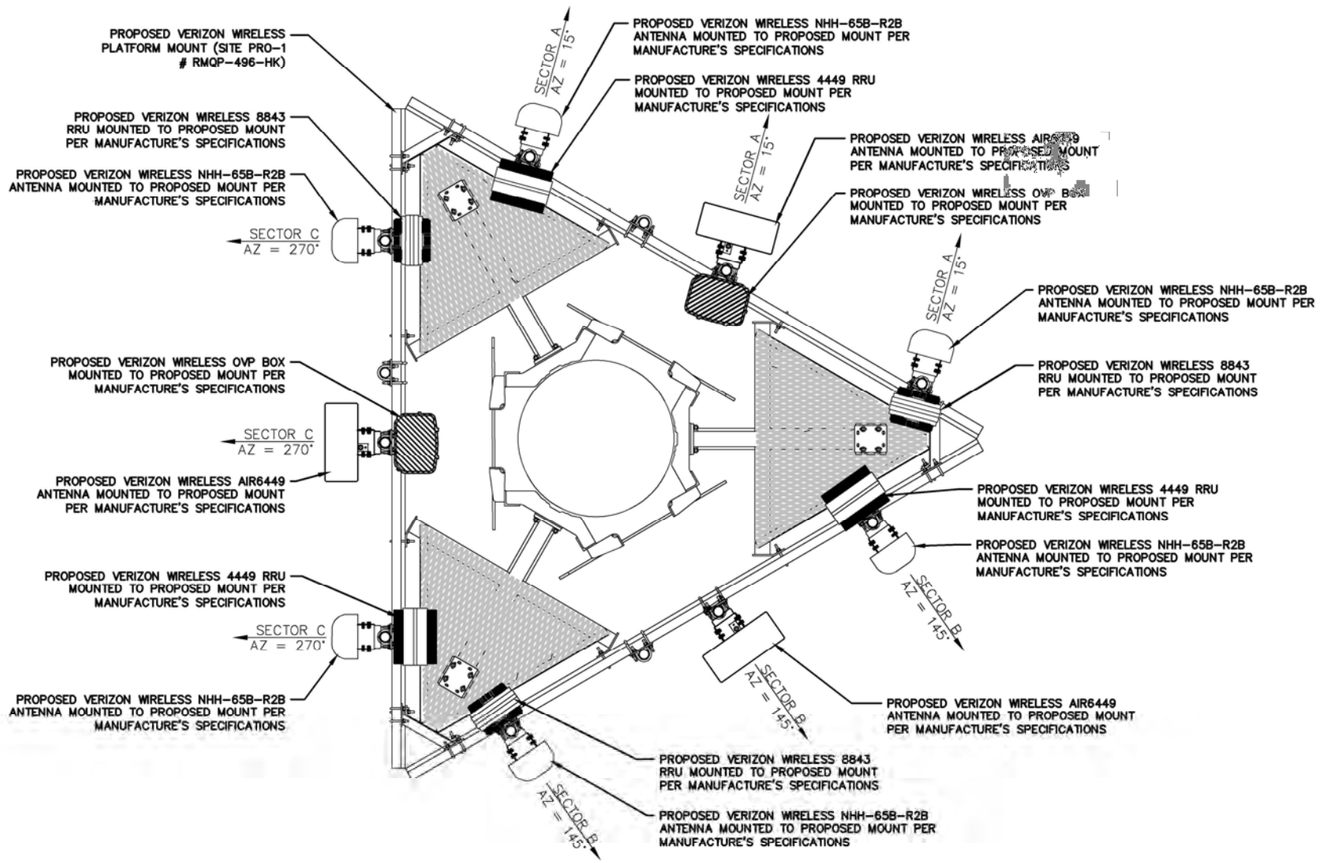
CONSTRUCTION DETAILS

SHEET NUMBER: C-7 REVISION:

KHA Job #:

241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-7 Nov 18, 2022 12:58pm by: gary.daniel




## ANTENNA LAYOUT PLAN

## ANTENNA SCHEDULE

| ANTENNA SECTOR/ MARK | PROPOSED ANTENNAS | AZIMUTH | RAD CENTER | DOWN TILT ELEC. | DOWN TILT MECH. | CABLE LENGTH | PROPOSED CABLES | PROPOSED EQUIPMENT | MINIMUM BENDING RAD. |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | NHH 65C R2B | 15° | 195' | (*) | (*) | ±220' | (1) 12/24 HYBRID CABLE | (1) RRU4449 | |
| A-2 | NHH 65C R2B | 15° | 195' | (*) | (*) | - - - | - - - - | (1) RRU8843 | |
| A-3 | AIR 6449 | 15° | 195' | (*) | (*) | | - - - - | | (1) OVP-12 |
| B-1 | NHH 65C R2B | 145° | 195' | (*) | (*) | - - - | - - - - | (1) RRU4449 | |
| B-2 | NHH 65C R2B | 145° | 195' | (*) | (*) | - - - | - - - - | (1) RRU8843 | |
| B-3 | AIR 6449 | 145° | 195' | (*) | (*) | ± 220' | (1) 12/24 HYBRID CABLE | | (1) OVP-12 |
| C-1 | NHH 65C R2B | 270° | 195' | (*) | (*) | - - - | | | |
| C-2 | NHH 65C R2B | 270° | 195' | (*) | (*) | - - - | - - - - | (1) RRU8843 | |
| C-3 | AIR 6449 | 270° | 195' | (*) | (*) | | SHARED | | |
| | | | | TOTAL PROPOSED | | ± 220' | (2) 12/24 HYBRID CABLE | | |

* REFER TO RFDS FOR ELECTRICAL & MECHANICAL DOWNTILTS

NOTE:
CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE PER MANUFACTURER/ STRUCTURAL ANALYSIS RECOMMENDATIONS. STRUCTURAL CAPACITY OF ANTENNA MOUNTS NOT VERIFIED AS PART OF CBVR'S SCOPE OF WORK ON THIS PROJECT

NOTES:
1. REQUEST CURRENT RFDS BEFORE INSTALLATION.
2. ANTENNA DIAGRAMS ARE FROM RFDS.
* REFER TO LATEST RFDS

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241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

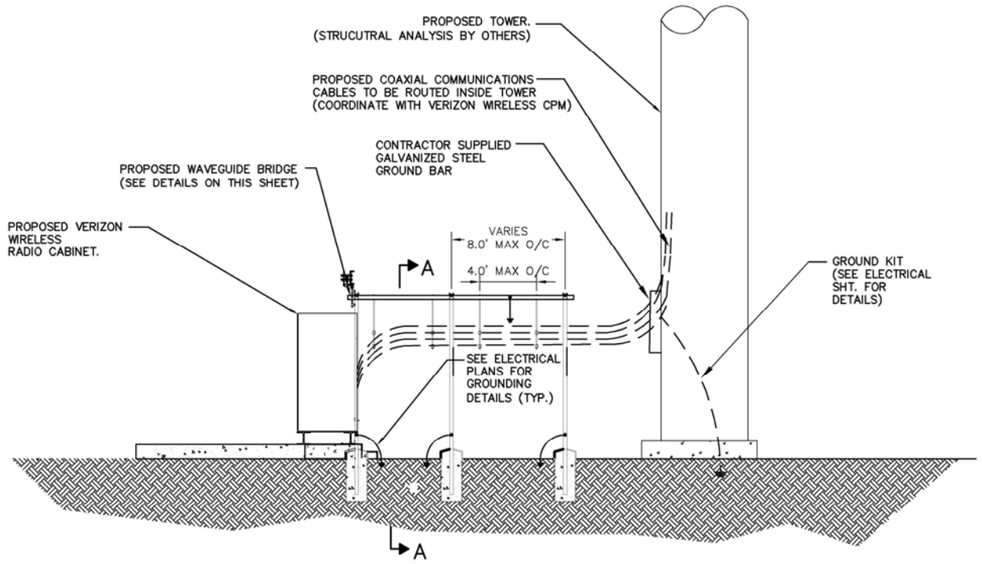
DRAWN BY: GD | CHK.: LF | APV.: KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
VERIZON WIRELESS
ANTENNA LAYOUT PLAN

SHEET NUMBER: C-8 REVISION:

KHA Job #:
241044000

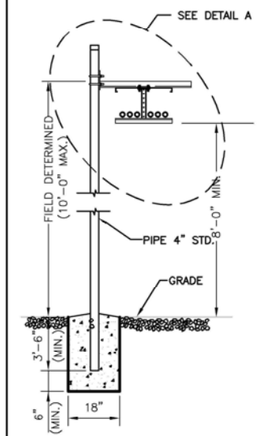


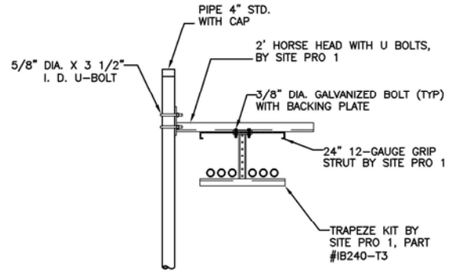

## EQUIPMENT & GROUND CABLE SUPPORTS

NOT TO SCALE

NOTES:

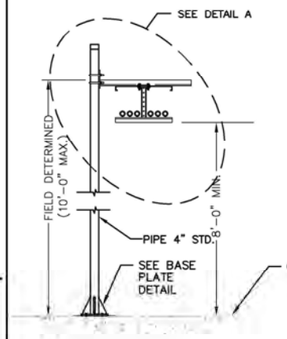
1. CONTRACTOR TO COORDINATE EXACT LOCATION OF COAXIAL CABLE LADDER SUPPORT WITH VERIZON WIRELESS C.P.M.
2. SOME EXISTING CONDITIONS NOT SHOWN FOR CLARITY.
3. ALL PROPOSED AND EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.




### DETAIL (A)

WAVEGUIDE BRIDGE COMPONENTS DESIGNED BY SITE PRO 1. CONTACT NUMBER (866)-901-0603 FOR DESIGN INFORMATION




## WAVEGUIDE BRIDGE SECTION A-A

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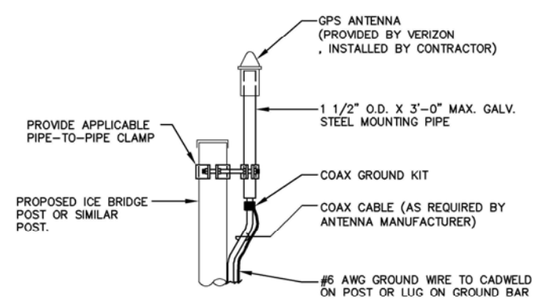
NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



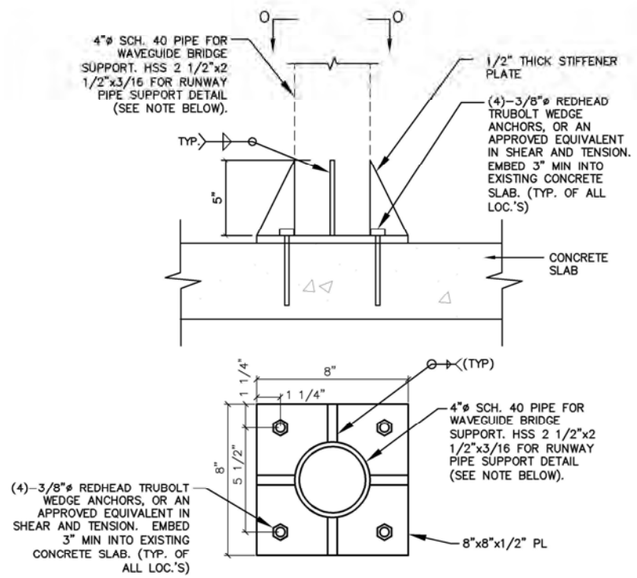

ELEVATION

NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.

## GPS ANTENNA MOUNT

NOT TO SCALE

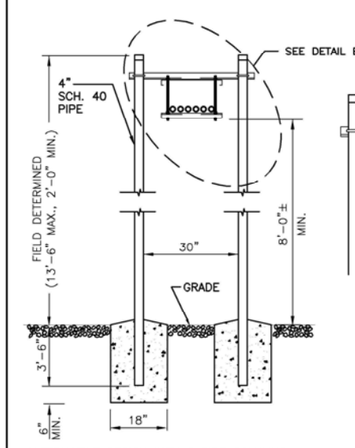



## BASEPLATE DETAIL SECTION O-O

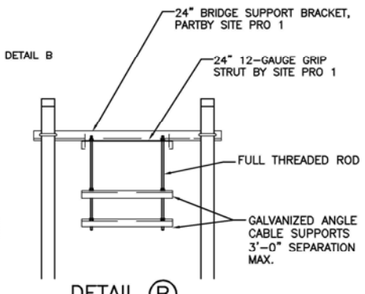
NOT TO SCALE

NOTES:

1. VERIFY QUANTITY REQUIRED.




ALTERNATIVE DESIGN WITH 2 PIPE COLUMNS




### DETAIL (B)

## DOUBLE-POST WAVEGUIDE BRIDGE SECTION A-A

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| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:

VERIZON WIRELESS CONSTRUCTION DETAILS

SHEET NUMBER: C-9 REVISION:

KHA Job #: 241044000

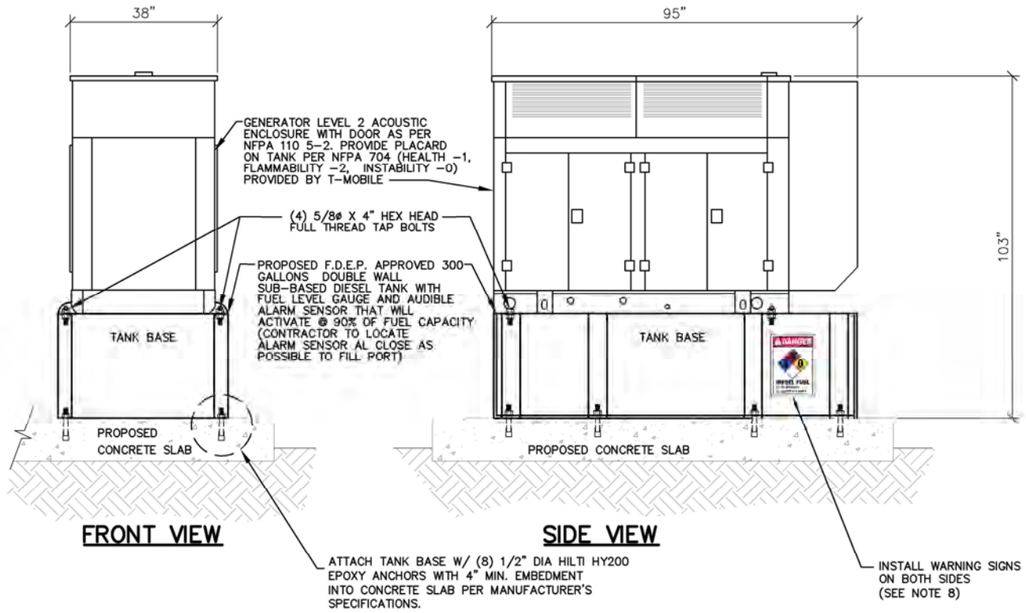
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\GD's\Love Ministries_Cds_2022.11.11.dwg C-9 Nov 18, 2022 12:59pm by: gary.daniel

## EMERGENCY PUSH BUTTON NOTE

1. PROPOSED EMERGENCY STOP BUTTON MAINTAINED 50MM RED MUSHROOM PUSH BUTTON, EMERGENCY STOP ENGRAVED, BLACK BEZEL, WITH ONE N.C. CONTACT MODEL E22JLB2N88 BY EATON OR APPROVED EQUAL IN NEMA 3R HOUSING W/P600 CONTACT RATING DESIGNATION TO BREAK IGNITION POWER OF EMERGENCY GENERATOR (VERIFY CONTACT RATING AND EXACT WIRING WITH GEN. MANUF.) SUPPLY AND INSTALL ENGRAVED PLAQUE STATING "T-MOBILE EMERGENCY STOP"
2. CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATIONAL TESTING OF EPSS SHALL COMPLY THE LATEST ADOPTED EDITION OF NFPA 110.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF NFPA 70 NATIONAL ELECTRICAL CODE

## NOTE

1. CONTRACTOR SHALL EQUIPPED TANK WITH A 5 GAL. SPILL CONTAINMENT AT FILL PORT TO PREVENT SPILL OF FUEL DURING FILLING OPERATIONS
2. FUEL TANK SHALL BE PROVIDED WITH LEAK GAUGE FOR LEAK DETECTION IN THE INTERSTITIAL SPACE OF THE DOUBLE WALL FUEL TANK, GAUGE TO BE AN AT-A-GLANCE LEAK GAUGE BY "KRUEGER SENTRY GAUGE" OR APPROVED EQUAL
3. ALL FUEL STORAGE EQUIPMENT AND ACCESSORIES TO BE F.D.E.P. PRODUCT APPROVED
4. ABOVE GROUND DOUBLE-WALLED FUEL STORAGE WITH ABOVE GROUND PIPING INSTALLATION APPLICATION FOR EMERGENCY GENERATOR ONLY
5. CONTRACTOR SHALL PROVIDE A NON-SMOKING SIGN ON GENERATOR METAL ENCLOSURE.
6. THIS UNIT IS NOT SUBJECT TO VEHICULAR TRAFFIC.
7. GENERATOR IS CLASS 75, LEVEL 2, TYPE 60 PER THE REQUIREMENTS OF NFPA 110.
8. NFPA 704 TANKS SHALL HAVE WARNING SIGNS TO INDICATE FLAMMABLE, NO SMOKING PLACARD.



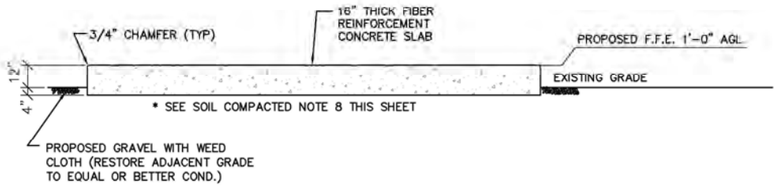

## GENERATOR DETAIL

N.T.S.

## STORAGE TANK INFORMATION

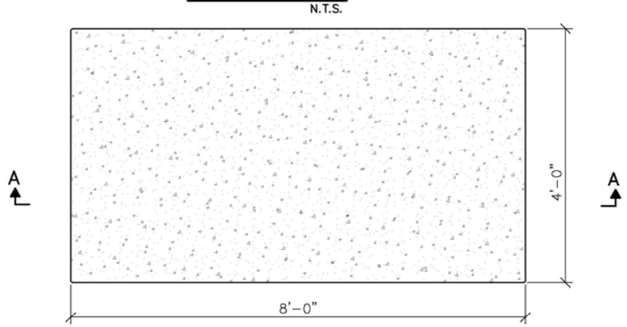
| TANK NO. | TANK CAPACITY (GALLONS) | MANUFACTURER FDEP EQ# | PRODUCT STORED | OVERFILL EQUIPED | TYPE OF OVERFILL | TYPE OF INTERSTICE | PIPING CONSTRUCTION | STEEL VENT RISER HT. |
|---|---|---|---|---|---|---|---|---|
| 1 | 300 GAL. | GENERAC 50KW GEN. W/ 300 GAL UL#142 DOUBLE WALL TANK | DIESEL FUEL | YES | LOCKABLE 5 GAL. FUEL CONTAINMENT | VISUAL | STEEL | 3" |

NOTE: THERE ARE NO DOORS OR WINDOWS WITHIN THE 10' EXHAUST BUFFER.



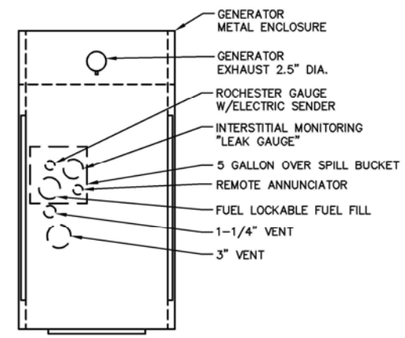

## SECTION A-A

N.T.S.




## GENERATOR SUPPORT PAD

NOT TO SCALE




## STORAGE TANK PIPING LAYOUT

N.T.S.

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Drawing name: K:\WFB_Cwt\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-10 Nov 18, 2022 1:00pm by: gary.daniel

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

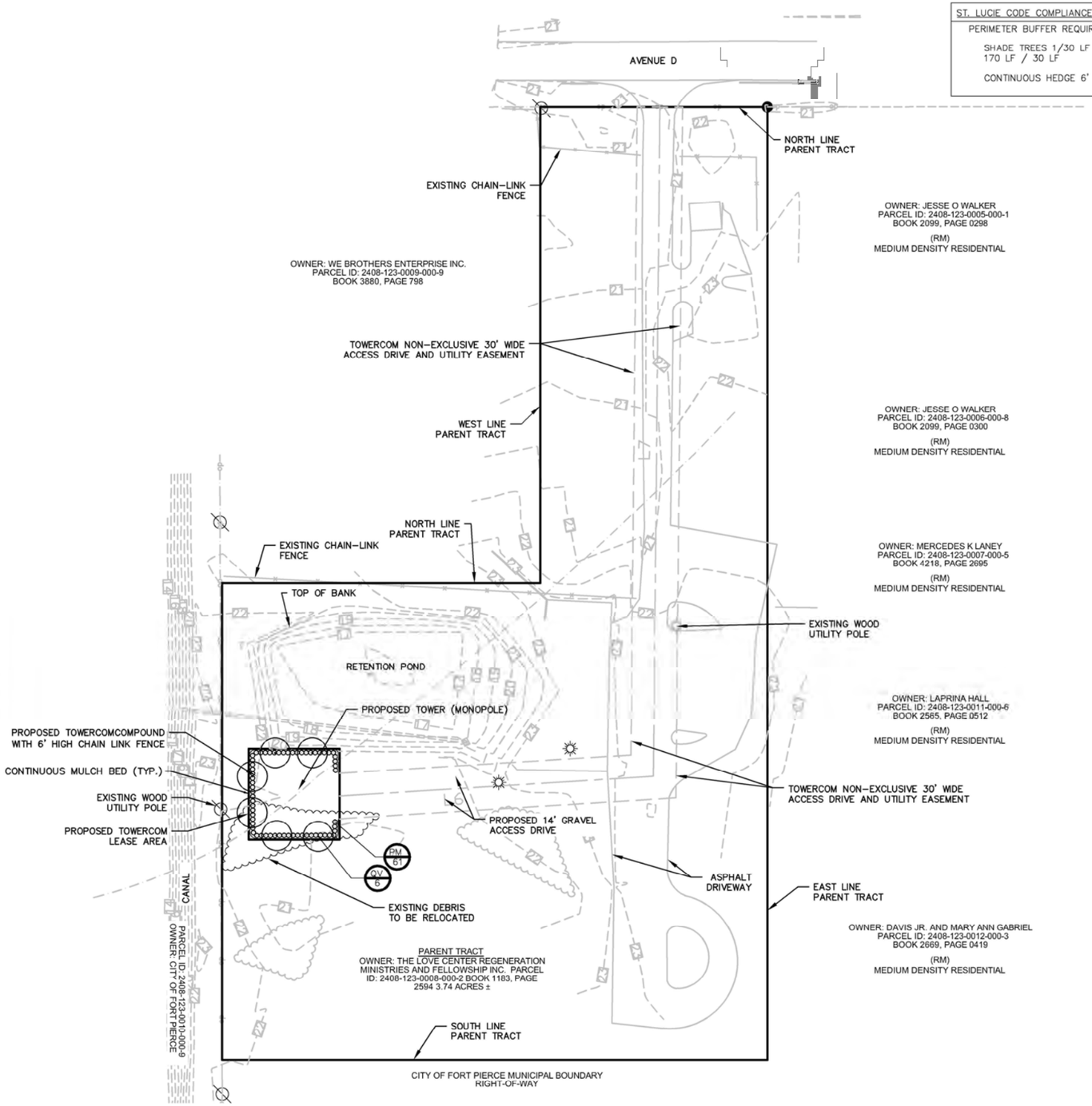
| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
VERIZON WIRELESS
GENERATOR DETAILS

SHEET NUMBER: C-10 REVISION:

KHA Job #:
241044000




ST. LUCIE CODE COMPLIANCE SUMMARY (PER SEC.7.10.23.G.2)

| PERIMETER BUFFER REQUIRED: | | PROVIDED: |
|---|---|---|
| SHADE TREES 1/30 LF<br>170 LF / 30 LF | = 6 SHADE TREES | 6 SHADE TREES |
| CONTINUOUS HEDGE 6' H | | CONTINUOUS HEDGE 6' H |

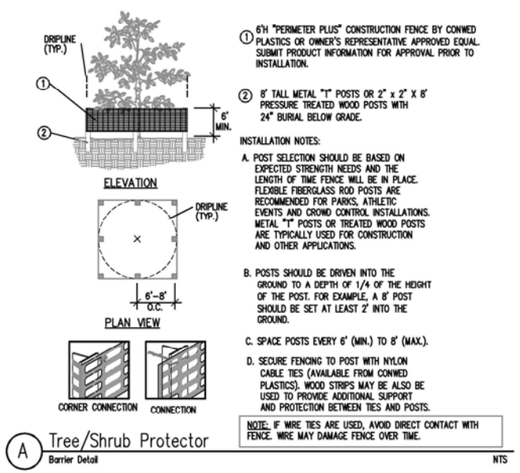
PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|---|
| QV | Quercus virginiana | Southern Live Oak | F.G. | 3" Cal. | 12' HT x 6' SPR | 6 |

| SHRUBS | BOTANICAL NAME | COMMON NAME | CONT | O.C. | SIZE | QTY |
|---|---|---|---|---|---|---|
| PM | Podocarpus macrophyllus | Yew Pine | Cont. | 36" O.C. | 6' HT | 121 |




1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A Tree/Shrub Protector
Barrier Detail
NTS

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| | | |

SEAL:

TRICIA C. RICHTER, PLA
LA #6667244
OCTOBER 2022

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
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LICENSURE:

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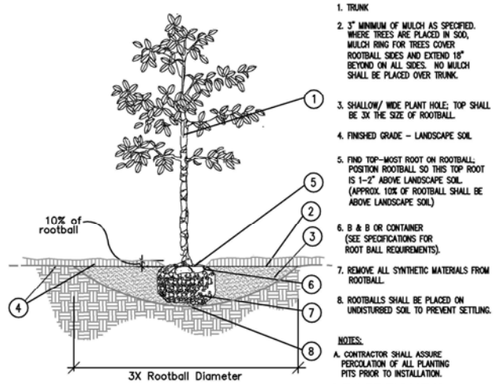
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: L-1 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_LA_2022.11.18.dwg L-1 Nov 22, 2022 7:40am by: gary.daniel




1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

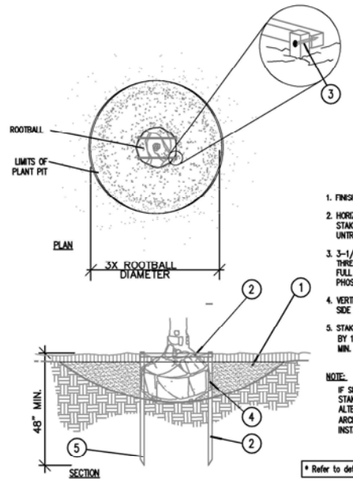
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Tree Planting

SECTION NTS




1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

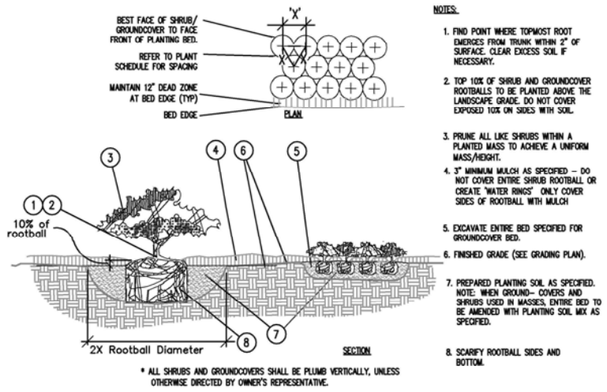
NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

Staking – up to 65 gal.

PLAN/SECTION NTS




NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED TOP ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED – DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS'. ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub / Groundcover Planting

PLAN/SECTION NTS

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.

2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 – SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE – AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH," or SHREDDED EUCALYPTUS MULCH.

I. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL – 811 – TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS WITHIN 36" STEP ESTABLISHED BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING METHOD THAT ADDRESSES POOR DRAINAGE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1; UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDONYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

J. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED – REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

K. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 – Love Ministries\Cadd\CD's\Love Ministries_CDs_-_LA_2022.11.18.dwg L-2 Nov 22, 2022 7:40am by gary.daniel

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
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| | | |

SEAL:

TRICIA C. RICHTER, PLA
LA #6667244
OCTOBER 2022

PLANS PREPARED BY:

Kimley»Horn

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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

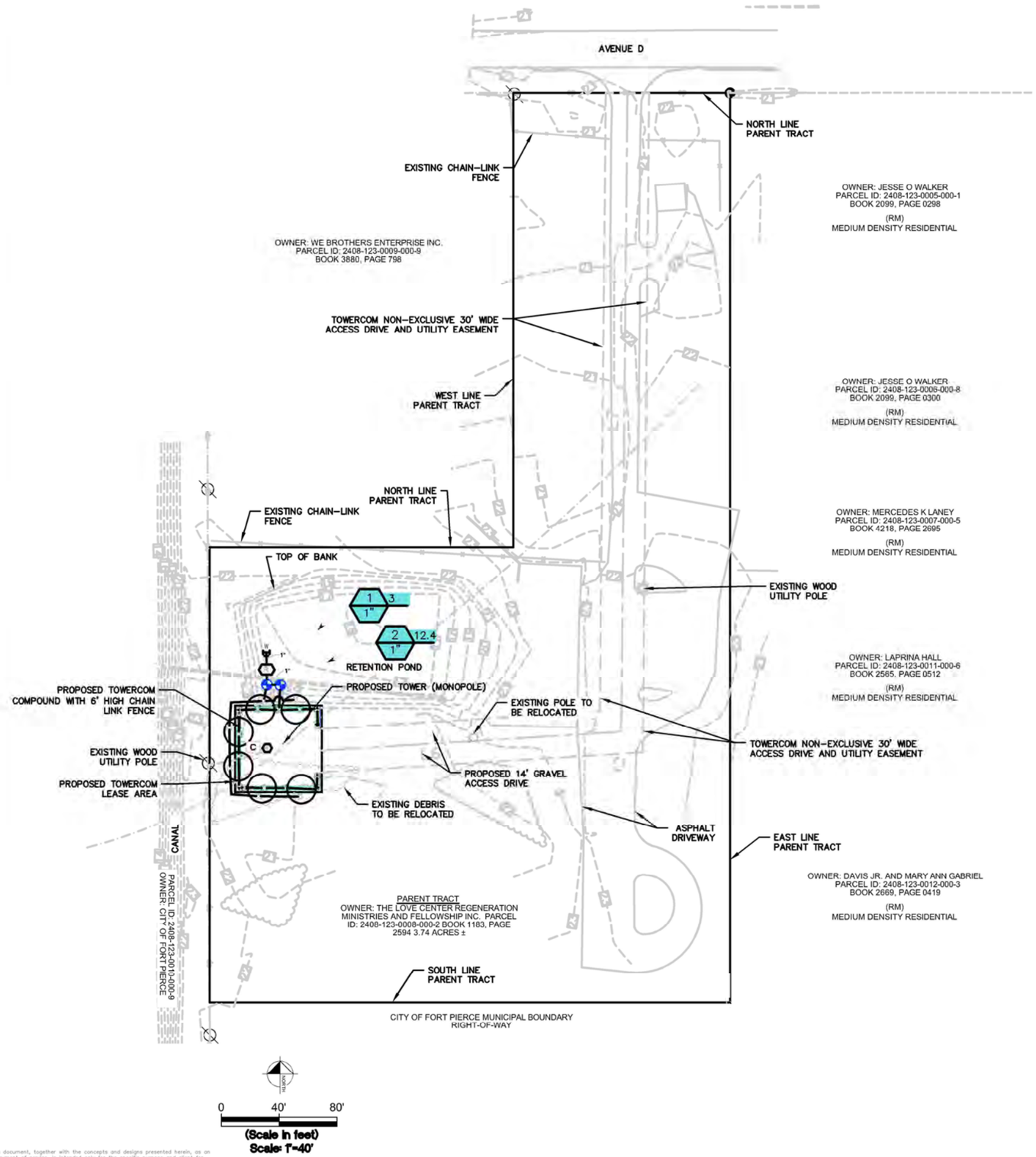
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

LANDSCAPE DETAILS AND NOTES

SHEET NUMBER: L-2 REVISION:

KHA Job #: 241044000




## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| EST LCS RCS CST SST | Rain Bird 1812 12 Inch Series Shrub Sprays 12" Pop-Up Sprinkler with Bi-Metallic Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 115 | 30 |
| 1401 1402 1404 1408 | Rain Bird 1402 Flood Bubbler on IPS Flex Hose per detail. | 6 | 30 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird PESB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications. | 2 |
| C | [illegible] | |
| | Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire. | 1 |
| | 1.5 HP Pump 1-1/2 HP Pump Single Phase 220V | 1 |
| W | Point of Connection Well | 1 |
| | Irrigation Lateral Line: PVC Class 200 SDR 21 | ±388.2 l.f. |
| | [illegible] | |

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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OCTOBER 2022

**PLANS PREPARED BY:**

Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

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| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

**LICENSURE:**

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

**SHEET TITLE:**

IRRIGATION PLAN

**SHEET NUMBER: REVISION:**

L-3

**KHA Job #:**

241044000

# Well Specification

WS–A. REFERENCE: General Provisions of the Contract, including General, Special and Supplementary Conditions and Division One General Requirements, apply to work specified in this section.

WS–B. DESCRIPTION OF WORK:

Furnish all materials, equipment, labor, supervision and all related items necessary to complete this phase of the work as indicated on the drawings and/or specified herein.

A. B. Capacity. Provide wells with minimum continuing producing capacity as follows: 32 GPM

C. Refer to pump specifications.

D. Extent: of Water well work is shown on drawings.

E. Work: Includes furnishing all materials, equipment, labor, supervisors and all related items necessary to complete this phase of work, as indicated on drawings and specified herein.

F. Water well: Work is based on following criteria:

1. Type and size of well will be such as to assure a constant flow of water as indicated on irrigation plans.
2. Water shall be sand free with the minimum amount of iron or tanning possible in a given geographic location.
3. Driven steel case wells shall be driven to a depth into best rock formation – water bearing stratus.
4. Rotary drilled well, PVC cased shall be drilled a minimum of 5 inches larger than the casing diameter. Depth as required to obtain the best water quality available in a given geographic location.
5. A minimum of 20 feet of slotted stainless steel mesh shall extend from bottom of easing and shall be gravel packed. (TREMI–PIPED).
6. Casing shall be grouted to meet all state well drilling codes.
7. Applications and permits for drilling and developing wells.
   a. Drilling for final water well depth
   b. Development of wells
   c. Testing and disinfection
   d. Setting of pumps and coordination to provide power for pumps

G. Site Inspection: Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Owner's Represenative for instructions as to further action. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.

WS–C QUALITY ASSURANCE:

A. Protecting Water Quality: Take precautions to prevent contaminated water or water having undesirable physical or chemical characteristics from entering stratum from which well is to draw is supply. Prevent contaminated water, gasoline, etc., from entering well either through opening or by seepage through ground surface.

B. Contamination: If well becomes contaminated or water having undesirable physical or chemical characteristics enters well due to neglect, provide casings, seals sterilizing agents or other materials to eliminate contamination or shut off undesirable water. Provide remedial work at no cost to the Owner.

C. Exercise Care: In performance of work to prevent breakdown or caving in of strata overlying that from which water is to be drawn. Develop, pump or bail well until water pumped from well is substantially free from sand.

D. Protect Work: To prevent either tampering with well or entrance of foreign matter. Upon completion, provide temporary well cap.

E. Driller's Requirements: Experienced foreman or driller to be constantly in control of well site and who has authority to take orders from Owner's Representative and, upon request, furnish well drilling information desired by Owner's Representative.

F. Abandonment of Drilling: If it becomes necessary to abandon drillings operations before completion of water producing well, follow regulations for abandonment of well as required by local authorities having jurisdiction. Should abandonment of drilling be necessary due to poor workmanship or negligence on part of the Contractor, no compensations will be allowed. Should abandonment of drilling necessary due to inadequate supply of good quality water, or for such other reason that Owner's Representative deems to be no fault of the Contractor, compensation for work will be based o unit prices in contract.

WS–D SUBMITTALS:

A. Shop Drawings: Submit in accordance with General Conditions of the Contract for construction. Shop drawings shall include manufacturer's product specifications and installation instructions. Include other data as may be required to show compliance with these specifications. Distribute an additional copy of each installation instruction to the installer.

B. Samples, Records and Reports: Take samples of sub–strata formation at ten–foot intervals and at changes in formation throughout entire depth of well. Furnish samples of water–bearing formation to qualified testing laboratory and well screen manufacturer for mechanical sleeve analysis.

C. Provide Owner's Representative the following information for record purposes:

8. Casings – diameter, thickness, weight per foot of length, depth below grade
9. Screen – diameter, opening size
10. Pumping test – static water level, maximum safe yield, drawn down at maximum yield
11. Log – formation log indication strata encountered
12. Alignment – certification that well is aligned and plumb within specified tolerances

D. Salt Content: If well driller has knowledge that salt content may be present at 2" pilot well will be drilled not to exceed 700 P.P.M. salt content.

E. Submit Manufacturer's specifications: installation and start–up instructions, characteristics performance curves with selection points clearly indicated, shop drawings, wiring diagrams, and maintenance data including spare parts lists, for each types in each of the following.

WS–E WARRANTY: Provide warranty covering all material, workmanship and performance of well for a period of one (1) year after Final Acceptance.

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## IRRIGATION NOTES

1) ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.

2) VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS–CONTRACTOR SHALL VERIFY THEIR LOCATION.

3) ALL PRESSURE LATERALS UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPERATE, SMALLER CONDUIT.

4) LATERALS AND VALVES ARE SHOWN IN SCHEMATIC FORM. LOCATE AS NOTED ON PLANS.

5) LOCATE ALL VALVES IN MULCHED PLANTER BEDS.

6) CONTRACTOR SHALL PROVIDE "AS–BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.

7) ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS–BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS–BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.

8) ALL VALVES SHALL BE INSTALLED IN AN AMETEK PLASTIC VALVE BOX WITH A LOCKING LID.

9) IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON–SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.

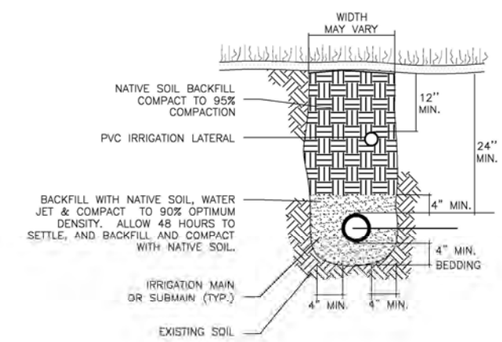
10) VERIFY CONTROLLER LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.

11) ELECTRIC SERVICE TO PUMP AND CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

12) ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
- CONTROL WIRES – #14
- COMMON WIRES – #12

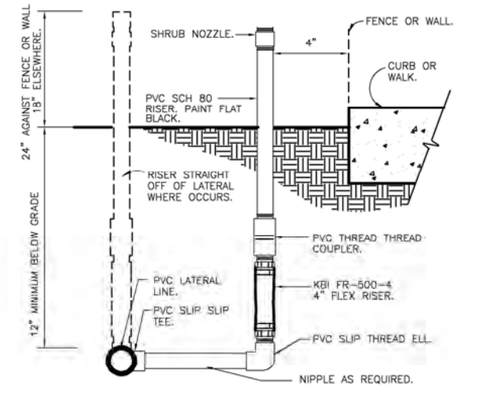
13) INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.

14) COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.



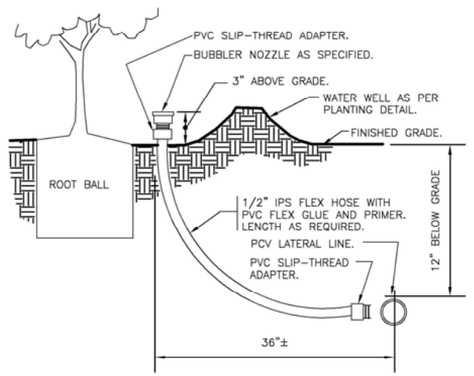

1 TRENCHING DETAIL

NOT TO SCALE 32 8409.76–03



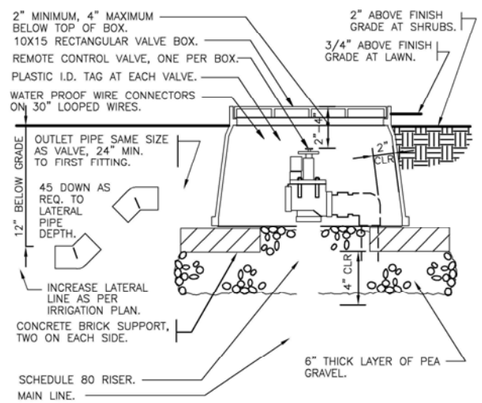

3 SHRUB SPRAY FIXED RISER

3" = 1'–0" 32 8403.23–01




2 BUBBLER ON FLEX HOSE RISER

3" = 1'–0" DETAIL–FILE




4 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'–0" 32 8406.13–01

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PLANS PREPARED BY:

Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845–0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:
IRRIGATION DETAILS AND NOTES

SHEET NUMBER: L-4 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 – Love Ministries\Cadd\CD's\Love Ministries_CDs_LA_2022.11.18.dwg L-4 Nov 22, 2022 7:41am by: gary.daniel

## ELECTRICAL NOTES

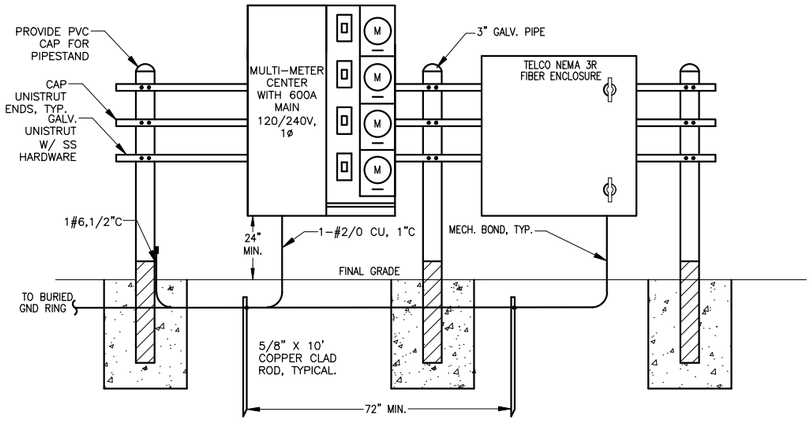
1. GENERAL
   - A. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.
   - B. THE CONTRACTOR SHALL COORD. W/CONST. MANANGER FOR PERMITS & INSPECTIONS TOWER CO. SHALL OBTAIN ALL PERMITS, SCHED. INSPECTIONS, & APPROVALS.
   - C. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
   - D. THE CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM
   - E. EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH CONST. MANAGER, THE BUILDING OWNER AND OTHER TRADES.
   - F. WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.
2. SCOPE OF WORK
   - A. THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:
     1. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.
     2. PROVIDE SERVICE EQUIPMENT MOUNTED AS INDICATED ON DRAWINGS.
     3. PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AS INDICATED ON DRAWINGS.
     4. COORDINATE ELECTRICAL SERVICE WITH POWER CO., CONTACT REP PRIOR TO CONSTRUCTION.
     5. COORDINATE TELEPHONE SERVICE WITH TELCO CONTACT REP PRIOR TO CONSTRUCTION.
     6. INSTALL WIRE AND CONDUIT AS INDICATED.
     7. PROVIDE GROUNDING AS INDICATED ON DRAWINGS.
     8. RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT. CUT AND PATCH CONCRETE AND/OR ASPHALT AS REQUIRED.
     9. CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS, METERS, BREAKERS, TELEPHONE TERMINAL BOX AND OTHER RELATED GEAR.
3. CONDUIT
   - A. CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.
   - B. CONDUIT TYPES AS FOLLOWS:
     1. ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.
     2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
     3. CONCEALED CONDUIT IN WALLS OR ABOVE CEILING MAY BE EMT.
   - C. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. CONDUITS SHALL HAVE BURRS REMOVED WITH A REAMER. CONDUITS ENTERING CABINETS SHALL HAVE LOCK NUTS INSIDE AND OUT UNLESS ENTRANCE IS THREADED. NYLON INSULATED BUSHINGS SHALL BE USED ON ALL CONDUIT TERMINATIONS.
   - D. FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.
4. CONDUCTORS
   - A. CONDUCTORS SHALL BE COPPER STRANDED TYPE THWN OR XHHW WITH 75 DEGREE C RISE INSULATION OR AS INDICATED ON DRAWINGS.
5. GROUNDING
   - A. PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
   - B. ALL RACEWAYS REQUIRE GROUNDING CONDUCTORS. BONDING CONDUCTORS THROUGH THE RACEWAY SYSTEM SHALL BE CONTINUOUS FROM MAIN SWITCH GROUND BUSES TO PANEL GROUND BARS, AND FROM PANEL GROUNDING BARS TO BRANCH CIRCUIT OUTLETS, MOTORS, LIGHTS, ETC. THESE GROUND CONDUCTORS ARE REQUIRED THROUGHOUT THE PROJECT REGARDLESS OF WHETHER CONDUIT RUNS SHOW GROUND CONDUCTORS ON THE DRAWINGS.

## GROUNDING PROTECTION SYSTEM NOTES:

1. PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT +2'-0" AT TELCO BOARD.
2. PROVIDE A GROUND RING BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 2'-0" AWAY FROM FOUNDATION (MINIMUM UNLESS SHOWN ON DRAWING).
3. BOND FENCE POST TO GROUND RING USING AN EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP MECHANICALLY OR EXOTHERMICALLY. TYPICAL FOR ALL FENCE PLANES WITHIN 12 FEET OF TOWER FOUNDATION. FOR FENCE PLANES BEYOND 12', EXTEND 1#2 TO EACH FENCE PLANE TO ANY PLANES WITHIN 50'.
4. BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.
5. EACH LEG OF THE WAVEGUIDE STRUCTURE SHALL BE INDIVIDUALLY BONDED TO THE BURIED GROUND RING. EXOTHERMICALLY WELD CONNECTIONS AT POST FOR WAVEGUIDE STRUCTURE AND BURIED GROUND RING. PLACE 5/8"X10' COPPERCLAD GROUND ROD AT 10' INTERVALS ALONG WAVEGUIDE PATH.
6. BOND REBAR IN CONCRETE FOR COMMUNICATION STRUCTURE AND EQUIPMENT PAD TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 TINNED SOLID COPPER CONDUCTOR TO THE REBAR AND CONNECT TO THE BURIED GROUND RING.
7. PROVIDE INSPECTION SLEEVE AT ALL BURIED GROUND RING EXOTHERMIC CONNECTIONS.
8. PROVIDE BONDING CONDUCTOR(S) FROM THE BURIED GROUND RING TO THE ANTENNA CABLE BUS BAR AT POINT JUST INSIDE OF THE COMMUNICATION STRUCTURE EXIT. VERIFY EXACT LOCATION OF COPPER BUS BAR FOR PROPER CONDUCTOR LENGTH. FINAL EXOTHERMIC WELDS TO COPPER BUS BAR BY THE ANTENNA CABLE INSTALLER.
9. EXOTHERMICALLY WELD BONDING CONDUCTOR TO COMMUNICATION STRUCTURE LEG AT 1'-0" ABOVE PAD AND BOND TO BURIED GROUND RING. PROVIDE A 3/4" PVC SLEEVE WITH A GRADUAL BEND IN THE CONCRETE FOUNDATION.
10. 5/8"X10'-0" LONG COPPER CLAD GROUND ROD. 10' SPACING BETWEEN RODS (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN. USE STAINLESS STEEL HARDWARE WHERE APPLICABLE.
11. ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.
12. ALL CONNECTIONS TO GROUND SYSTEM SHALL BE MADE IN LINE WITH BENDS NOMINAL 12" RADIUS IN THE DIRECTION OF CURRENT FLOW. T-CONNECTIONS WILL NOT BE ALLOWED.
13. ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.
14. ANTENNA CABLES SHALL BE BONDED AT EACH END. RUNS GREATER THAN 150' SHALL BE BONDED TOWARDS MIDDLE OF LENGTH. COORDINATE LOCATION WITH WIRELESS PROJECT MANAGER.
15. WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER & TO GROUND RING VIA TWO PATHS. COORD. WITH CPM.
16. CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY PROJECT WIRELESS PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.
    - A. CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUNDING DETAIL.
    - B. CADWELD EACH WIRE TO A 1/4"X4"X12" MIN. COPPER BUS BAR LOCATED BEHIND RADIO CABINET. EXTEND A #2 WIRE FROM EACH END OF COPPER BUS BAR TO GROUND RING.
17. PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST.

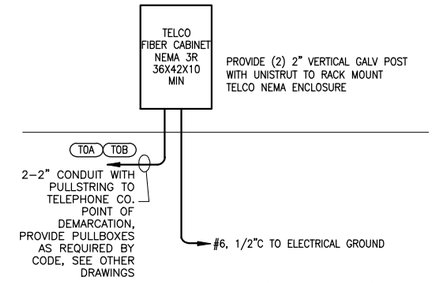
## CONDUIT INSTALLATION NOTES:

1. ALL CONDUIT RUNS AND EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY CONTRACTOR TO FIELD COORDINATE WITH CPM BEFORE ANY EQUIPMENT INSTALLATION.
2. CONTRACTOR SHALL PROVIDE TRAFFIC RATED, BROOKS SERIES 66, PULL BOXES WHERE REQUIRED.
3. WHERE U.G. CONDUIT ROUTE IS UNDER SLAB CUT AND PATCH ASPHALT/CONCRETE AS REQUIRED, MATCH EXIST.
4. WHERE NOTED ON DRAWINGS CONTRACTOR SHALL BOND GROUND RING TO PROPOSED TOWER GROUND RING AND FENCE/GATE GROUNDING, CADWELD CONNECTIONS WITH INSPECTION SLEEVE.




## ELECTRICAL SERVICE RACK DETAIL

NTS



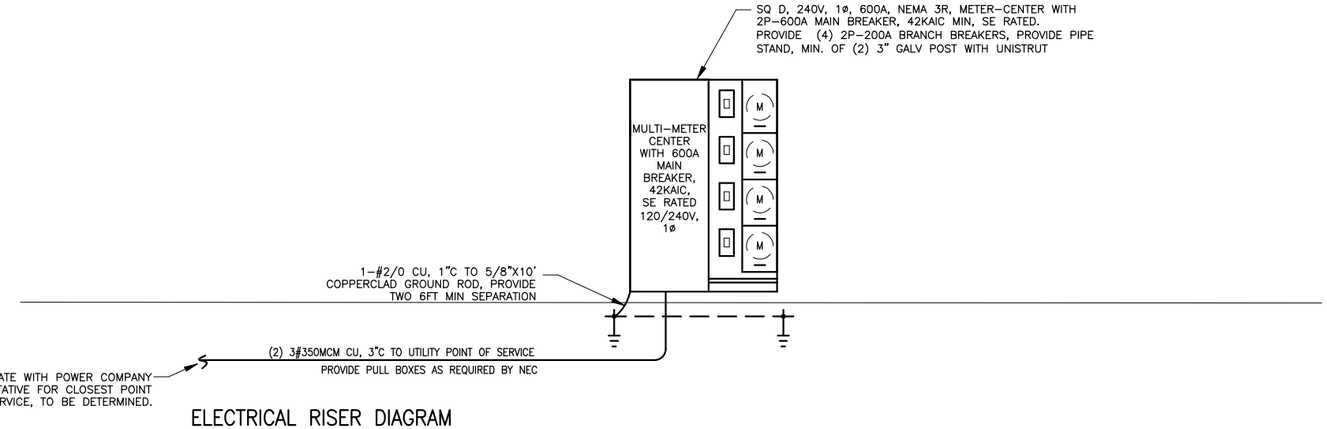

## TELEPHONE RISER DIAGRAM (COMPOUND)

SYMBOLS

| | | | |
|---|---|---|---|
| ▼ | CADWELD TYPE CONNECTION | C01 | CONDUIT TAG 1; REFER TO RISER |
| ◉ | 5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE | M-1,3 | CONDUIT TAG 1; PANEL SCHEDULE |
| ○ | 5/8" X10'-0" COPPERCLAD GRND. ROD | △ | GENERATOR RECEPTACLE |
| ■ | MECHANICAL TYPE CONNECTION | - - - | UNDER GROUND ELECTRIC CONDUIT |
| - - - | #2 TINNED SOLID BARE CU WIRE | - - - | UNDER GROUND TELCO CONDUIT |

ABBREVIATIONS

| | | | |
|---|---|---|---|
| ANT | ANTENNA | EMT | ELECTRICAL METALLIC TUBING |
| AWG | AMERICAN WIRE GAUGE | DWG | DRAWING |
| BCW | BARE COPPER WIRE | LPS. | LIGHTNING PROTECTION SYSTEM |
| RWY | RACEWAY | S.S. | STAINLESS STEEL |
| TYP. | TYPICAL | PNL. | PANEL |
| RGS | RIGID GALVANIZED STEEL | CLF. | CURRENT LIMITING FUSE |
| | | CPM | CONST. PROJ. MANAGER |




## ELECTRICAL RISER DIAGRAM

## 240V LOAD CALCULATION

| TOTAL LOADS | AMPS |
|---|---|
| FUTURE WIRELESS CARRIER | 100 |
| FUTURE WIRELESS CARRIER | 100 |
| FUTURE WIRELESS CARRIER | 100 |
| FUTURE WIRELESS CARRIER | 100 |
| TOTAL CARRIER LOAD | 400 |

METERCENTER SERVICE: 2C/ø, 350MCM CU, 600A

SERVICE VOLTAGE DROP LESS THAN 2% PER FBC & NEC

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N24° 42' 12"
W81° 21' 10"
WAYPOINT
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29673
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
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SEAL:

PLANS PREPARED BY:

Kimley»Horn

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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

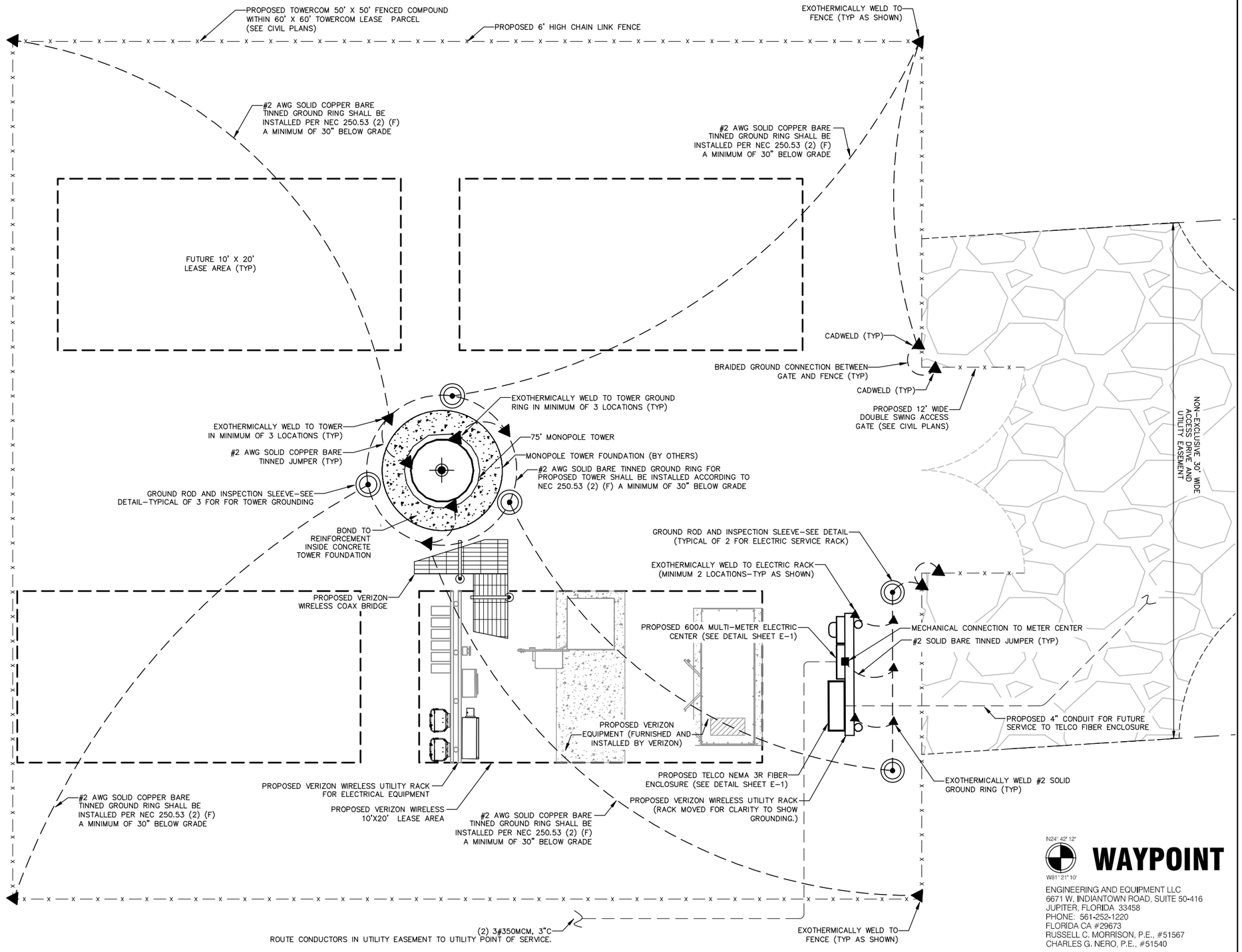
SHEET TITLE:

TOWER ELECTRICAL NOTES AND RISER DIAGRAM

| SHEET NUMBER: | REVISION: |
|---|---|
| E-1 | |

KHA Job #:

241044000

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# TOWER ELECTRICAL SITE AND GROUNDING PLAN

N24° 42' 12"
W81° 21' 10"
**WAYPOINT**
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29673
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
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ST. LUCIE COUNTY

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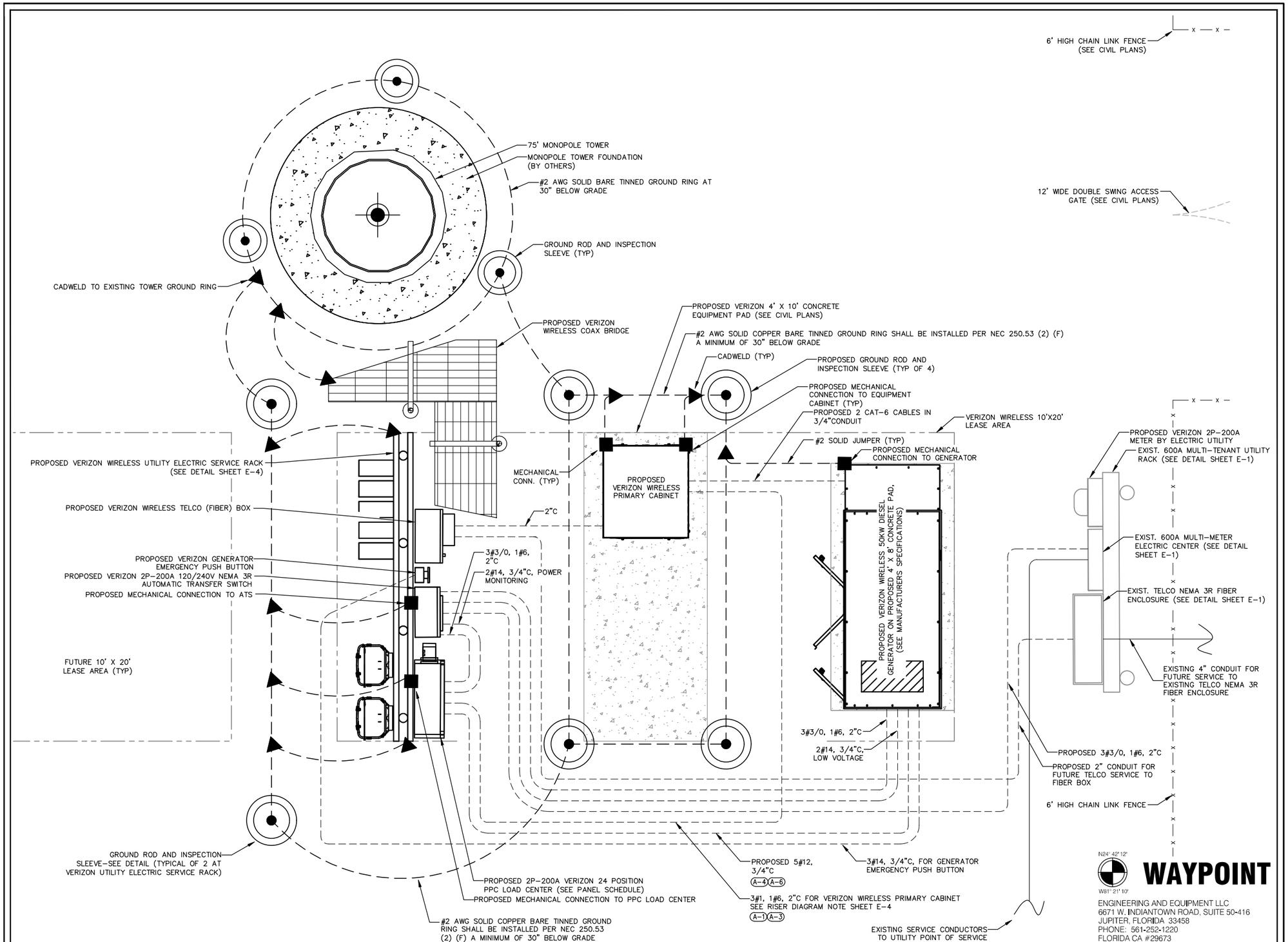
LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:
TOWER ELECTRICAL SITE AND GROUNDING PLAN

| SHEET NUMBER: | REVISION: |
|---|---|
| E-2 | |

KHA Job #:
241044000

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# VERIZON ELECTRICAL SITE AND GROUNDING PLAN

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

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3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

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|---|---|---|
| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:
VERIZON ELECTRICAL SITE AND GROUNDING PLAN

SHEET NUMBER: E-3
REVISION:

KHA Job #:
241044000

N24° 42' 12"
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WAYPOINT
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
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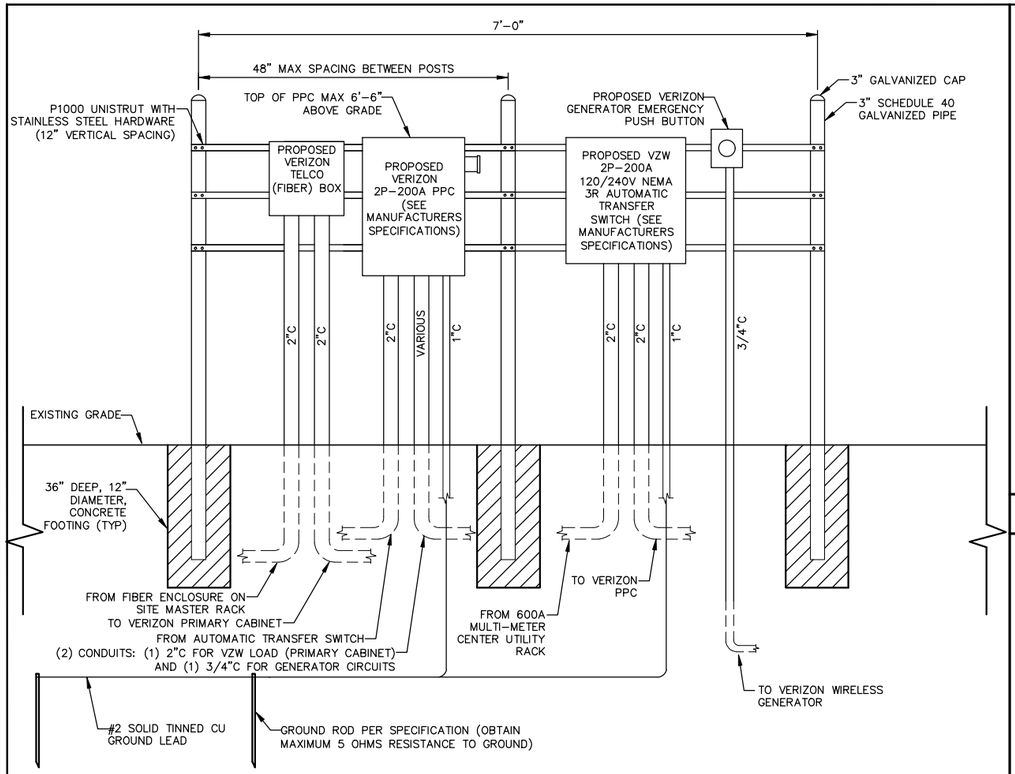


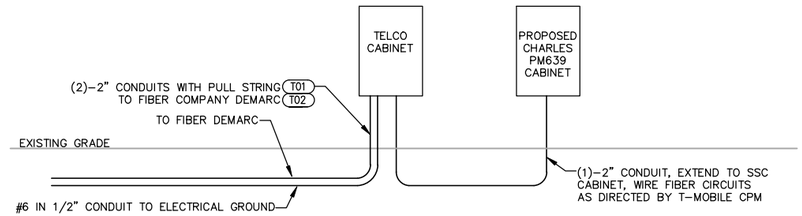

## VERIZON ELECTRIC RACK DETAIL | 1

## PROPOSED VERIZON WIRELESS PPC (SEE MANUFACTURER'S SPECIFICATIONS)

| WIRE SIZE | COND SIZE | BUS AMPS L1 | BUS AMPS L2 | LOAD | POLES | AMPS | BUS L1 | BUS L2 | AMPS | POLES | LOAD | BUS AMPS L1 | BUS AMPS L2 | WIRE SIZE | COND SIZE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3#1 1#6 | 2" | 35 | 35 | VZW PRIMARY CABINET (CHARLES CUBE PM639) ** | 2 | 125 | 1 | 2 | 20 | 1 | GFCI IN PPC | 1 | | | |
| | | | | | | | 3 | 4 | 20 | 1 | GENERATOR BLOCK HTR. | | 1 | 5#12 | 3/4" |
| | | | | | | | 5 | 6 | 20 | 1 | GENERATOR BATT. CHRGR. | 1 | | | |
| | | | | | | | 7 | 8 | | | | | | | |
| | | | | | | | 9 | 10 | | | | | | | |
| | | | | | | | 11 | 12 | | | | | | | |
| | | | | | | | 13 | 14 | | | | | | | |
| | | | | | | | 15 | 16 | | | | | | | |
| | | | | | | | 17 | 18 | | | | | | | |
| | | | | | | | 19 | 20 | | | | | | | |
| | | | | | | | 21 | 22 | 60 | 2 | SURGE SUPRESSOR | 0 | | 4#6 | 1" |
| | | | | | | | 23 | 24 | | | | | 0 | | |

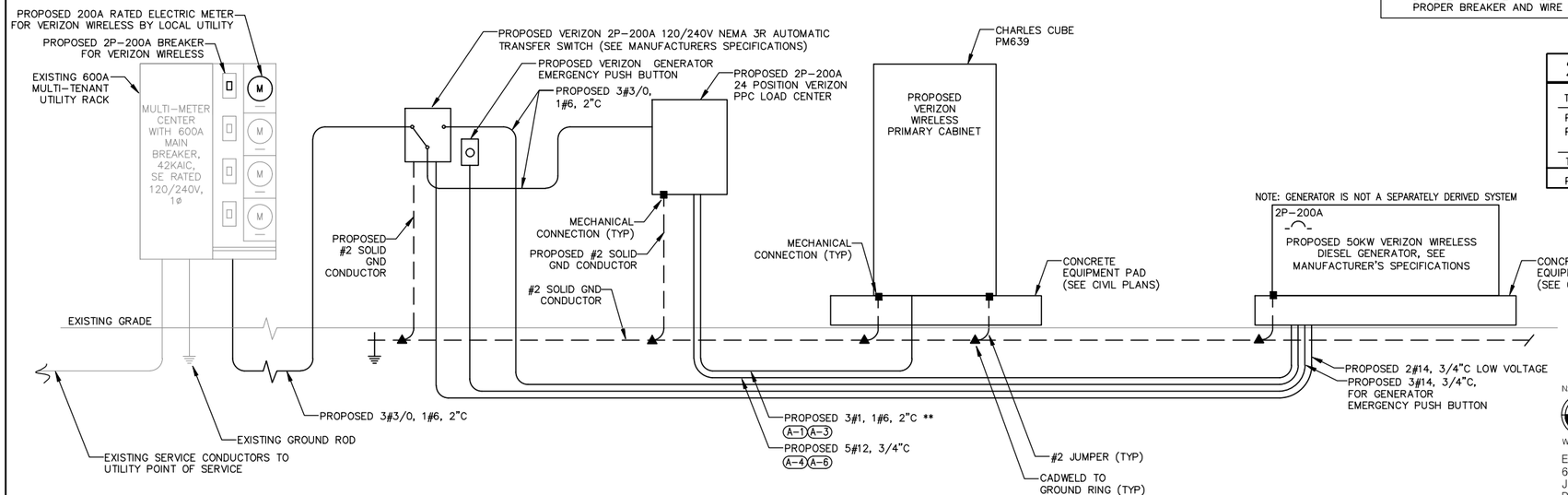
| | | |
|---|---|---|
| RATED VOLTAGE: ■ 120/240 ☐ _____ 1 PHASE, 3 WIRE | BRANCH POLES: ☐12 ■24 ☐30 ☐42 | APPROVED MF'RS. |
| RATED AMPS: ☐125 ■200 ☐400 ☐ _____ | CABINET: ■SURFACE ☐FLUSH | NEMA ☐1 ■3R ☐4X |
| ☐MAIN LUGS ONLY MAIN 200 AMPS■ BREAKER ☐FUSED SWITCH | ■HINGED DOOR | ■KEYED DOOR LATCH |
| ☐FUSED ■ CIRCUIT BREAKER BRANCH DEVICES | ☐ _____ TO BE GFCI BREAKERS | FULL NEUTRAL BUS / GROUND BUS |
| ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT ISC OF 10,000 AMPS SYMMETRICAL. | | |

## VERIZON PANELBOARD SCHEDULE | 2




## VERIZON TELCO RISER DIAGRAM | 3

** NOTE: BREAKER AND WIRE SIZE HAS BEEN COORDINATED WITH CHARLES UNIVERSAL BROADBAND ENCLOSURE MODEL # CUBE-PM639 12MC2. IF DIFFERENT CABINET TO BE INSTALLED, COORDINATE WITH ENGINEER FOR PROPER BREAKER AND WIRE SIZE.




### 240V LOAD CALCULATION

| TOTAL LOADS | AMPS |
|---|---|
| PROPOSED VERIZON EQUIPMENT | 36 |
| PROPOSED GENERATOR LOAD | 1 |
| TOTAL | 37 |

PROP. SERVICE: 1C/ø 3/0 CU, 200A

## VERIZON ELECTRICAL RISER DIAGRAM | 4

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JUPITER, FLORIDA 33458
PHONE: 561-252-1220
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RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
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FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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FBPE REGISTRY NO. 35106

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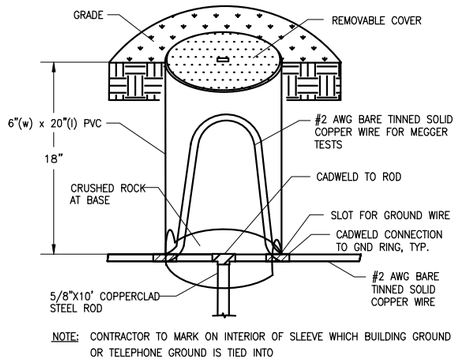
LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:
VERIZON ELECTRICAL PLAN

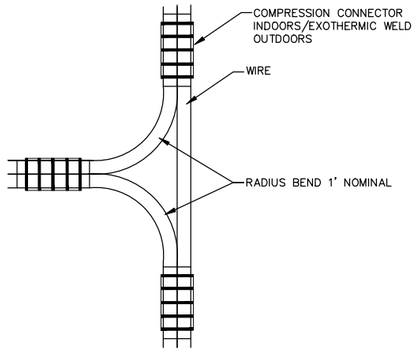
SHEET NUMBER: E-4 REVISION:

KHA Job #:
241044000

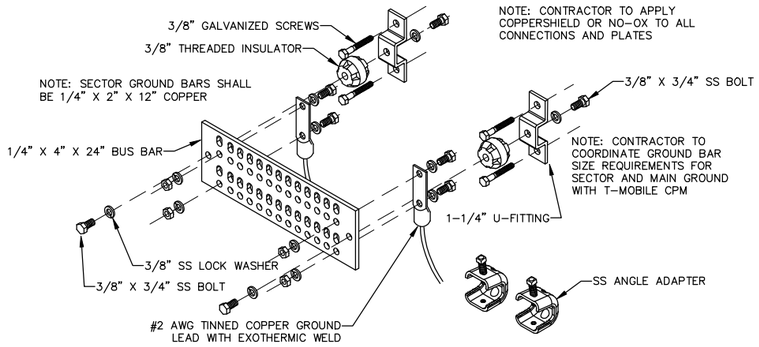



NOTE: CONTRACTOR TO MARK ON INTERIOR OF SLEEVE WHICH BUILDING GROUND OR TELEPHONE GROUND IS TIED INTO

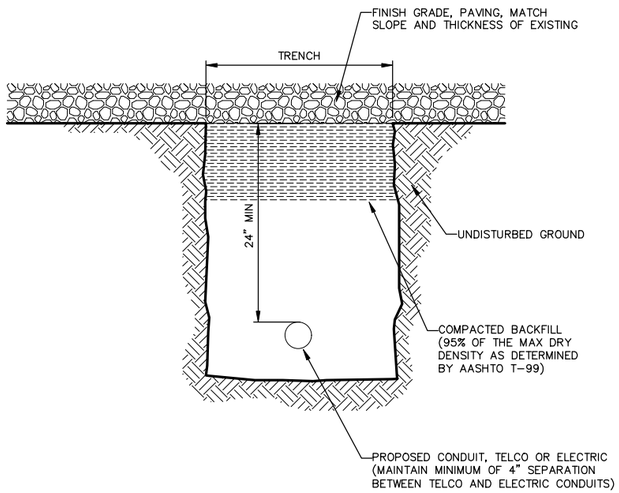
## GROUND ROD AND INSPECTION SLEEVE | 1



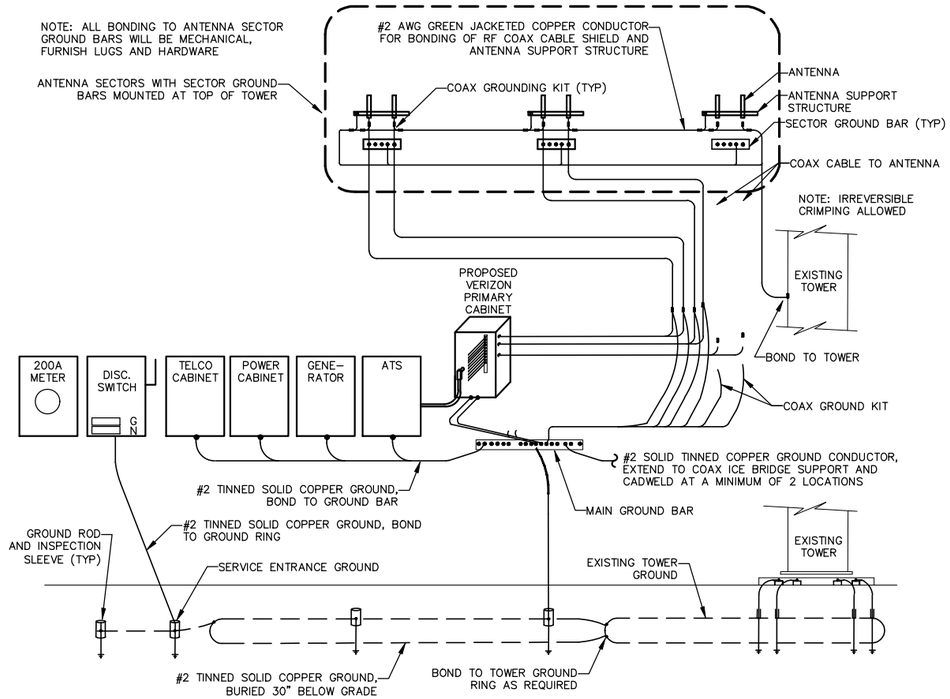

## NON-DIRECTIONAL SPLICE | 2




## GROUND BAR DETAIL | 3




## CONDUIT TRENCH DETAIL | 4




## EQUIPMENT GROUNDING DETAIL | 5

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| GD | LF | KKM |

LICENSURE:

| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:
ELECTRICAL DETAILS

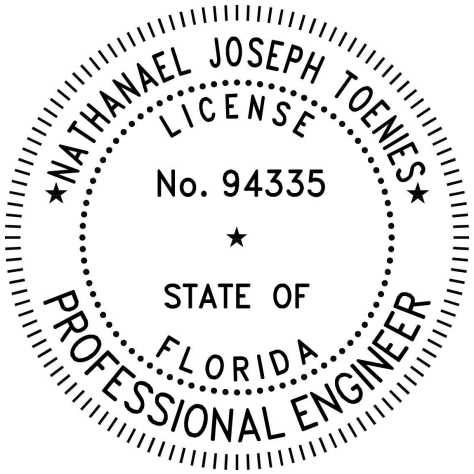
SHEET NUMBER: E-5

REVISION:

KHA Job #:
241044000

Valmont Structures
28800 Ida Street
Valley, NE 68064
(402) 359-2201
Engineer: YZ
Reviewed by: YZ

# Drilled Pier Foundation Design Calculations




*By NJT1 at 8:17:07 AM, 11/18/2022*

**Valmont Order Number: 569549**
**Customer: TowerCom**
**Site: Love, FL**
**Pole Height: 194 ft (195 ft agl)**

# Monopole Pier Design

| | |
|---|---|
| Customer: | TowerCom |
| Site: | Love |
| State: | FL |
| Project # | 569549 |
| Drawing No. | FL569549FP |
| Geotechnical Report | ECA Project No. 22-003594 dated 11/2/2022 |
| Geotechnical Report Water Depth | 6 ft |
| Run Date: | 11/17/22 |
| Version: | 3.13 |
| Engineer: | YZ |
| Checker: | YZ |
| Address: | Valley |
| TIA Revision: | H |
| Seismic Design Category | A |

**Pole Geometry**

| | | |
|---|---|---|
| Pole Height = | 194 | ft |
| Bolt Circle = | 83.75 | in |
| Number of Bolts = | 32 | |
| Bolt Diameter = | 1.75 | in |
| Bolt Projection = | 10.00 | in |
| Bolt Length = | 72.0 | in |
| Bottom Template Diameter = | 87.3 | in |

Shrinkage/Temperature Requirement Per TIA Rev H Section 9.6
AB Clearance = 9.1 in
Check OK

**Pole Loads**

| | | |
|---|---|---|
| Foundation Maximum Stress = | 98 | % |
| Factored Moment = | 9918.6 | ft-kips |
| Factored Shear = | 68.84 | kips |
| Factored Weight = | 73.61 | kips |
| Shear Height = | 144.1 | ft |
| e (col offset) = | 1584.6 | in |

Moment and Shear increased by maximum stress value.

**Anchor Bolt Load**

| | | |
|---|---|---|
| Factored Moment = | 116643 | in-kips |
| Factored Shear = | 67.47 | kips |
| Factored Weight = | 73.61 | kips |

Plastic Anchor Bolt Force Calculation Method

**Anchor Bolt Info**

| | | |
|---|---|---|
| Grade: | A615 Gr75 | |
| $F_u$ = | 100.0 | ksi |
| $F_y$ = | 75.0 | ksi |
| Area tensile = | 1.90 | $in^2$ |

☐ TIA-G Presumptive Soil Clay ☐ TIA-H Presumptive Soil Clay
☐ TIA-G Presumptive Soil Sand ☐ TIA-H Presumptive Soil Sand

**Passive Pressure Calculations** Φ Factor = 0.75 N INPUT

| Layer | Depth Start (ft) | Depth End (ft) | c (psf) | ϕ (degrees) | γ (pcf) | lateral pressure start (psf) | lateral pressure end (psf) | Den x Depth (psf) | Kp | Allowable Overburden | slope (psf/ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0 | 2 | 0 | 29 | 105 | 0 | 454 | 210 | 3.00 | 630 | |
| 2 | 2 | 6 | 0 | 30 | 110 | 473 | 1463 | 440 | 2.88 | 1873 | |
| 3 | 6 | 13.5 | 0 | 29 | 48 | 1405 | 2183 | 360 | 3.25 | 3287 | |
| 4 | 13.5 | 28.5 | 0 | 32 | 53 | 2465 | 4406 | 795 | 2.77 | 5000 | |
| 5 | 28.5 | 38.5 | 0 | 28 | 43 | 3750 | 4643 | 430 | 2.88 | 6441 | |
| 6 | 38.5 | 48.5 | 0 | 29 | 48 | 4831 | 5869 | 480 | 3.25 | 8836 | |
| 7 | 48.5 | 60 | 0 | 32 | 58 | 6627 | 8255 | 667 | 1.00 | 3382 | |
| 8 | 0 | | | | | 0 | 0 | 0 | 1.00 | 3382 | |
| 9 | 0 | | | | | 0 | 0 | 0 | 1.00 | 3382 | |
| 10 | 0 | | | | | 0 | 0 | 0 | 1.00 | 3382 | |

**Soil Summary**

ZERO = GROUND LINE

| Level # | ϕ Ultimate Pas Pressure psf Start | ϕ Ultimate Pas Press Slope psf/ft | Depth Start (ft) | Depth End (ft) | End Prss | Max Moment Depth (ft) |
|---|---|---|---|---|---|---|
| 1 | 0 | 226.96 | 0 | 2 | 454 | 8.47 |
| 2 | 473 | 247.50 | 2 | 6 | 1463 | |
| 3 | 1405 | 103.75 | 6 | 13.5 | 2183 | |
| 4 | 2465 | 129.37 | 13.5 | 28.5 | 4406 | |
| 5 | 3750 | 89.33 | 28.5 | 38.5 | 4643 | |
| 6 | 4831 | 103.75 | 38.5 | 48.5 | 5869 | |
| 7 | 6627 | 141.57 | 48.5 | 60 | 8255 | |
| 8 | 0 | 0.00 | 0 | 0 | 0 | |
| 9 | 0 | 0.00 | 0 | 0 | 0 | |
| 10 | 0 | 0.00 | 0 | 0 | 0 | |

| Max Pier Moment | |
|---|---|
| (in-kips) | (ft-kips) |
| 126434 | 10536 |

$$\int_{Ground\_Line}^{(Depth\_Mmax)} \frac{Passive\ Pressure}{ft}\, dft = Applied\ Shear$$

**Footing Concrete Geometry**

| | | | | | |
|---|---|---|---|---|---|
| Cap Height (Above Ground Line) = | 0.5 | ft | | | |
| Diameter Pier = | 8.5 | ft | Spacing | OK | 42.75 in Anchor Bolt Radius (to outer face) |
| Length (below ground) = | 50 | ft | | | 43.63 in Template Radius |
| Concrete Volume = | 106.1 | $yd^3$ | L/D Ratio = 5.9 | OK | 45.23 in Inner Edge of Hook/Rebar |

**Summation of shear and passive pressure forces to find LID: $\Sigma F_x = 0$**

Load Inflection-Point Depth (LID) = 34.05 ft

**Summation of moments about LID: $\Sigma M_{LID} = RM_{total}$ - OTM >= 0**

| | | | | |
|---|---|---|---|---|
| OTM = | 12297.1 | ft-kips | $RM_{total}$ = | 15827 |
| $Shear_{applied}$ = | 68.8 | kips | $Shear_{resisting}$ = | 69.05 |
| Weight = | 73.6 | kips | | |

Resisting

Soil FS above allowable: 1.29 = $RM_{total}$/OTM
1.00 = resisting V/applied V

**Foundation Load Properties**

| Level # | Passive Pressur psf Start | Pas Press Slope psf/ft | Zero = Ground Line Depth Start (ft) | Depth End (ft) | About Load Inflection Point: Forces Constant kips | Forces Slope kips | Moments Constant ft-kips | Moments Slope ft-kips | $V_{max}$ kips |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0 | 227 | 0.0 | 2.0 | 0.0 | 3.9 | 0 | 126 | 708.69 |
| 2 | 473 | 248 | 2.0 | 6.0 | 16.1 | 16.8 | 483 | 495 | |
| 3 | 1405 | 104 | 6.0 | 13.5 | 89.6 | 24.8 | 2177 | 572 | |
| 4 | 2465 | 129 | 13.5 | 28.5 | 314.3 | 123.7 | 4102 | 1305 | |
| 5 | 3750 | 89 | 28.5 | 34.0 | 176.9 | 11.7 | 491 | 22 | |
| 6 | 4245 | 89 | 34.0 | 38.5 | -160.6 | -7.5 | 357 | 22 | |
| 7 | 4831 | 104 | 38.5 | 48.5 | -410.6 | -44.1 | 3881 | 490 | |
| 8 | 6627 | 142 | 48.5 | 60.0 | -84.5 | -1.4 | 1284 | 21 | |

**Footing Reinforcement Requirements**

| | | | |
|---|---|---|---|
| Tie Bar # | 4 | Ties OK | Seismic Ties? No |
| Tie Vertical Spacing | 1.00 | ft = | 12" |
| Number of Ties | 53 | - | |
| Area_Ties | 0.40 | $in^2$ | Area of Tie Cut by Vertical Section (2*Area of the tie) |
| MP_Tc | 4 | in | Thickness of Concrete Cover |
| MP_Rin | 45.9 | in | Radius of Vertical Rebar |
| MP_Asteel | 55.7 | $in^2$ | Total Area of Vertical Bars |
| MP_Esteel | 29000 | ksi | Young's Modulus |
| MP_Isteel | 58585 | $in^4$ | Rebar Moment of Inertia |
| EI | 1698971106 | $in^2$*lbf | E*I |
| S | 1277 | $in^3$ | Rebar Section Modulus |
| $M_u$ | 126434 | in-kips | Applied Maximum Moment at Depth of Zero Shear on Pier |
| $\Phi M_N$ | 132121 | in-kip | Factored Moment Strengh of Pier |
| Bars Per Bundle | 1 | | |
| Vertical Bar # | 10 | OK | Bar Quantity Area Check |
| Bar Count | 44 | 33 | = Min # based on area (0.005) |
| $\Phi_{shear}$ | 0.85 | | Strength Reduction Factor for Capacity Of Steel Shear |
| $\Phi_{flexure}$ | 0.9 | | Strength Reduction Factor for Capacity Of Steel Flexure |
| MP_Fty_T&V | 60 | ksi | Rebar Fty Grade 60 |
| MP_Fty_T&V_ALL | 54 | ksi | Rebar Fty Allowable Pier Design includes PHI_Steel |
| Shaft Bending CSR | 0.96 | | Applied Maximum Moment / Factored Moment Strength |
| ΦVs | 137.4 | kips | Factored Steel Shear Strength |
| | 5.28 | in | Vertical Rebar Horiz Spacing |
| | 7.83 | ft | Diameter of hoops |
| | 91.75 | in | Diameter of vertical rebar circle |
| | 1.27 | in | Diameter of Vertical Rebar |

## Pier Shear Check

| | | | |
|---|---|---|---|
| $f'_c$ | 4500 psi | Concrete compression properties | |
| d | 6.73 ft | Distance from extreme com fiber to cent of tension reaction group | |

**Calculate the Concrete Shear Strength**

$V_c = 2*(fc')^{0.5}*bw*d$

$= 1106$ kips — 22.5.5.1

Given:

| | | | |
|---|---|---|---|
| bw | = | 102 in | diameter |
| d | = | 80.8 in | |
| $\Phi_c$ | = | 0.85 | |
| $\Phi_c V_c$ | = | 940 Kips | |

**Cross-Sectional Dimension Check**

$\Phi * (V_c + 8 * \sqrt{(f'c)} * bw * d) \geq V_u$

3761 kips ≥ 708.7 kips — 22.5.1.2

**Calculate the Reinforcment Shear Strength**

**#4 horizontal ties at 12" spacing**

$V_s = \frac{A_v * f_y * d}{s}$ — 22.5.10.5.3

Given:

| | | | |
|---|---|---|---|
| $A_v$ | = | 0.4 | in^2 |
| $f_y$ | = | 60 | ksi |
| d | = | 6.73 | Ft |
| s | = | 1 | Ft |
| $\Phi_s$ | | 0.85 | |
| $\Phi_s V_s$ | = | 137.4 | Kips |

**The Maximum Shear in the Pier occurs at Reaction Inflection Point 34'**

$\Phi * (V_s + V_c) \geq V_u$ — 22.5.10.1

| $\Phi V_c$ | + | $\Phi V_s$ | > | $V_u$ |
|---|---|---|---|---|
| 940 Kips | + | 137.4 Kips | > | 708.7 kips |
| | | 1077.4 Kips | > | 708.7 kips |

====> OK

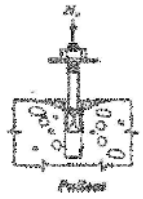
## Anchor Bolt Embedment Check

| | | | | |
|---|---|---|---|---|
| Development Length Demand | $Ld\_min$ = | 12 | in | 25.4.2.1 |
| Casting Location Factor | $\psi_t$ = | 1 | | 25.4.2.4 |
| Coating Factor | $\psi_e$ = | 1 | | 25.4.2.4 |
| | Epoxy | N | | |
| | $\psi_t\psi_e$ = | 1 | | 25.4.2.4 |
| Size Factor | $\psi_s$ = | 1 | | 25.4.2.4 |
| Concrete Weight Factor | $\lambda$ = | 1 | | 25.4.2.4 |
| | $c_b$ = | 4.64 | | 25.4.2.4 |
| Transverse Reinforcement Index | $k_{tr}$ = | 0 | | 25.4.2.3 |
| Confinement Term | c' = | 2.5000 | | 25.4.2.3 |
| Rebar Development Length in Tension | $L_d$ = | 34.1 | in | 25.4.2.2 |
| | | 2 | in | |
| | Pullout Angle | 35 | deg | 17.4 |
| Anchor Bolt Embedment in Concrete | $Ab_e$ = | 62 | in | |
| Available Development Length | $L_{da}$ = | 55.2 | in | |
| Required Development Length | $L_{drqd}$ = | 25.00 | in | |
| Check Anchor Engagement | | OK | | |
| Excess Reinforcement Ratio | | 0.734 | | 25.4.10.1 |
| Minimum Rebar Ratio | | 0.005 | | 16.3.4 |
| Minimum Anchor Bolt Embedment | | 8.0 | in | TIA Rev H 9.6 |
| Check Anchor Bolt Length | | OK | | |
| Embedment Length | | 62.00 | in | |
| 25 Times Diameter | | 43.75 | in | |
| Concrete Pryout Check Required | | No | | TIA Rev H 9.6 |

## Pullout Strength of Anchor in Tension

17.4.3

$N_{pn} = \Psi_{c,P} N_p$



| | | |
|---|---|---|
| Net earing area of the headed stud(s) or anchor bolt(s) | $A_{bg}$ = | 4.144 $in^2$ |
| Pullout strength in tension of a single headed stud or bolt | $N_p$ = | $A_{brg} 8 f'_c$ |
| Assumes the anchor is located in a region of concrete member where analysis indicates no cracking at service load levels. | $\Psi_{c,P}$ = | 1.4 |
| | $N_p$ = | 149.2 kips |
| | $\phi$ = | 0.75 |
| | $N_{pn}$ = | 208.9 kips |
| | $\phi N_p$ = | 156.6 kips |
| Maximum bolt force from pole analysis | $N_u$ = | 139.03 kips |

$\phi N_p > N_u$ Check **OK**

## Concrete Side-Face Blowout Strength of Headed Anchor in Tension

Single Anchor:

17.4.4

$N_{sb} = 160 c A_{brg}^{1/2} f'^{1/2}_c$



| | | |
|---|---|---|
| Distance from center of anchor shaft to edge of concrete | C = $C_{a1}$ = | 9.1 in |
| Distance from center of anchor shaft to edge of concrete in direction orthogonal to C = $C_{a1}$. | $C_{a2}$ = | 42.2 in |
| | $C_{a2}/C_{a1}$ = | 4.62 |
| | Use | 3.00 |
| | Seismic Factor | 1.00 |
| | $\phi$ = | 0.75 |
| | Factor = | 1.00 |
| | $N_{sb}$ = | 199.4 kips |
| | $\phi N_{sb}$ = | 149.5 kips |

$\phi N_{ab} > N_u$ Check **OK**

Multiple Anchors:

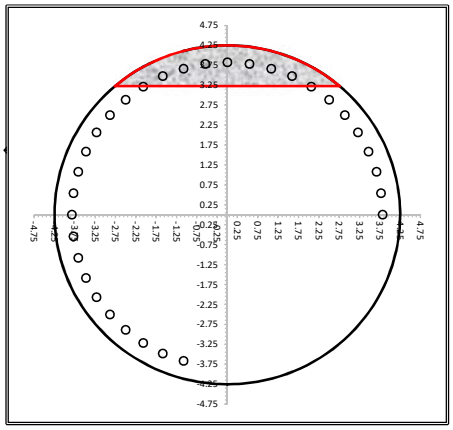
$N_{sbg} = (1 + S/6c_{a1}) N_{sb}$

| | | |
|---|---|---|
| Spacing of the outer anchors along the edge of the group. | $S_o$ = | 8.22 in |
| Effective anchor embedment depth | $h_{ef}$ = | 62 in |
| The largest edge distance | $C_{a,max}$ = | 42.2 in |
| Number of edges surrounding anchor or group of anchors | edges | 2 |
| Controlling length | $L_{ef}$ = | 62 in |
| | $N_{sbg}$ = | 229.3 kips |
| | $\phi N_{sbg}$ = | 172.0 kips |

$\phi N_{abg} > N_u$ Check **OK**

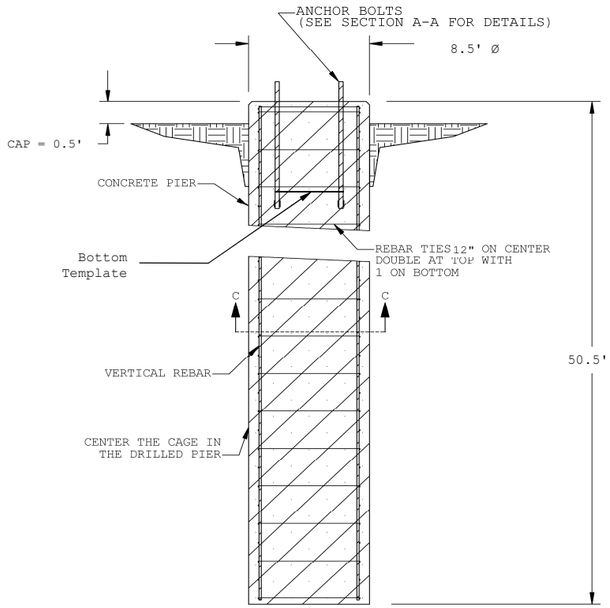
## MAXIMUM FACTORED MOMENT OF A CIRCULAR SECTION

| | | |
|---|---|---|
| Reinforcement Yield Strength | 60 | ksi |
| Reinforcement Modulus of Elasticity | 29000 | ksi |
| Axial Load (Negative for Compression) | -73.61223 | kips |
| Limiting Compressive Strain | 0.003 | in/in |
| Reinforcement Yield Strain | 0.00207 | in/in |
| Pier Diameter | 8.50 | ft |
| Vertical Rebar Diameter | 1.270 | in |
| Vertical Rebar Quantity | 44 | |
| Vertical Rebar Area | 1.2668 | $in^2$ |
| Tie Rebar Diameter | 0.500 | in |
| Concrete Clear Cover | 4.0 | in |
| Rebar Cage Diameter (to Center of Vertical Bars) | 91.730 | in |
| Concrete Compressive Strength | 4500 | psi |
| Distance From Exreme Edge to Neutral Axis | 14.87 | in |
| ACI Factor per Table 22.2.2.4.3($\beta_1$) | 0.8250 | |
| Depth of Equivalent Stress Block | 12.3 | in |
| Distrance from Centroid to Neutral Axis | 36.1 | in |
| Angle from Centroid to Compression Zone | 40.6 | deg |
| Area of Concrete in Compression | 557.0 | $in^2$ |
| Distance from Centroid of Concrete in Compression to Centroid of Pier | 43.7 | in |
| Concrete Compression Force | 2097 | kips |
| Total Reinforcement Forces | -2023 | kips |
| Axial Load | -73.61223 | kips |
| Sum of Axial Forces | -2097 | kips |
| Sum of Forces in Concrete | 0.000 | kips |
| Moment of Concrete in Compression | 7635 | ft-kips |
| Total Reinforcement Moment | 4599 | ft-kips |
| Nominal Strength of Column | 12233 | ft-kips |
| Tensile Strain in Extreme Layer of Reinforcement | -0.0165 | in/in |
| ACI Strength Reduction Factor | 0.900 | |
| Factored Moment Strength of Column | 132121 | in-kips |



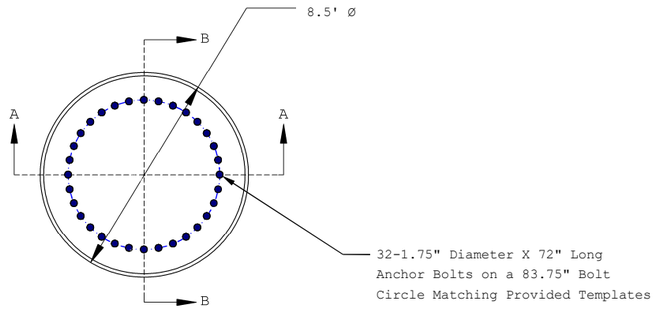
OK

ACI 318-14 21.2.2



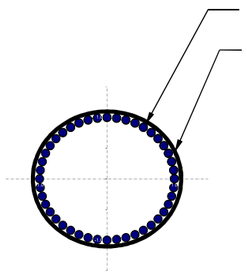

**Section B-B**

Pier Elevation
(No Scale)




**Foundation & Anchor Bolt Layout Plan**

(No Scale)

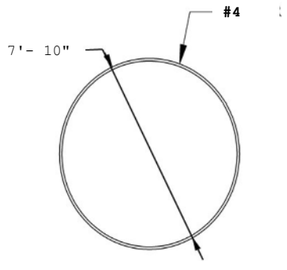



**Section C-C**

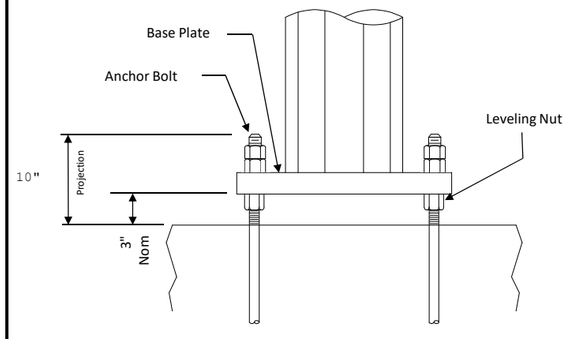
Pier Rebar Layout
(No Scale)




Vertical Rebar Geometry




Rebar Tie Geometry




**Section A-A Typ**

Anchor Bolt Elevation
(No Scale)

**Note:**
Extreme care should be taken to ensure that all leveling nuts are level with respect to each other prior to erection of the structure. Anchor bolts shall extend through the top nut completely, fully engaging all nut threads. Distance from top of concrete to bottom of leveling nut shall not exceed the diameter of the anchor bolt.

**Special Inspection**

1. Inspection of reinforcing steel and placement (periodic).
2. Inspection of anchor bolts cast in concrete (periodic).
3. Verifying use of required mix design (periodic).
4. At the time fresh concrete is sampled to fabricate specimens for strength tests; perform slump and air content tests and determine temperature of concrete (continuous).
5. Inspection of concrete placement for proper application techniques (continuous).
6. Verify excavations are extended to proper depth and have reached proper material (periodic).
7. Observe drilling operations and maintain complete and accurate records for each element (continuous).
8. Verify placement locations and plumbness, confirm element diameters, lengths, and adequate end-bearing strata capacity; record concrete volume (continuous).
9. Inspect formwork for shape, location, and dimensions of the concrete member being formed (periodic).

## General Notes: Drilled Pier

1. Prior to excavation, check the area for underground facilities.
2. All reinforcing shall be deformed bars conforming to ASTM A615 Grade 60 (60,000 psi min. yield) and shall be provided by the foundation contractor.
3. All concrete shall have a minimum compressive strength of 4500 psi @ 28 days. The requirement for the concrete shall be as given in the ACI "Building Code Requirements for Reinforced Concrete", ACI 318, the latest edition.
4. Trowel top of pedestal smooth with slight crown for proper drainage.
5. Steel reinforcement and concrete should be placed immediately upon completion of the pier excavations. Contractor shall not allow a cold joint to form in the pier. Portion above grade should be formed. Temporary casing may be required to prevent caving prior to concrete placement.
6. The ground water was encountered at 6' below grade during boring.
7. Concrete is assumed to weigh 150 pcf.
8. Estimated concrete volume = 106.2 cubic yards total.
9. Design Based on the following loads from installation drawing for order No: 569549.

| | |
|---|---|
| **Factored Moment =** | **119024 in-kips** |
| **Factored Shear =** | **68.84 kips** |
| **Factored Download =** | **73.61 kips** |

10. Reference: ECA Project No. 22-003594 dated 11/2/2022
11. Concrete shall be placed using a tremie to the depth indicated on the foundation drawing.
12. Anchor bolts to be ASTM A615, Gr. 75 ksi.
13. Ref Soils Report for installation recommendations.
14. Foundation designed to not exceed 98% of monopole's capacity.

**Reinforcement Steel Schedule**

| - | Type | Rebar size | Rebar Spacing | Bar Weight lb/ft | Weight (lbs) | Bar Qty |
|---|---|---|---|---|---|---|
| 1 | Vertical | **#10** | Equal | 4.3 | 9460 | 44 |
| 2 | Ties | **#4** | 12" | 0.67 | 915 | 53 |
| Total Steel Weight for Foundation Installation = | | | | | **10375** | |

**Rebar Lap Splice Table**

| Rebar Size | Rebar Grade | Concrete Strength PSI | Rebar Overlap Inches |
|---|---|---|---|
| #10 | 60 | 4500 | 45 |
| #4 | 60 | 4500 | 14 |

**Rebar Ties - Hook Geometry**

| Rebar Size | 6db* ** Min Length | 4db* Nominal Diameter |
|---|---|---|
| | N/A | N/A |

* db = Bar Diameter
** Refers to ACI 135 degree hook detail

**Notes:**
Lap splice may be used when seismic hooks are not required
Overlaps and hooks at ends of adjacent circular ties shall be staggered around the perimeter enclosing the vertical bars.
Adjacent hooks shall not engage the same vertical bar.
Where vertical bars are to be spliced, splices shall be staggered.

Seal Box

NATHANAEL JOSEPH TOENIES
LICENSE
No. 94335
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

*By NJT1 at 8:17:38 AM, 11/18/2022*

| Rev | Description | Date | By/Ck |
|---|---|---|---|
| | | | |

valmont STRUCTURES

28800 Ida Street
Valley, NE 68064
(402) 359-2201

| | | | |
|---|---|---|---|
| By: | YZ | **Drilled Pier Foundation Layout** | |
| Check: | YZ | Customer: TowerCom | |
| Date: | 11/17/22 | Site: Love, FL | |

ANALYSIS Version: 3.13 | Project #569549 | Size - B | **Drawing No.FL569549FP** | Sheet 1 of 1

**PROJECT NARRATIVE & JUSTIFICATION**

**LOVE MINISTRIES WIRELESS COMMUNICATIONS FACILITY**

## OVERVIEW

On behalf of Towercom VIII-B LLC. ("Applicant"), Martohue Land Use Law P.A., as its Authorized Agent, is submitting a Design Review Application and Development Review Application for Conditional Use with New Construction and Site Plan Review to construct a new wireless communications facility with an overall height of 199' including appurtenances ("WCF") on a 3.74 acre site located at 3111 Avenue D, in Fort Pierce, Florida ("Parent Tract"). Collectively referred to as the "Application" herein. See Agent Authorization letter enclosed with the Application.

The Applicant, Towercom VIII-B, LLC, is a subsidiary of Towercom LLC, both are privately-held companies with Florida corporate headquarters located in Neptune Beach, Florida. The Applicant has over 25 years of experience developing/building, owning, maintaining, and leasing numerous communication towers in the United States, including throughout Florida. With respect to the captioned project, the Applicant has already entered into a long-term lease agreement with Verizon Wireless as the anchor tenant. The Applicant will construct, maintain, and own the proposed facility and be the permit holder for the tower itself. Each wireless carrier that intends to install its equipment on-site will be responsible for any required City permits.

The purpose of this document is to provide information about the Applicant's proposed WCF, the technical details of the proposal, and the Applicant's efforts to find an appropriate location for the tower siting and evidence that the proposed project site is the ideal location to achieve reliable seamless network coverage with sufficient signal strength and capacity to serve the residents, businesses and traveling public within the surrounding area.

## PROJECT DESCRIPTION

The Parent Tract is zoned C-3, General Commercial, with a Future Land Use designation of General Commercial. The Parent Tract is currently vacant land. Pursuant to Section 125-187 of the City of Fort Pierce's Code of Ordinances ("LDC"), antenna support structures are permitted as a conditional use in the C-3 zoning district, subject to City Commission public hearing approval based upon a determination that the location and development plans comply with applicable standards and will not violate basic use standards specified in the C-3 Zoning District, other applicable use standards, additional zoning ordinance provisions and other City laws.

Section 125-364 requires that the antenna support structure component of a WCF that exceeds 150' in height be structurally designed to accommodate at least three providers. The proposed 199' WCF will be designed to accommodate a minimum of four providers, exceeding the minimum three provider minimum. The collocation design proposed will reduce future proliferation of WCFs within the immediate vicinity of the Subject Project Site, thereby minimizing new visual impacts and reducing the need for additional antenna support structures.

The WCF is unmanned and will have zero impacts on public facilities and services. It will not generate any nuisances such as odor, noise, dust, light, smoke or other pollutants. An unmanned WCF generates zero AM/PM peak traffic trips and therefore would not increase traffic or parking congestion.

Maintenance of the Facility occurs approximately monthly, except during emergencies such as storms and hurricanes. One temporary off-street parking space is provided to accommodate maintenance technician visits. The Facility will not require FAA lighting and will comply with all FAA and FCC requirements, including but not limited to emissions and signal interference. See Statements of Non-Interference and FCC Emissions Compliance included as part of the supporting application documents. Rather, the WCF, if approved, will improve communications service in the surrounding area which will improve public safety as well as support local businesses and residents.

**SITE DATA**

| | |
|---|---|
| **Property Address** | 3111 Avenue D, Ft. Pierce, FL |
| **Parcel Control Numbers (PCNs)** | 2408-123-0008-000-2 |
| **Property Owner** | The Love Center Regeneration Ministries and Fellowship Inc. |
| **Parent Tract Acreage** | 3.74 acres |
| **Lease Area Compound Acreage** | .08 acres or 3,600 sf |
| **Future Land Use (FLU)** | General Commercial |
| **Existing Zoning** | C-3 General Commercial |
| **Proposed Use** | Wireless Communications Facility |
| **Access** | 30' Wide Easement from Avenue D |
| **Parking**[1] | One for monthly maintenance technician parking |
| **Impervious Area** | 3,830 sf (.024%) |
| **Semi Impervious Area** | 6,150 sf (.038%) |

**COMPLIANCE WITH C-3 GENERAL COMMERCIAL SITE DEVELOPMENT STANDARDS**

| **REQUIRED** | **PROVIDED** |
|---|---|
| MINIMUM LOT AREA: 10,000 SF | 162,914.4 SF |
| MINIMUM LOT WIDTH: 70' | 360' /150' |
| MINMUM LOT DEPTH: 90' | 629'-1" |
| MINIMUM FRONT YARD: 25' | 314'-1" |
| MINIMUM LOT FRONTAGE | 150' |

The Applicant is not seeking any variances from the applicable development standards.

**SITE & SURROUNDING AREA CHARACTERISTICS & COMMUNITY OUTREACH**

The Lease Area containing the communications tower and equipment compound will have access from Avenue D with a 30' wide access easement and a 14' wide gravel access drive within the access easement. See Site Plans on Sheets C-1 & C-2 and Survey. The portion of the undeveloped Parent Tract where the Lease Area is located is South of a parcel owned by We Brothers Enterprises Inc developed with light industrial uses fronting Avenue D. The property abutting to the South is unimproved public ROW Avenue C and South of Avenue C is a vacant parcel of land with dense tree cover buffering the existing residential homes South of the canal. The parcels to the West are developed

[1] This WCF is unmanned and not for human habitation. Handicap access is not required.

with light industrial and commercial uses. The neighborhood to the East is zoned Residential Medium (RM) and represent the existing residential uses in closest proximity to the Project Site. In light of their proximity and pursuant to the Applicant Agent's discussion with Staff during the pre-application meeting, the Applicant prepared and mailed a Community Outreach letter to the 57 property owners East of the site located South of Avenue D, North of the canal and West of N 29th Street. See enclosed Community Outreach package which includes the letter + site plan+ photo sims, affidavit of mailing and mailing address list. To date, the Applicant received one general interest inquiry via email on December 3, 2022 regarding the proposed WCF project to which Towercom's principal, George Davis responded with a call. The Property owner did not answer, a voicemail was left and as of the date of this Application, the owner has not responded via telephone or email. The Applicant will continue to respond to any inquiries.

The Applicant is providing all required fencing, landscape buffers and screening required for WCF equipment compounds pursuant to Section123_37, LDC. The Applicant is not seeking any variances.

The surrounding topography is flat with a few trees on-site and a retention pond immediately North of the Lease Area. Not only will the WCF structural design accommodate a minimum of four providers to reduce proliferation of communications towers and thereby reduce visual impacts to the surrounding area, the intentional location of the 3600 sf tower and equipment compound on the southern and western area of the 3.74 acre Parent Tract abutting existing light industrial/commercial uses to the West while taking advantage of the off-site tree cover particularly to the South, and providing a 454' setback from Avenue D and a 312'-6" setback from the East property line to maximize the distance from the existing residential properties to the East, together collectively will mitigate the visual impact of the proposed WCF. The Application package includes existing site photos as well as photo simulations of critical views from residential areas and public rights-of-way surrounding the Project site as evidence of such visual mitigation. These photos demonstrate that the Applicant carefully considered the nature of uses on adjacent and nearby properties, surrounding topography, surrounding tree coverage and foliage, the design of the antenna support structure, with particular attention to specific on-site locational characteristics, to reduce or eliminate visual obtrusiveness, to the maximum extent reasonably possible.

**RADIO FREQUENCY ENGINEERING CRITERIA & CONSIDERATIONS**

Verizon, as a wireless carrier, is committed and mandated by its license to ensure the best coverage and service to the public and private sectors. The proposed Project Site in the City of Fort Pierce is extremely important in terms of providing coverage to an area that is underserved. The proposed antenna support structure will add capacity to help carriers, like Verizon, eliminate poor reception and dropped calls by improving signal coverage, strength and capacity.

Communication towers do not work in isolation, rather they work as part of an overall network. Accordingly, sites are not selected at random and are reliant on factors such as: site conditions, forecasted client usage patterns, the distance to existing sites, environmental clutter such as trees & buildings from one tower to the next that can obstruct or otherwise interfere with signal propagation, and the ability to lease lands with potential landowners. The Applicant and Radio Frequency Engineers ("RF Engineers") have worked hard to identify an appropriately zoned site to locate this tower within

Verizon's Search Area to fill a noticeable gap in service in the identified geographic service area as Verizon looks to deploy 5G services in your community, throughout Florida and nationwide.

In order to utilize the full suite of 5G services, equipment specifications for these technologies requires the installation of radio transceivers or "radios," in close proximity to the antennas. This proximity is important because the transmit/receive components are physically part of the antenna for some 5G antennas, 5G antennas and transceivers will not physically fit in most enclosed unipole towers, and 5G equipment is susceptible to overheating in enclosed unipole towers that do not have active or passive cooling. Accordingly, the Applicant is proposing a traditional Monopole design to maximum signal distance, strength and capacity to reduce the need for additional WCFs in the future within the surrounding area.

RF Engineering performed an engineering study, considering multiple objectives, to determine the approximate site, location and antenna height required to best fulfill Verizon's 5G service objectives within your community. From this study, RF Engineers identified a "search ring" area where a communication tower facility may be located to provide effective 5G service in the area intended to be served. See Verizon RF Engineering Report for details of their existing network, nearby tower sites and future service coverage and capacity with the addition of the proposed WCF. In sum, the RF Report concluded that there are no existing antenna support structure or other suitable structure of sufficient height or sufficient structural strength within the identified geographic search area that can accommodate the Verizon's proposed antenna. Verizon has also provided a Statement of FCC Compliance and a RF Affidavit supporting the aforementioned analysis summary.

The Applicant strongly supports co-location on existing towers and structures and has master lease agreements with major wireless providers. The use of existing structures not only minimizes the proliferation of new towers in any given area, it is generally a more cost-effective way of doing businesses. Unfortunately, there are no pre-existing towers that would work for co-location in this case as demonstrated by Verizon's RF Engineering Report. Further, given the low average height of structures in the Search Area, a rooftop installation is also not viable. Accordingly, the Applicant has designed the proposed tower to support and accommodate Verizon plus 3 additional carriers. Upon acceptance of these companion Conditional Use and Site Plan zoning applications and assignment of a project case number(s), the Applicant will provide notice to other wireless communication carriers with potential interest in co-location on the proposed antenna support structure and will provide co-location at a reasonable market rate. See Statement of Notification to Carriers and Affidavit of Colocation.

**CONCLUSION**

As demonstrated by the Applications, project narrative above and supporting documents, the proposed WCF use meets all applicable requirements.

**PROJECT NARRATIVE & JUSTIFICATION**

**LOVE MINISTRIES WIRELESS COMMUNICATIONS FACILITY**

## OVERVIEW

On behalf of Towercom VIII-B LLC. ("Applicant"), Martohue Land Use Law P.A., as its Authorized Agent, is submitting a Design Review Application and Development Review Application for Conditional Use with New Construction and Site Plan Review to construct a new wireless communications facility with an overall height of 199' including appurtenances ("WCF") on a 3.74 acre site located at 3111 Avenue D, in Fort Pierce, Florida ("Parent Tract"). Collectively referred to as the "Application" herein. See Agent Authorization letter enclosed with the Application.

The Applicant, Towercom VIII-B, LLC, is a subsidiary of Towercom LLC, both are privately-held companies with Florida corporate headquarters located in Neptune Beach, Florida. The Applicant has over 25 years of experience developing/building, owning, maintaining, and leasing numerous communication towers in the United States, including throughout Florida. With respect to the captioned project, the Applicant has already entered into a long-term lease agreement with Verizon Wireless as the anchor tenant. The Applicant will construct, maintain, and own the proposed facility and be the permit holder for the tower itself. Each wireless carrier that intends to install its equipment on-site will be responsible for any required City permits.

The purpose of this document is to provide information about the Applicant's proposed WCF, the technical details of the proposal, and the Applicant's efforts to find an appropriate location for the tower siting and evidence that the proposed project site is the ideal location to achieve reliable seamless network coverage with sufficient signal strength and capacity to serve the residents, businesses and traveling public within the surrounding area.

## PROJECT DESCRIPTION

The Parent Tract is zoned C-3, General Commercial, with a Future Land Use designation of General Commercial. The Parent Tract is currently vacant land. Pursuant to Section 125-187 of the City of Fort Pierce's Code of Ordinances ("LDC"), antenna support structures are permitted as a conditional use in the C-3 zoning district, subject to City Commission public hearing approval based upon a determination that the location and development plans comply with applicable standards and will not violate basic use standards specified in the C-3 Zoning District, other applicable use standards, additional zoning ordinance provisions and other City laws.

Section 125-364 requires that the antenna support structure component of a WCF that exceeds 150' in height be structurally designed to accommodate at least three providers. The proposed 199' WCF will be designed to accommodate a minimum of four providers, exceeding the minimum three provider minimum. The collocation design proposed will reduce future proliferation of WCFs within the immediate vicinity of the Subject Project Site, thereby minimizing new visual impacts and reducing the need for additional antenna support structures.

The WCF is unmanned and will have zero impacts on public facilities and services. It will not generate any nuisances such as odor, noise, dust, light, smoke or other pollutants. An unmanned WCF generates zero AM/PM peak traffic trips and therefore would not increase traffic or parking congestion.

Maintenance of the Facility occurs approximately monthly, except during emergencies such as storms and hurricanes. One temporary off-street parking space is provided to accommodate maintenance technician visits. The Facility will not require FAA lighting and will comply with all FAA and FCC requirements, including but not limited to emissions and signal interference. See Statements of Non-Interference and FCC Emissions Compliance included as part of the supporting application documents. Rather, the WCF, if approved, will improve communications service in the surrounding area which will improve public safety as well as support local businesses and residents.

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| | |
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**CONCLUSION**

As demonstrated by the Applications, project narrative above and supporting documents, the proposed WCF use meets all applicable requirements.

November 29, 2022

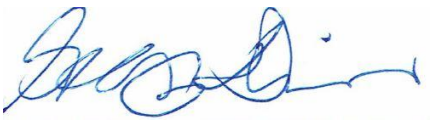
City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

**RE: Cell Tower Ground Lease**
**Project: Love Ministries**
**Property Location: 3111 Avenue D, Ft. Pierce FL**
**Parcel ID: 2408-123-0008-000-2**
**Jurisdiction: City of Fort Pierce**

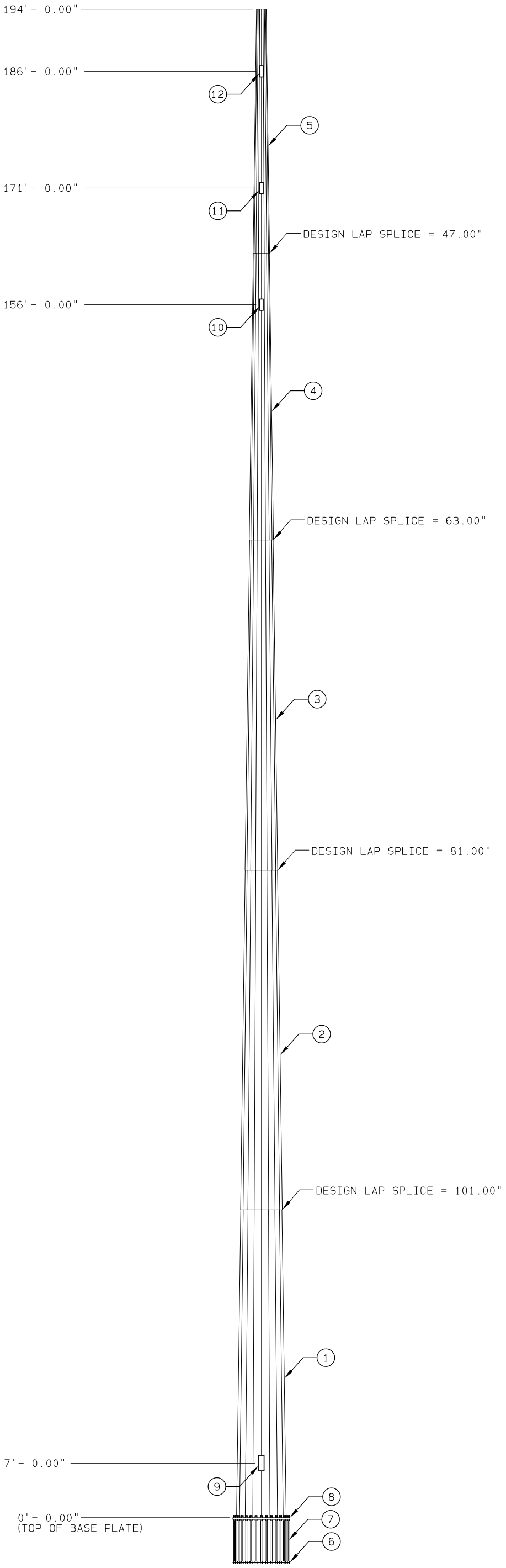
To whom it may concern:

Please let this letter serve as an affirmative statement as required by the City of Fort Pierce of Ordinances that upon acceptance of the zoning application for a wireless communications facility at the above-referenced address, TowerCom VIII-B, LLC will notify the three remaining cell carriers of the pending application. Verizon is presently committed to the site, and I will notify AT&T, T-Mobile and Dish Wireless upon filing.

Sincerely,



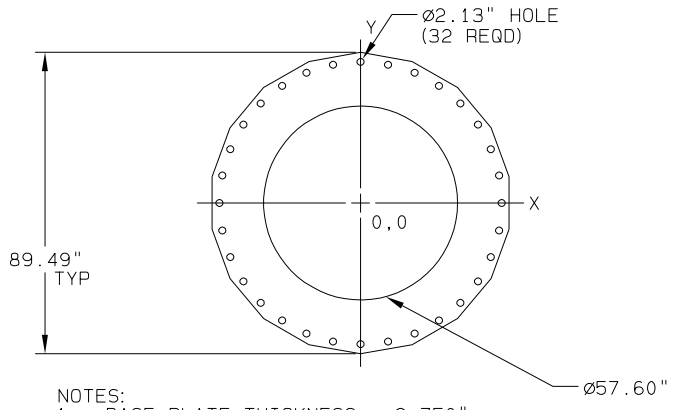
George Davis, Managing Vice President
TowerCom VIII-B, LLC




| SECTION INFORMATION | | | | | |
|---|---|---|---|---|---|
| ITEM ID | LENGTH | BASE OD | TOP OD | THK | MATL |
| 1 | 48'- 0.00" | 76.80" | 60.73" | 0.438" | A572 65 KSI |
| 2 | 50'- 5.00" | 64.43" | 47.55" | 0.438" | A572 65 KSI |
| 3 | 47'- 9.00" | 50.68" | 34.70" | 0.438" | A572 65 KSI |
| 4 | 40'- 9.00" | 37.21" | 23.57" | 0.375" | A572 65 KSI |
| 5 | 31'- 5.00" | 25.32" | 14.80" | 0.219" | A572 65 KSI |

| ITEM ID | NO. REQD | FEATURES | UNIT WEIGHT (LBS) | WEIGHT (LBS) |
|---|---|---|---|---|
| 1 | 1 | SECTION A VALMONT S-22 0.438" THK (A572 GR65) | 15,455 | 15,455 |
| 2 | 1 | SECTION B VALMONT S-22 0.438" THK (A572 GR65) | 13,188 | 13,188 |
| 3 | 1 | SECTION C VALMONT S-22 0.438" THK (A572 GR65) | 9,491 | 9,491 |
| 4 | 1 | SECTION D VALMONT S-22 0.375" THK (A572 GR65) | 4,925 | 4,925 |
| 5 | 1 | SECTION E VALMONT S-22 0.219" THK (A572 GR65) | 1,463 | 1,463 |
| 6 | 1 | BOTTOM CAGE PLATE | 169 | 169 |
| 7 | 32 | 1.75" ANCHOR BOLT, LENGTH=6.00' A615 GR75 | 69 | 2,183 |
| 8 | 1 | BASE PLATE VALMONT S-56 2.750" THK (A572 GR50) | 2,685 | 2,685 |
| | 1 | TOP CAGE PLATE (REMOVE BEFORE SETTING POLE) | 221 | 221 |
| | 1 | SAFETY CLIMBING CABLE (LENGTH = 184.00') | 125 | 125 |
| | 3 | GROUNDING LUG | 2 | 6 |
| | | GALVANIZING | 761 | 761 |
| | 226 | STEP AND CLIP (VALMONT STANDARD) | 1 | 226 |
| 9 | 3 | HAND HOLE HVY (9" x 24") | 52 | 156 |
| 10 | 3 | HAND HOLE STD (6" x 18") | 18 | 54 |
| 11 | 3 | HAND HOLE STD (6" x 18") | 18 | 54 |
| 12 | 3 | HAND HOLE STD (6" x 18") | 18 | 54 |
| | 1 | POLE CAP | 13 | 13 |

| HOLE COORDS (INCHES) | |
|---|---|
| X-COORD | Y-COORD |
| 41.88 | 0.00 |
| 41.07 | 8.17 |
| 38.69 | 16.02 |
| 34.82 | 23.26 |
| 29.61 | 29.61 |
| 23.26 | 34.82 |
| 16.02 | 38.69 |
| 8.17 | 41.07 |
| 0.00 | 41.88 |




NOTES:
1. BASE PLATE THICKNESS = 2.750"
2. BASE PLATE ALLOWABLE STRESS (KSI) = 50
3. ANGLES ARE MEASURED CLOCKWISE FROM 0 DEGREES
4. BOLT CIRCLE DIAMETER = 83.75"
5. CAGE TEMPLATE DIAMETER = 87.25"

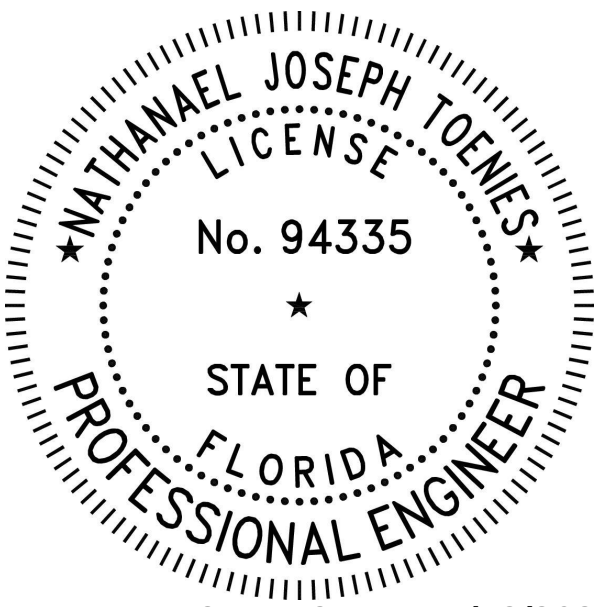
BASE PLATE / ANCHORAGE CHARACTERISTICS

NOTES:

1. FACTORED BASE REACTIONS
   MOMENT = 116,643 IN-KIPS
   SHEAR = 67,466 #
   VERTICAL = 73,612 #
2. GALVANIZED PER ASTM A-123.
3. DESIGN CRITERIA: TIA-222-H
4. THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
   EXPOSURE CATEGORY = B
   TOPOGRAPHY CATEGORY = 1
   RISK CATEGORY = II
   SITE ELEVATION = 15 FT
   EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS SS = 0.05
   EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT ONE SECOND S1 = 0.03
   EARTHQUAKE SITE CLASS = E
   WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 700 YEAR MRI
   A. CASE 1: WIND = 158 MPH WIND SPEED
   B. CASE 2: WIND = 60 MPH WIND SPEED
   C. CASE 3: SEISMIC
   D. CASE 4: SEISMIC
   E. EQUIPMENT

| DESCRIPTION | ABP MTG HT. (FT) | ABP CENTROID HT. (FT) | WITHOUT ICE EPA (FT**2) | WITHOUT ICE WT (LBS) | WITH ICE EPA (FT**2) | WITH ICE WT (LBS) |
|---|---|---|---|---|---|---|
| 1-42000 SQ IN EPA | 189.00 | 189.00 | 233.36 | 5833 | 233.36 | 5833 |
| 1-30000 SQ IN EPA | 174.00 | 174.00 | 166.64 | 4167 | 166.64 | 4167 |
| 1-20000 SQ IN EPA | 159.00 | 159.00 | 111.12 | 2778 | 111.12 | 2778 |
| 1-1/2" X 4' LIGHTNING ROD LIGH | 194.00 | 196.00 | 0.20 | 14 | 0.20 | 14 |

5. FEEDLINES ARE PLACED INTERIOR TO THE POLE SHAFT (UNLESS NOTED OTHERWISE)
6. TOTAL POLE HEIGHT IS 195 FT AGL
7. ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE (APPROX. 1 FT AGL)
8. 18 SIDED SHAFT
9. DESIGNED TO MEET 47' FALL ZONE
10. KA OF 0.8 APPLIED TO THE EPA VALUES PROVIDED FOR SHIELDING
11. ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.




*By NJT1 at 8:15:48 AM, 11/18/2022*

| ORDER | PROJECT | FILE ID | SCALE | DATE | ENGR |
|---|---|---|---|---|---|
| 569549 | | 569549-P1 | NONE | 11/17/22 | YZ70 |

DESCRIPTION
TOWERCOM 194.0' POLE, SITE: LOVE, FORT PIERCE, FL

valmont

Deborah L. Martohue, Esq., AICP
Martohue Land Use Law, P.A.
1036 23rd Avenue N
St. Petersburg, Florida 33704
Telephone: 727.256.1211
dmartohuelaw@outlook.com

December 15, 2022

Kev Freeman, Planning Director
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Conditional Use with New Construction & Site Plan Applications to permit a 199' Monopole Wireless Communications Facility
Property Location: 3111 Avenue D, Fort Pierce, FL
Parcel ID No.: 2408-123-008-000-2
Section-Township-Range:
Project Name: Love Ministries
Applicant: Towercom VIII-B, LLC
Carrier: Verizon
Authorized Agent: Martohue Land Use Law PA/ Deborah L. Martohue, Esq., AICP

Dear Mr. Freeman:

This law firm represents Towercom VIII-B, LLC ("Towercom"), the Applicant in the above captioned application. The Applicant is seeking approval of a Conditional Use with New Construction including Site Plann approval to permit a Wireless Communications Facility comprised of a Monopole with an overall height of 199' designed for a minimum of 4 communications carriers and an associated 50'x 50' fenced equipment compound surrounded by a 5' wide landscape buffer ("WCF or ;acility") located on a parcel zoned C-3, General Commercial. The following documents are being transmitted electronically for sufficiency review:

1. Application for Conditional Use with New Construction;
2. Application for Site Plan Review;
3. Application for Design Review;
4. Project Narrative & Justification Statement in Word & PDF;
5. Legal descriptions in word format'
6. Survey;
7. FAA- 1 A certification;
8. Zoning plans including but not limited to: site plans, landscape & irrigation plans, general location map and aerial with site plan overlay, drainage & erosion control plan and aerial with distance to nearest residential;
9. Warranty Deed;
10. Property Card for Parcel ID No.: 2408-123-008-000-2;

11. Towercom Agent Authorization Letter;
12. Redacted Lease;
13. Owner Colo & Abandonment Affidavit;
14. Towercom Colocation Affidavit;
15. Towercom Letter of Intent re Notice to Providers;
16. FAA Notice of Proposed Construction (FAA Determination of No Hazard application filing - in process);
17. ASAC Aviation Aeronautical Study Analysis & Compliance Report;
18. Statement of FCC Compliance;
19. RF Report prepared by Verizon;
20. Fall Zone Letter;
21. Structural Calculations and drawings;
22. Aerial and Existing Photos;
23. Visual Impact Analysis comprised of Photo Simulations & Key Map; and
24. Community Outreach Package including letters, enclosures, mailing list & affidavit of mailing.

Collectively the above constitutes the "Application". Should you have any questions, please contact me at dmartohuelaw@outlook.com or call 727.256.1211.

Sincerely,



Deborah L. Martohue, Esq., AICP

# RF Justification for Towercom Love Ministries

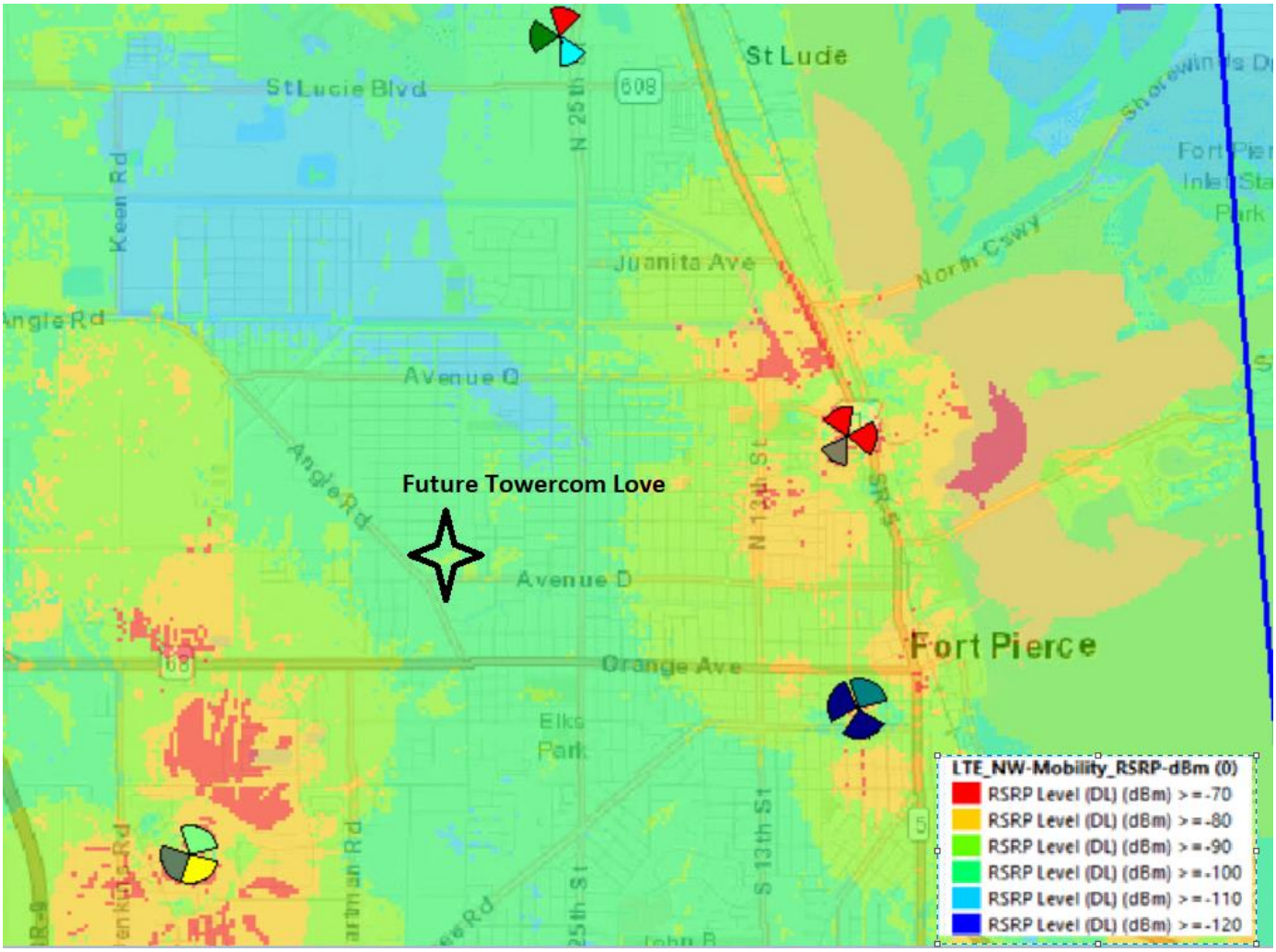
## Introduction

**This is a Capacity site which will help our network provide improved coverage and sustainability in communications for our customers. The proposed location will assist in alleviating the signal congestion in the Lincoln Park, the busy Angle Rd/SR 68 areas and along the congested Avenue D. Verizon Wireless current surrounding sites are heavily loaded with the usage caused by the heavy traffic in the above mentioned areas. Our coverage without Towercom Love Ministries is shown in this presentation. The coverage with Towercom Love Ministries is also shown with a vast improvement in the problematic areas.**

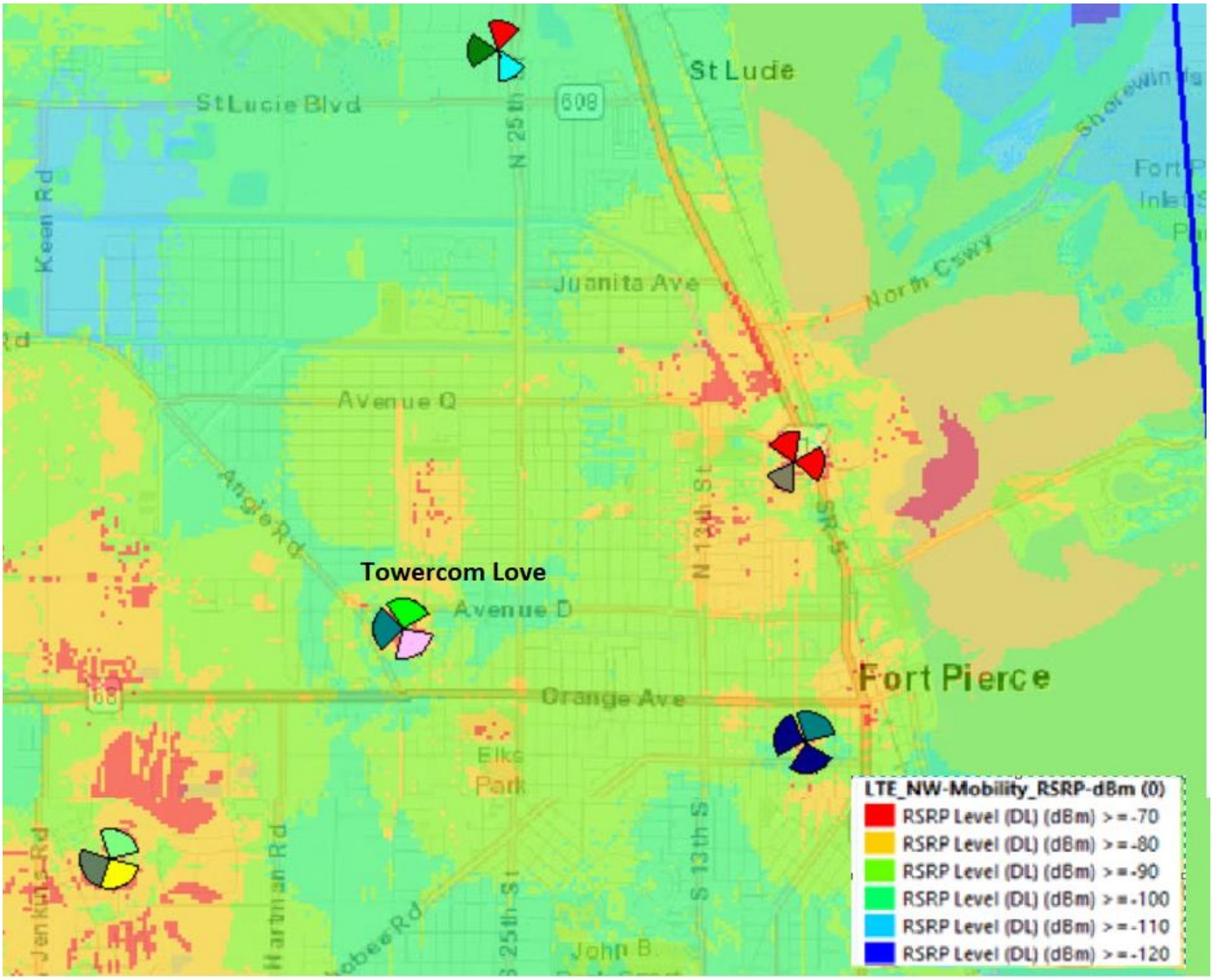
## Surrounding Existing Sites

| TOWER OWNER | LATTITUDE | LONGITUDE | TOWER HEIGHT(ft) | COUNTY |
|---|---|---|---|---|
| AERO COMMUNICATIONS | 27.435774 | -80.37764 | 465 | ST LUCIE |
| FLORIDA HIGHWAY PATROL | 27.487224 | -80.350928 | 128 | ST LUCIE |
| CROWN CASTLE | 27.444535 | -80.330004 | 200 | ST LUCIE |
| CROWN CASTLE | 27.461861 | -80.330611 | 200 | ST LUCIE |

## Current Coverage without Towercom Love



## Coverage with Towercom Love



Site Name: Love Ministries

# OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT (this "Agreement") is made this 17 day of June, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.** a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Optionor"), and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Optionee").

## I. OPTION TO LEASE

1. **Grant of Option**. For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property located at 3111 Avenue D, Ft. Pierce, Florida in Saint Lucie County ("Site") more particularly described on **Exhibit "A,"** and survey or site plan shown on **Exhibit "A-1,"** attached hereto ("Leased Premises"), together with non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Optionor's property, the location of said easements being shown on **Exhibit B** hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Optionee to grant or assign to third parties all or some of the easement rights granted to Optionee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term**. The initial term of this Option shall be for **twelve (12) months** from the date of this Agreement as first written above ("Option Initial Term").

3. **Consideration for Option**. Consideration for the Option Initial Term granted hereunder shall be [redacted] ("Option Consideration"). This payment by Optionee to Optionor shall be credited in full to the Rent (as hereinafter defined) if the Option is exercised by Optionee.

4. **Extension of Option**. This Option can be extended subject to the agreement of both parties for one (1) additional period of twelve (12) months (an "Option Renewal Term") by Optionee paying to Optionor the additional consideration of [redacted] for the Option Renewal Term, which payment shall be made prior to the expiration of the Option Initial Term. Any consideration paid by Optionee to extend the term of this Option shall be credited in full to the Rent due Optionor if this Option is exercised by Optionee.

5. **Optionor's Representations and Warranties**. As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable fee simple title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on **Exhibit "C"** attached hereto;

(b) Optionor has the authority to enter into, and be bound by, the terms of this Option without obtaining the consent of any third parties, as evidenced by the authority documents required in connection with Optionee's title policy insuring Optionee's leasehold interest in the Leased Premises and the Easements including, without limitation, an owner's title affidavit, operating agreement, partnership or corporate resolutions, by-laws, or any other reasonable documentation required by the title company;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor, which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. **Liquidated Damages**. In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. **Inspections and Investigations**. Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include, but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may terminate this Option,

and upon such termination, there shall be no further liability on the part of Optionee to Optionor hereunder.

8. **Further Acts**. Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governmental authorities which applications relate to Optionee's intended use of the Leased Premises including, but not limited to, land use and zoning applications.

## II. GROUND LEASE AGREEMENT

9. **Exercise of Option**. Upon the delivery of written notice by Optionee to Optionor of Optionee's exercise of the Option, the additional terms of this Section II - Ground Lease Agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The first day of the month following the date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. **Use**. The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time on the Leased Premises.

11. **Initial Term**. The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "D,"** evidencing the Commencement Date and other matters, shall be executed and recorded.

12. **Renewal Terms**. Lessee shall have the right to extend this Lease for **four (4) additional five (5) year terms** (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. **Rent**. Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of [redacted]

to be paid in equal monthly installments of [redacted] ("Rent"), which shall be deemed to not include any applicable State, County or local sales or use tax. Rent shall increase annually by [redacted] on each anniversary of the Commencement Date. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessee to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the "Termination Date"), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee. At Lessor's request, Lessee shall utilize direct deposit into Lessor's bank account with regard to Rent payments, and shall cooperate with Lessor in providing all requisite information to implement such direct deposit system.

14. **Lessor's Representation and Warranties**. Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals and for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. **Conditions Subsequent**. In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. **Interference**. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

17. **Improvements Utilities: Access**.

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinets and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including, but not limited to, the installation of emergency power generators). Lessee shall have the right to permanently place all necessary or required utilities, including, but not limited to, utility wires, poles, cables, fiber optic cable, conduits and pipes over, under, or along the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall have ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), at all times during this Lease, from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

18. **Termination**. Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties at law or equity, including an action for specific performance of any obligations hereunder); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

After termination of this Lease, Lessee shall remove the Tower Facilities, which Lessee has installed or otherwise located on the Premises, including underground foundations to not more than four (4) inches below grade.

19. **Sublessee's Improvements**. Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower Facilities and to erect additional improvements on the Leased Premises, including, but not limited to, antennas, dishes, cabling, additional storage buildings or equipment shelters on the Leased Premises as are reasonably required for the operation and maintenance of the communications equipment to be installed on the Leased Premises by said licensee(s) and sublessee(s), together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. **Taxes**. Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. In addition, Lessee shall pay any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises; provided that, Lessor furnishes proof to Lessee that such increase directly resulted from Lessee's use of the Leased Premises. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant," "Greenbelt Covenant," agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all

liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. **Destruction of Premises**. If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. **Condemnation**. If a condemning authority takes all of the Leased Premises or Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the sole opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its leasehold interest in the Premises and the value of its Tower Facilities, together with moving expenses, prepaid rent and business dislocation and relocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. **Insurance**. Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of $1,000,000 and shall name Lessor as an additional insured.

24. **Lessee's Environmental Covenants and Indemnity.** As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall immediately notify Lessee in writing of (i) any release or threatened release of Hazardous Materials in, on, under, from or migrating towards the Leased Premises; (ii) any non-compliance with any environmental laws related in any way to the Leased Premises; (iii) any actual or potential environmental lien; (iv) any required or proposed remediation of environmental conditions relating to the Leased Premises; and (v) any written or oral notice or other communication relating in any way to Hazardous Materials on the Leased Premises. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys' fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including, but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. **Mutual Indemnification**. Lessor shall indemnify and save harmless Lessee from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessor, or Lessor's officers, agents, servants, employees, contractors, or sublessees. Further, Lessor shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessee or in which Lessee may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the following paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

Lessee shall indemnify and save harmless Lessor from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessee, or Lessee's officers, agents, servants or employees. Further, Lessee shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessor or in which Lessor may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the preceding paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

27. **Notices**. All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor:
The Love Center Regeneration Ministries and Fellowship, Inc.
Attention: Jerome Rhyant
907 N. 13th St.
Fort Pierce, Florida 34950
[redacted]

With Copy to:
Simmons, Finney & Winfield, LLC
Attention: Linnes Finney, Jr., Esq.
145 NW Central Park Plaza, Suite 145
Port St. Lucie, Florida 34986
[redacted]

As to Lessee:
TowerCom VIII-B, LLC
Attn: George Davis, Vice President
241 Atlantic Blvd., Suite 201
Neptune Beach, Florida 32266
Phone: (904) 880-8887
E-mail: gdavis@towercomenterprises.com

28. **Title and Quiet Enjoyment**. Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

29. **Subordination and Non-Disturbance**. This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Lessor which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor promptly shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

30. **Assignments and Subleases**.

(a) Lessee may mortgage or grant a security interest in Lessee's leasehold estate and the Tower Facilities, and may make a conditional assignment of this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than thirty (30) days after the receipt of the default notice. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

(b) Lessee shall have the right to sublease or assign its rights under this Lease, with the consent of Lessor, which shall not be unreasonably withheld, delayed, or conditioned. Provided however, the Lessor's consent shall not be required for any of the following:

i. any conditional assignment of this Lease to Secured Parties as described in subparagraph (a) above;

ii. any sublease or license of a portion of the Tower Facilities in the ordinary course of Lessee's business;

iii. an assignment or sublease to an affiliate entity of Lessee;

iv. an assignment to an entity in the business of developing or owning telecommunication towers.

Any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease.

31. **Successors and Assigns**. This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

32. **Waiver of Lessor's Lien**. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

33. **Waiver of Incidental and Consequential Damages**. Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

34. **Lessee's Exclusivity**. Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

35. **No Bifurcation of Lessor's Estate/Assignment of Lease**. Without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in this Lease or the rent or any rights hereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site.

36. **ROFR**. If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in this Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

37. **Certifications**. Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Miscellaneous**.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior

written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(j) Whenever under this Lease the consent or approval of Lessor is required or a determination must be made by Lessor, no such consent or approval shall be unreasonably withheld, conditioned, or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.

(SIGNATURE PAGE FOLLOWS)

Site Name: Love Ministries

# OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT (this "Agreement") is made this 1st day of June, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.** a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Optionor"), and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Optionee").

## I. OPTION TO LEASE

1. **Grant of Option**. For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property located at 3111 Avenue D, Ft. Pierce, Florida in Saint Lucie County ("Site") more particularly described on **Exhibit "A,"** and survey or site plan shown on **Exhibit "A-1,"** attached hereto ("Leased Premises"), together with non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Optionor's property, the location of said easements being shown on **Exhibit B** hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Optionee to grant or assign to third parties all or some of the easement rights granted to Optionee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term**. The initial term of this Option shall be for **twelve (12) months** from the date of this Agreement as first written above ("Option Initial Term").

3. **Consideration for Option**. Consideration for the Option Initial Term granted hereunder shall be **Two Thousand and 00/100 Dollars ($2,000.00)** ("Option Consideration"). This payment by Optionee to Optionor shall be credited in full to the Rent (as hereinafter defined) if the Option is exercised by Optionee.

4. **Extension of Option**. This Option can be extended subject to the agreement of both parties for one (1) additional period of twelve (12) months (an "Option Renewal Term") by Optionee paying to Optionor the additional consideration of **Four Thousand and 00/100 Dollars ($4,000.00)** for the Option Renewal Term, which payment shall be made prior to the expiration of the Option Initial Term. Any consideration paid by Optionee to extend the term of this Option shall be credited in full to the Rent due Optionor if this Option is exercised by Optionee.

5. **Optionor's Representations and Warranties**. As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable fee simple title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on **Exhibit "C"** attached hereto;

(b) Optionor has the authority to enter into, and be bound by, the terms of this Option without obtaining the consent of any third parties, as evidenced by the authority documents required in connection with Optionee's title policy insuring Optionee's leasehold interest in the Leased Premises and the Easements including, without limitation, an owner's title affidavit, operating agreement, partnership or corporate resolutions, by-laws, or any other reasonable documentation required by the title company;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor, which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. **Liquidated Damages**. In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. **Inspections and Investigations**. Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include, but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may terminate this Option,

and upon such termination, there shall be no further liability on the part of Optionee to Optionor hereunder.

8. **Further Acts**. Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governmental authorities which applications relate to Optionee's intended use of the Leased Premises including, but not limited to, land use and zoning applications.

## II. GROUND LEASE AGREEMENT

9. **Exercise of Option**. Upon the delivery of written notice by Optionee to Optionor of Optionee's exercise of the Option, the additional terms of this Section II - Ground Lease Agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The first day of the month following the date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. **Use**. The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time on the Leased Premises.

11. **Initial Term**. The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "D,"** evidencing the Commencement Date and other matters, shall be executed and recorded.

12. **Renewal Terms**. Lessee shall have the right to extend this Lease for **four (4) additional five (5) year terms** (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. **Rent**. Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of Twenty-Four Thousand and 00/100 Dollars ($24,000.00),

to be paid in equal monthly installments of Two Thousand and 00/100 Dollars ($2,000.00) ("Rent"), which shall be deemed to not include any applicable State, County or local sales or use tax. Rent shall increase annually by **two percent (2%)** on each anniversary of the Commencement Date. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessee to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the "Termination Date"), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee. At Lessor's request, Lessee shall utilize direct deposit into Lessor's bank account with regard to Rent payments, and shall cooperate with Lessor in providing all requisite information to implement such direct deposit system.

14. **Lessor's Representation and Warranties**. Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals and for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. **Conditions Subsequent**. In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. **Interference**. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

17. **Improvements Utilities: Access.**

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinets and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including, but not limited to, the installation of emergency power generators). Lessee shall have the right to permanently place all necessary or required utilities, including, but not limited to, utility wires, poles, cables, fiber optic cable, conduits and pipes over, under, or along the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall have ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), at all times during this Lease, from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

18. **Termination**. Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties at law or equity, including an action for specific performance of any obligations hereunder); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

After termination of this Lease, Lessee shall remove the Tower Facilities, which Lessee has installed or otherwise located on the Premises, including underground foundations to not more than four (4) inches below grade.

19. **Sublessee's Improvements**. Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower Facilities and to erect additional improvements on the Leased Premises, including, but not limited to, antennas, dishes, cabling, additional storage buildings or equipment shelters on the Leased Premises as are reasonably required for the operation and maintenance of the communications equipment to be installed on the Leased Premises by said licensee(s) and sublessee(s), together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. **Taxes**. Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. In addition, Lessee shall pay any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises; provided that, Lessor furnishes proof to Lessee that such increase directly resulted from Lessee's use of the Leased Premises. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant," "Greenbelt Covenant," agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all

liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. **Destruction of Premises**. If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. **Condemnation**. If a condemning authority takes all of the Leased Premises or Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the sole opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its leasehold interest in the Premises and the value of its Tower Facilities, together with moving expenses, prepaid rent and business dislocation and relocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. **Insurance**. Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of $1,000,000 and shall name Lessor as an additional insured.

24. **Lessee's Environmental Covenants and Indemnity**. As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall immediately notify Lessee in writing of (i) any release or threatened release of Hazardous Materials in, on, under, from or migrating towards the Leased Premises; (ii) any non-compliance with any environmental laws related in any way to the Leased Premises; (iii) any actual or potential environmental lien; (iv) any required or proposed remediation of environmental conditions relating to the Leased Premises; and (v) any written or oral notice or other communication relating in any way to Hazardous Materials on the Leased Premises. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys' fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including, but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. **Mutual Indemnification**. Lessor shall indemnify and save harmless Lessee from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessor, or Lessor's officers, agents, servants, employees, contractors, or sublessees. Further, Lessor shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessee or in which Lessee may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the following paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

Lessee shall indemnify and save harmless Lessor from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessee, or Lessee's officers, agents, servants or employees. Further, Lessee shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessor or in which Lessor may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the preceding paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

27. **Notices**. All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

| | |
|---|---|
| As to Lessor: | The Love Center Regeneration Ministries and Fellowship, Inc.<br>Attention: Jerome Rhyant<br>907 N. 13th St.<br>Fort Pierce, Florida 34950<br>Phone: 772-460-2445<br>E-mail address: rhyantenterprise@gmail.com<br>Federal ID / SS No.: 65-0618494 |
| With Copy to: | Simmons, Finney & Winfield, LLC<br>Attention: Linnes Finney, Jr., Esq.<br>145 NW Central Park Plaza, Suite 145<br>Port St. Lucie, Florida 34986<br>Phone: 772-873-5900<br>E-mail: Lfinney@sfwlegalteam.com |
| As to Lessee: | TowerCom VIII-B, LLC<br>Attn: George Davis, Vice President<br>241 Atlantic Blvd., Suite 201<br>Neptune Beach, Florida 32266<br>Phone: (904) 880-8887<br>E-mail: gdavis@towercomenterprises.com |

28. **Title and Quiet Enjoyment**. Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

29. **Subordination and Non-Disturbance**. This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Lessor which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor promptly shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

30. **Assignments and Subleases**.

(a) Lessee may mortgage or grant a security interest in Lessee's leasehold estate and the Tower Facilities, and may make a conditional assignment of this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than thirty (30) days after the receipt of the default notice. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

(b) Lessee shall have the right to sublease or assign its rights under this Lease, with the consent of Lessor, which shall not be unreasonably withheld, delayed, or conditioned. Provided however, the Lessor's consent shall not be required for any of the following:

i. any conditional assignment of this Lease to Secured Parties as described in subparagraph (a) above;

ii. any sublease or license of a portion of the Tower Facilities in the ordinary course of Lessee's business;

iii. an assignment or sublease to an affiliate entity of Lessee;

iv. an assignment to an entity in the business of developing or owning telecommunication towers.

Any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease.

31. **Successors and Assigns**. This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

32. **Waiver of Lessor's Lien**. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

33. **Waiver of Incidental and Consequential Damages**. Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

34. **Lessee's Exclusivity**. Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

35. **No Bifurcation of Lessor's Estate/Assignment of Lease**. Without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in this Lease or the rent or any rights hereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site.

36. **ROFR**. If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in this Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

37. **Certifications**. Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Miscellaneous**.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior

written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(j) Whenever under this Lease the consent or approval of Lessor is required or a determination must be made by Lessor, no such consent or approval shall be unreasonably withheld, conditioned, or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

LESSOR:

The Love Center Regeneration Ministries and Fellowship, Inc., a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc.

By: _____
Jerome Rhyant
President and CEO

Date: 4/26, 2022

LESSEE:

TowerCom VIII-B, LLC,
a Delaware limited liability company

By: _____
George W. Davis
Vice President

Date: 6-1-, 2022

## EXHIBIT "A"

Description of Real Property (Leased Premises)

A **60' by 60'** parcel of land for the tower compound being located around the base of the tower, all being a portion of the parent tract described below. The legal description of the Leased Premises shall be determined by survey and shall thereafter replace this **Exhibit "A"**.

Tax Parcel I.D. # of parent tract: Saint Lucie County 2408-123-0008-000-2

Physical Address of parent tract: 3111 Avenue D
Fort Pierce, FL 34954

Optionor acknowledges and agrees that if the governmental authority requires a landscaped buffer be leased or maintained around the Leased Premises, then (1) the survey will show such additional area and (2) the Lease will be deemed to include such buffer area either within the Premises or as an appurtenant easement to the Premises, based on the applicable governmental requirements.

Parent Tract

**All that tract or parcel of land being in St. Lucie County, Florida described as:**

**The South 315.05 feet of the East 210 feet of the West 260 feet of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East, and**

**Beginning at the NW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East, run East 260 feet to point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.**

**EXHIBIT "A-1"**

Survey or Site Plan

Location of the Leased Premises shall be determined by survey, and upon completion shall replace this **Exhibit "A-1"**.



**EXHIBIT "B"**

Easement(s)

An approximate **30' Easement** for ingress/egress and utilities, each to be determined by survey, and upon completion of survey, shall replace this **Exhibit "B"**.



**EXHIBIT "C"**

Liens and Encumbrances

| | |
|---|---|
| Holder of 1st Mortgage: | The Cadle Company |
| Address: | 100 North Center Street, Newton Falls, OH 44444 |
| Contact Name: | Michael Brown |
| Phone Number: | 330-872-0918 Ext. 3517 or 888-462-2352 |
| Loan Number: | CCA80116 |

| | |
|---|---|
| Holder of 2nd Mortgage: | _____ |
| Address: | _____ |
| Contact Name: | _____ |
| Phone Number: | _____ |
| Loan Number: | _____ |

Other Liens/Encumbrances
(Please Describe): _____
_____
_____

*If No Mortgage(s), check here:* _____

**EXHIBIT "D"**

**FORM OF MEMORANDUM OF LEASE**

**Prepared by and return to:**
Holt Ney Zatcoff & Wasserman, LLP
Brian P. Cain, Esq.
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339

Site Name: Love Ministries

**MEMORANDUM OF LEASE**

This Memorandum of Lease is made on _____, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.**, a Florida nonprofit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Lessor"), whose address is 907 N. 13th St., Fort Pierce, Florida 34950, and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Lessee"), whose address is 241 Atlantic Boulevard, Suite 201, Neptune Beach, Florida 32266.

1. Lessor and Lessee are parties to an Option and Ground Lease Agreement dated as of _____, 2022 (the "Lease Agreement"); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in **Saint Lucie County, Florida**, as more fully described in the legal description attached hereto as **Exhibit "A"** ("Leased Premises").

2. Pursuant to the Lease Agreement, Lessor has granted, and by these presents does grant, to Lessee non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along Lessor's property, the location of said easements being shown on **Exhibit "B"** hereto (the "Easements"). The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.

3. The Lease Agreement provides for an initial term of five (5) years and four (4) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.

4. The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of five (5) miles of the Leased Premises. The Lease Agreement also provides that, without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in the Lease Agreement or the rent or any rights thereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site. If at any time during the term of the Lease Agreement, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in the Lease Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to accept the Offer or exercise Lessee's right to purchase the Leased Premises and exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

[Separate Form to be Executed]

verizon

November 9, 2022

RE: FCC Compliance – Verizon Site ID 617287878
Address: 3111 Ave D, Ft. Pierce, FL 34947

To Whom It May Concern:

Verizon Wireless and/or affiliates ("Verizon Wireless") operates an LTE/PCS network authorized by the Federal Communications Commission (FCC) to provide state of the art digital wireless communications in many parts of the nation, including Florida. Verizon Wireless' operations and network are licensed and regulated by the FCC.

Verizon Wireless herby certifies that the proposed installation at the above referenced address will not cause interference with the use of properly functioning radios, televisions, Emergency Management Systems (EMS) and or telephone broadcasting and reception. In addition, Verizon Wireless shall certify that the antennas installed will be in compliance with all present and future promulgated safety laws, rules and regulations concerning electromagnetic emissions standards or similar safety standards for other communications transmissions.

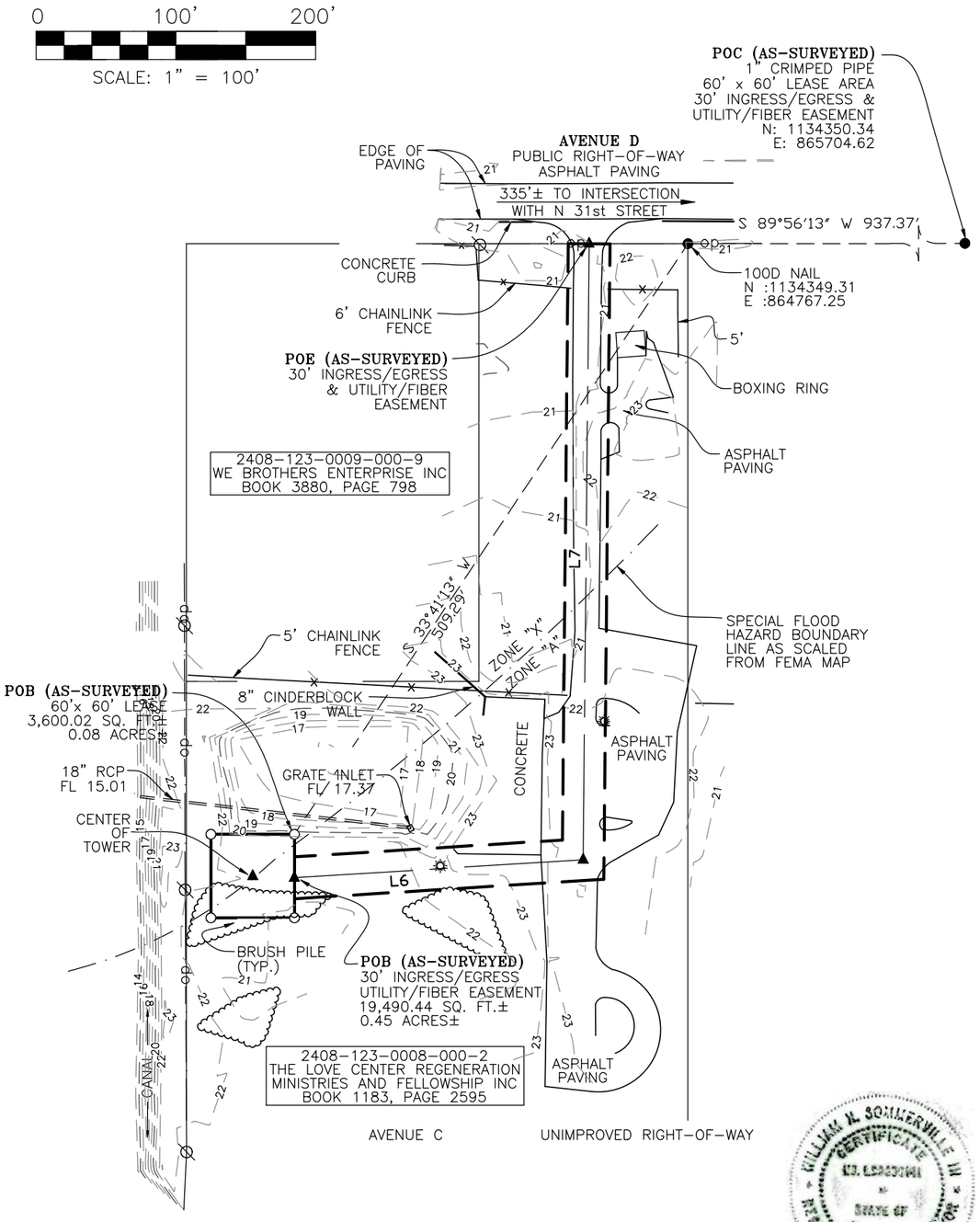
The RF design, as proposed for the above noted site, is in compliance with all applicable FCC requirements. In addition, the proposed site meets all applicable ANSVIEEE C95.I-1992 exposure levels, as adopted by the FCC requirements.

Sincerely,

Howard Allen
Verizon Wireless
RF Design Engineer

0 100' 200'

SCALE: 1" = 100'



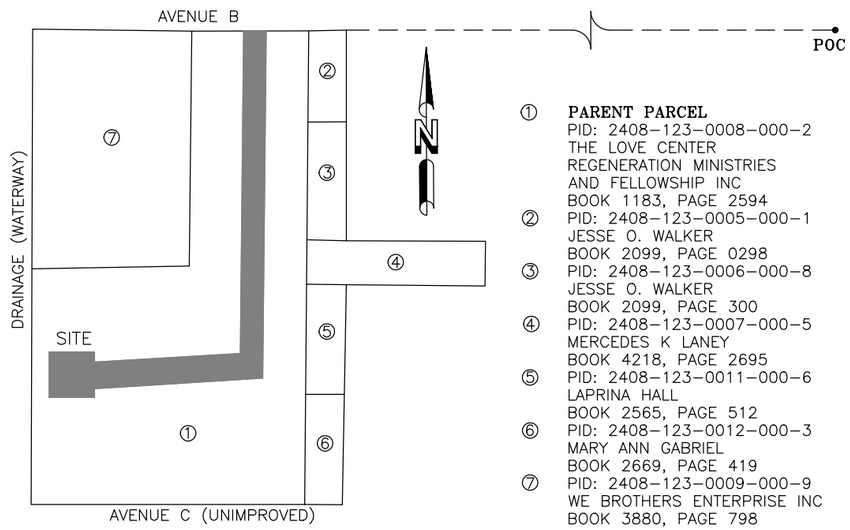

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°00'00" E | 60.00' |
| L2 | S 90°00'00" W | 60.00' |
| L3 | N 00°00'00" W | 60.00' |
| L4 | N 90°00'00" E | 60.00' |
| L5 | S 00°00'00" E | 31.23' |
| L6 | N 86°24'55" E | 207.80' |
| L7 | N 00°33'17" E | 442.03'± |

WILLIAM H. SOMMERVILLE III
CERTIFICATE
NO. 6141
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

10/06/22

William H. Sommerville, III
Florida License No. 0006141

PARENT TRACT OVERVIEW NOT TO SCALE




① **PARENT PARCEL**
PID: 2408-123-0008-000-2
THE LOVE CENTER
REGENERATION MINISTRIES
AND FELLOWSHIP INC
BOOK 1183, PAGE 2594

② PID: 2408-123-0005-000-1
JESSE O. WALKER
BOOK 2099, PAGE 0298

③ PID: 2408-123-0006-000-8
JESSE O. WALKER
BOOK 2099, PAGE 300

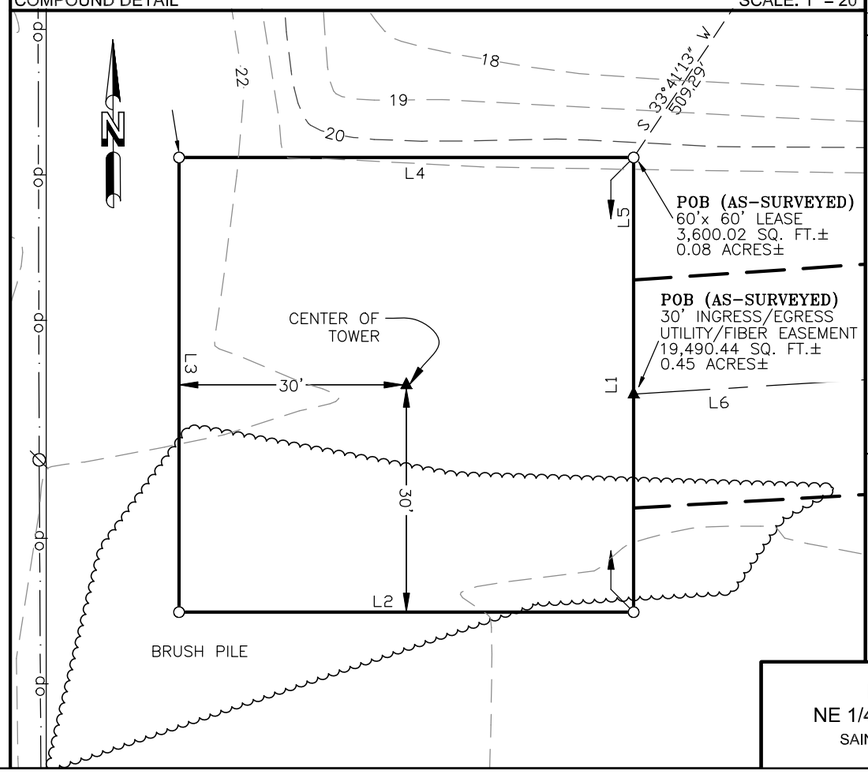
④ PID: 2408-123-0007-000-5
MERCEDES K LANEY
BOOK 4218, PAGE 2695

⑤ PID: 2408-123-0011-000-6
LAPRINA HALL
BOOK 2565, PAGE 512

⑥ PID: 2408-123-0012-000-3
MARY ANN GABRIEL
BOOK 2669, PAGE 419

⑦ PID: 2408-123-0009-000-9
WE BROTHERS ENTERPRISE INC
BOOK 3880, PAGE 798

COMPOUND DETAIL SCALE: 1" = 20'



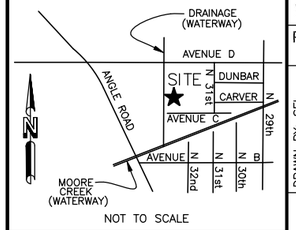

## TOWER INFO

CENTER OF TOWER:

LATITUDE: 27°27'05.969" NORTH
LONGITUDE: 80°21'27.918" WEST
(NAD 83)
GROUND ELEVATION: 21.9'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
3111 AVENUE D
FORT PIERCE, FLORIDA 34954

## VICINITY MAP




NOT TO SCALE

## FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°17'45.90565"

TRUE NORTH TO MAGNETIC DECLINATION
7°10' W

COMBINED SCALE FACTOR
0.99990910

## LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊘ = POWER POLE
- ☼ = POWER POLE
- ↓ = GUY ANCHOR
- ⊡ = POWER BOX
- ⊞ = TELEPHONE PEDESTAL
- ◉ = GROUNDING ROD

ROW = RIGHT-OF-WAY
op = OVERHEAD POWER

## FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'A' of the Flood Insurance Rate Map Community Panel No. 12111C0178J, which bears an effective date of February 16, 2012 and IS in a special flood hazard area.
Zone 'A': A zone definition from flood map 12111C0178. Base Flood Elevatrion not defined.

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | CORRECTED ACCESS/UTILITY EASEMENT | 08/09/22 | PWK |
| 2 | CHANGED EASEMENT | 08/18/22 | PWK |
| 3 | CLIENT COMMENTS | 09/15/22 | PWK |

PROJECT NO.
22-1231

DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: 1" = 100'
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:

TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
NEPTUNE BEACH, FLORIDA 32266


SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com


SMW ENGINEERING GROUP, INC.

## PARENT TRACT DEED (PER TITLE):

Township 35 South, Range 40 East, and
Beginning at the NW corner of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East, run East 260 feet to the point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.
AND BEING the same property conveyed to The Love Center Regeneration Ministries, Inc., a Florida not–for–profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Warranty Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2594; AND FURTHER CONVEYED to The Love Center Regeneration Ministries, Inc., a Florida not–for–profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Quit Claim Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2595.

## 60' x 60' LEASE (AS–SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT–OF–WAY OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62;
THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL;
THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING;
THENCE S 00°00'00" E 60.00 FEET TO A SET 5/8" REBAR;
THENCE S 90°00'00" W 60.00 FEET TO A SET 5/8" REBAR;
THENCE N 00°00'00" W 60.00 FEET TO A SET 5/8" REBAR;
THENCE N 90°00'00" E, 60.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 3,600.0 SQ.FT. OR 0.08 ACRES MORE OR LESS.

## 30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS–SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT–OF–WAY LINE OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62;
THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL;
THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AT THE NORTHEAST CORNER OF THE LEASE AREA;
THENCE S 00°00'00" E, ALONG THE EASTERN BOUNDARY OF THE LEASE AREA, 31.23 FEET TO THE POINT OF BEGINNING OF AN INGRESS/EGRESS & UTILITY/FIBER EASEMENT BEING 30 FEET IN WIDTH AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE NORTH 86°24'55" EAST, 207.80 FEET;
THENCE NORTH 00°33'17" EAST, 442.03 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF AVENUE D AND THE POINT OF ENDING,
CONTAINING 19,490.44 SQUARE FEET OR 0.45 ACRES MORE OR LESS.

## PLOTTABLE EXCEPTIONS

Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 37364229
Date June 2, 2022
Schedule B, Section II

| Exception No. | Instrument | Comment |
|---|---|---|
| 1–7 | | Standard exceptions. Contain no survey matters. |
| ⑧ | D.B. 2505, Pg. 2910 | Does Affect, blanket in nature. |
| | D.B. 4091, Pg. 329 | Does Affect, blanket in nature. |
| ⑨ | Doc. No. 16–00002143 | Does Not Affect. |

## SURVEYOR'S NOTES

1. This is Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is July 15, 2022.
2. The following surveying instruments were used at time of field visit: Topcon GM–55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID AF6647. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/– 20 feet horizontally and to within +/– 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one–foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

## SURVEYOR'S CERTIFICATION




10/06/22

I certify to TowerCom VIII–B, LLC and Fidelity National Title Insurance Company, that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

William H. Sommerville, III
Florida License No. 0006141

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | CORRECTED ACCESS/UTILITY EASEMENT | 08/09/22 | PWK |
| 2 | CHANGED EASEMENT | 08/18/22 | PWK |
| 3 | CLIENT COMMENTS | 09/15/22 | PWK |

PROJECT NO.
22-1231

DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: N.T.S.
SHEET 1 OF 2

RAWLAND TOWER SURVEY

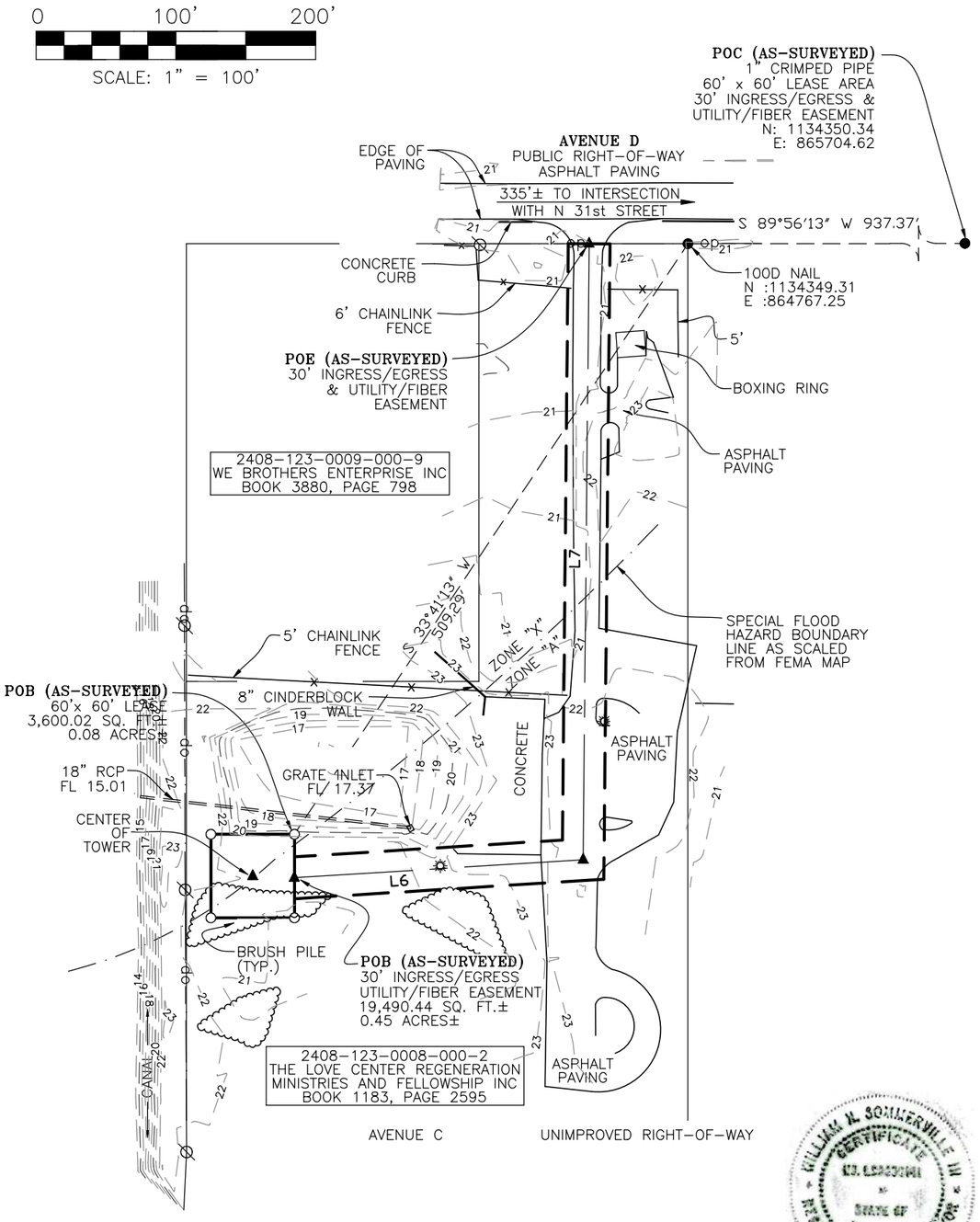
FOR:
TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
NEPTUNE BEACH, FLORIDA 32266

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

0 100' 200'

SCALE: 1" = 100'



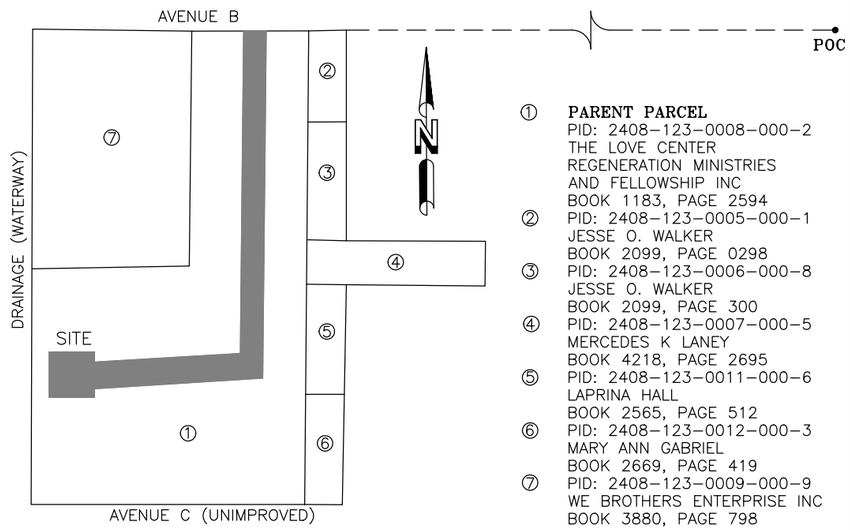

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°00'00" E | 60.00' |
| L2 | S 90°00'00" W | 60.00' |
| L3 | N 00°00'00" W | 60.00' |
| L4 | N 90°00'00" E | 60.00' |
| L5 | S 00°00'00" E | 31.23' |
| L6 | N 86°24'55" E | 207.80' |
| L7 | N 00°33'17" E | 442.03'± |

WILLIAM H. SOMMERVILLE III
CERTIFICATE
NO. 6141
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

10/06/22

William H. Sommerville, III
Florida License No. 0006141

PARENT TRACT OVERVIEW NOT TO SCALE




① **PARENT PARCEL**
PID: 2408-123-0008-000-2
THE LOVE CENTER
REGENERATION MINISTRIES
AND FELLOWSHIP INC
BOOK 1183, PAGE 2594

② PID: 2408-123-0005-000-1
JESSE O. WALKER
BOOK 2099, PAGE 0298

③ PID: 2408-123-0006-000-8
JESSE O. WALKER
BOOK 2099, PAGE 300

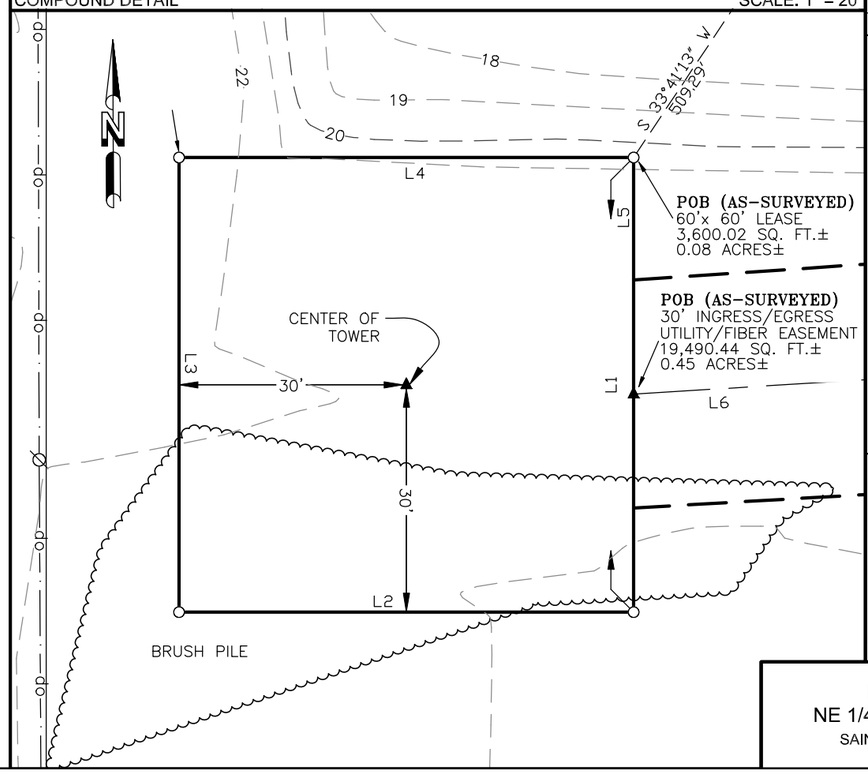
④ PID: 2408-123-0007-000-5
MERCEDES K LANEY
BOOK 4218, PAGE 2695

⑤ PID: 2408-123-0011-000-6
LAPRINA HALL
BOOK 2565, PAGE 512

⑥ PID: 2408-123-0012-000-3
MARY ANN GABRIEL
BOOK 2669, PAGE 419

⑦ PID: 2408-123-0009-000-9
WE BROTHERS ENTERPRISE INC
BOOK 3880, PAGE 798

COMPOUND DETAIL SCALE: 1" = 20'



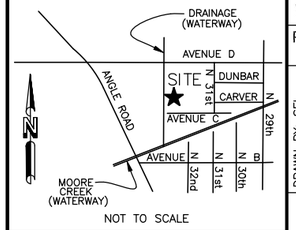

## TOWER INFO

CENTER OF TOWER:

LATITUDE: 27°27'05.969" NORTH
LONGITUDE: 80°21'27.918" WEST
(NAD 83)
GROUND ELEVATION: 21.9'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
3111 AVENUE D
FORT PIERCE, FLORIDA 34954

## VICINITY MAP




NOT TO SCALE

## FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°17'45.90565"

TRUE NORTH TO MAGNETIC DECLINATION
7°10' W

COMBINED SCALE FACTOR
0.99990910

## LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊘ = POWER POLE
- ☼ = POWER POLE
- ↓ = GUY ANCHOR
- ⊡ = POWER BOX
- ⊞ = TELEPHONE PEDESTAL
- ◉ = GROUNDING ROD

ROW = RIGHT-OF-WAY
op = OVERHEAD POWER

## FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'A' of the Flood Insurance Rate Map Community Panel No. 12111C0178J, which bears an effective date of February 16, 2012 and IS in a special flood hazard area.
Zone 'A': A zone definition from flood map 12111C0178. Base Flood Elevatrion not defined.

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | CORRECTED ACCESS/UTILITY EASEMENT | 08/09/22 | PWK |
| 2 | CHANGED EASEMENT | 08/18/22 | PWK |
| 3 | CLIENT COMMENTS | 09/15/22 | PWK |

PROJECT NO.
22-1231

DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: 1" = 100'
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:

TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
NEPTUNE BEACH, FLORIDA 32266


SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com


SMW ENGINEERING GROUP, INC.

## PARENT TRACT DEED (PER TITLE):

Township 35 South, Range 40 East, and
Beginning at the NW corner of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East, run East 260 feet to the point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.
AND BEING the same property conveyed to The Love Center Regeneration Ministries, Inc., a Florida not–for–profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Warranty Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2594; AND FURTHER CONVEYED to The Love Center Regeneration Ministries, Inc., a Florida not–for–profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Quit Claim Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2595.

## 60' x 60' LEASE (AS–SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT–OF–WAY OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62;
THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL;
THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING;
THENCE S 00°00'00" E 60.00 FEET TO A SET 5/8" REBAR;
THENCE S 90°00'00" W 60.00 FEET TO A SET 5/8" REBAR;
THENCE N 00°00'00" W 60.00 FEET TO A SET 5/8" REBAR;
THENCE N 90°00'00" E, 60.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 3,600.0 SQ.FT. OR 0.08 ACRES MORE OR LESS.

## 30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS–SURVEYED)

THAT PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED AND RECORDED IN BOOK 1183, PAGE 2595 IN THE OFFICE OF THE CIRCUIT CLERK, SAINT LUCIE COUNTY, FLORIDA LYING IN THE PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1" CRIMPED PIPE ON THE SOUTHERLY RIGHT–OF–WAY LINE OF AVENUE D, HAVING FLORIDA EAST STATE PLANE COORDINATES N: 1134350.34 E: 865704.62;
THENCE SOUTH 89°56'13" WEST, 937.37 FEET TO A FOUND 100D NAIL;
THENCE SOUTH 33°41'13" WEST, 509.29 FEET TO A SET 5/8" REBAR AT THE NORTHEAST CORNER OF THE LEASE AREA;
THENCE S 00°00'00" E, ALONG THE EASTERN BOUNDARY OF THE LEASE AREA, 31.23 FEET TO THE POINT OF BEGINNING OF AN INGRESS/EGRESS & UTILITY/FIBER EASEMENT BEING 30 FEET IN WIDTH AND LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
THENCE NORTH 86°24'55" EAST, 207.80 FEET;
THENCE NORTH 00°33'17" EAST, 442.03 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF AVENUE D AND THE POINT OF ENDING,
CONTAINING 19,490.44 SQUARE FEET OR 0.45 ACRES MORE OR LESS.

## PLOTTABLE EXCEPTIONS

Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 37364229
Date June 2, 2022
Schedule B, Section II

| Exception No. | Instrument | Comment |
|---|---|---|
| 1–7 | | Standard exceptions. Contain no survey matters. |
| ⑧ | D.B. 2505, Pg. 2910 | Does Affect, blanket in nature. |
| | D.B. 4091, Pg. 329 | Does Affect, blanket in nature. |
| ⑨ | Doc. No. 16–00002143 | Does Not Affect. |

## SURVEYOR'S NOTES

1. This is Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is July 15, 2022.
2. The following surveying instruments were used at time of field visit: Topcon GM–55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID AF6647. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/– 20 feet horizontally and to within +/– 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one–foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

## SURVEYOR'S CERTIFICATION




10/06/22

I certify to TowerCom VIII–B, LLC and Fidelity National Title Insurance Company, that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

William H. Sommerville, III
Florida License No. 0006141

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

| NO. | REVISION | DATE | BY |
|---|---|---|---|
| 1 | CORRECTED ACCESS/UTILITY EASEMENT | 08/09/22 | PWK |
| 2 | CHANGED EASEMENT | 08/18/22 | PWK |
| 3 | CLIENT COMMENTS | 09/15/22 | PWK |

PROJECT NO.
22-1231

DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: N.T.S.
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:
TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
NEPTUNE BEACH, FLORIDA 32266

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.




TOWERCOM

# LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

## 195ft. MONOPOLE SIMULATION

View #1 from Avenue C
approx. 440ft. east-southeast of site




TOWERCOM

# LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

## 195ft. MONOPOLE SIMULATION

View #2 from Avenue D & Angle Rd
approx. 1,240ft. west-northwest of site




TOWERCOM

# LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

## 195ft. MONOPOLE SIMULATION

View #3 from Avenue B
approx. 860ft. south-southeast of site




TOWERCOM

# LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

## 195ft. MONOPOLE SIMULATION

View #4 from Avenue D
approximately 630ft. northeast of site




TOWERCOM

# LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

## 195ft. MONOPOLE SIMULATION

View #5 from Dunbar Street
approx. 1,120ft. east-southeast of site

# LOVE MINISTRIES SITE SIMULATION MAP



ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

# FCC NEPA Environmental Checklist Report

## TCNS ID 256976

**TowerCom VIII-B, LLC Site**
**Love Ministries**

**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**

ECA Project No. 22-003594




**SUBMITTED TO:**

TowerCom VIII-B
5611 NC Hwy 55, Suite 201
Durham, NC 27713

**PREPARED BY:**

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004

December 16, 2022

TowerCom VIII-B
5611 NC Hwy 55, Suite 201
Durham, NC 27713

**Attention:** **Ms. Kathe Post**

**Subject:** **FCC NEPA Environmental Checklist**
**TCNS ID # 256976**
**Proposed 199-Foot Monopole Telecommunications Structure**
**(Overall Height With Appurtenances)**
**TowerCom VIII-B, LLC Site Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**ECA Project #: 22-003594**

Dear Ms. Post:

Environmental Corporation of America (ECA) is pleased to provide this FCC NEPA Environmental Checklist report for the construction of a proposed telecommunications facility.

Based upon our evaluation of the project area and consultation with Agency sources, the preparation of an Environmental Assessment is **not required** for the proposed facility.

We appreciate this opportunity to provide you with these professional services. If you have any questions regarding this report or the project in general, please call at your convenience.

Sincerely yours,
**Environmental Corporation of America**

Jesse Garbowski
Project Manager

Ryan Edson
Senior NEPA Specialist

# NEPA Checklist Summary

## Introduction

ECA understands that a proposed 199-foot tall overall height monopole telecommunications structure would be constructed within a proposed 60-foot by 60-foot lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide access/utility easement.

ECA has used the *FCC NEPA Environmental Checklist* in our evaluation of the undertaking for FCC Environmental Compliance (Appendix A). Where applicable, we have consulted the Agency sources indicated in Appendices B through H.

## NEPA Discussion

**Wilderness Areas and Wildlife Preserves** *[47 CFR § 1.1307(a)(1) & 47 CFR § 1.1307(a)(2)]*

The appropriate USGS Topographic Quadrangle Map and the National Map Viewer indicate the project area is not located within an officially designated wilderness area or wildlife preserve (Appendix B).

**Protected Species** *[47 CFR § 1.1307(a)(3)]*

The Florida Ecological Services Field Office of the United States Fish and Wildlife Service (USFWS) specifically requested that they not be sent documentation regarding proposed cell towers on projects where a "No Effect" determination has been made. Based on the information reviewed and our site inspection, ECA has found no evidence that any proposed federally listed endangered or threatened species identified by USFWS as potentially occurring within the project area are present in the project area or that any critical habitat is present within the project vicinity. Based on these findings, it is our opinion that the proposed project would not affect federally listed species. Additionally, no federally proposed threatened or endangered species are listed as occurring in the project area. The Florida Fish and Wildlife Commission (FWC) was contacted to request technical assistance on November 3, 2022. The FWC responded on December 5, 2022 stating, "We have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources to offer on this project." Documentation of our "No Effect" determination is included in Appendix C.

**Historic Properties** *[47 CFR § 1.1307(a)(4)]*

The New Tower Submission Packet (FCC Form 620), Section 106 Review documentation was prepared for the proposed undertaking. The Section 106 Review documentation found that the proposed project would have no effect on any Historic Properties (as described in the March 7, 2005 NPA). The Section 106 Review documentation was submitted to the Florida Division of Historical Resources (FL DHR) on October 20, 2022. The FL DHR responded in a letter dated November 2, 2022 stating, "based on the information provided, it is the opinion of this office that the proposed project will have no effect on historic properties listed, or eligible for listing, in the NRHP (Appendix D).

**Indian Religious Sites** *[47 CFR § 1.1307(a)(5)]*

ECA identified six federally recognized tribes that may attach religious and cultural significance to Historic Properties within the area of the proposed undertaking. ECA initially contacted the FCC utilizing the Tower Construction Notification System (TCNS) on October 5, 2022 (TCNS ID 256976). Each interested tribe received initial notification from the FCC by October 14, 2022. All Native American Tribes that have expressed interest within this area have either concurred with the project or expressed no further interest. Documentation of our tribal consultation is included in Appendix E.

*If inadvertent discoveries of Native American cultural materials or human remains are made during construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately. ECA recommends that a statement to this effect be incorporated into the construction plans, drawings, and documents for the facility.*

**Floodplains** *[47 CFR § 1.1307(a)(6)]*

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12111C0178J dated February 16, 2012, the project area would be located within Zone A, which is a Special Flood Hazard Area of the 100-year floodplain. However, ECA understands that the finished floor elevations for the facility would be constructed at least one foot above the base flood elevation of the floodplain. Therefore, the proposed undertaking would not require the preparation of an Environmental Assessment due to being located within a Special Flood Hazard Area of the 100-year floodplain (See Appendix F).

**Significant Change in Surface Features** *[47 CFR § 1.1307(a)(7)]*

Based on the research performed and our site visit, it does not appear that jurisdictional waters or wetlands would be impacted (Appendix G). Further, the construction and operation of the proposed facility would not cause a substantial change in the character of surface features or the land used.

**High Intensity White Lights** *[47 CFR § 1.1307(a)(8)]*

We understand that high intensity white lights would not be deployed in conjunction with the proposed undertaking.

**Radiofrequency Exposure** *[47 CFR § 1.1307(b)]*

FCC licensees transmitting from antennas must comply with the established criteria regarding radiofrequency exposure limits in accordance with FCC Code of Federal Regulations [47 CFR § 1.1307, § 1.1310] published at the time of this report. For radiofrequency exposure assessment, ECA relies solely on the project engineers.

**FCC Antenna Structure Registration (ASR)** *[47 CFR §17.4]*

ECA initiated the Environmental Notification process through the Antenna Structure Registration system pursuant to 47 CFR 17.4. The local notice was published on October 13, 2022 and the national notice was published on October 20, 2022. ECA understands that no public comments were received within the 30-day comment period. We understand that the FCC has determined that the application does not require further environmental processing and Part 2 of the application can be completed.

## Conclusion & Limitations

In summary, ECA has found no evidence that adverse environmental impacts or effects, as defined in the FCC Rules contained in 47 CFR Sections 1.1301 through 1.1320, would result from the proposed undertaking.

ECA notes that the findings of this report are based upon information provided by the customer, including precise locations and specifications of the proposed project activities. Any changes to the design of the proposed facility may warrant further review. Please contact us if any such changes are proposed.

# APPENDICES

Appendix A: FCC NEPA Environmental Checklist
Appendix B: USGS Topographic Quadrangle Map / National Map Viewer
Appendix C: Protected Species Information
Appendix D: SHPO Information
Appendix E: Native American Information
Appendix F: Floodplain Information
Appendix G: Wetlands Information
Appendix H: ASR Registration

# APPENDIX A

FCC NEPA Environmental Checklist

# FCC NEPA Environmental Checklist

47 CFR 1.1307(a) & 47 CFR 17.4

**Site Information**

| | |
|---|---|
| Site Name: Love Ministries | Site Number: N/A |
| ECA ID: 22-003594 | Date: 12/16/2022 |

**FCC NEPA Checklist [47 CFR 1.1307(a)]**

| NEPA Category | Yes | No |
|---|---|---|
| Will the facility be located in an officially designated wilderness area? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Will the facility be located in an officially designated wildlife preserve? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Will the facility affect federally listed, threatened or endangered species or designated critical habitats? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Is the facility likely to jeopardize the continued existence of any federally proposed endangered or threatened species or likely to result in the destruction or adverse modification of proposed critical habitats? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Will the facility adversely affect districts, sites, buildings, structures, objects, or other cultural resources listed, or eligible for listing, in the National Register of Historic Places? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Will the facility affect Indian religious sites? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Will the facility be located in a Special Flood Hazard Area of the 100-year floodplain [OR] will the finished floor elevation of the proposed facility be elevated less than one (1) foot above the base flood elevation of the Special Flood Hazard Area of a 100-year floodplain? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Will the construction of the facility involve a significant change in surface features (e.g., wetland fill, deforestation, or water diversion)? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |
| Will the antenna or tower and/or supporting structure be equipped with high intensity white lights and be located in or near a residential neighborhood, as defined by the applicable zoning law? | ☐ | ☒ |
| *Special Stipulations/Contingencies:* NA | | |

**FCC Antenna Structure Registration (ASR) Requirements [47 CFR 17.4]**

| ASR Environmental Notification Process | Yes | No/NA |
|---|---|---|
| If an ASR application was required or voluntarily submitted, has the FCC determined that additional environmental review is required prior to granting Antenna Structure Registration for the proposed facility? | ☐ | ☒ |

*IF ANY OF THE QUESTIONS ABOVE ARE ANSWERED "YES", FURTHER ACTION MAY BE REQUIRED FOR FCC ENVIRONMENTAL PURPOSES.*

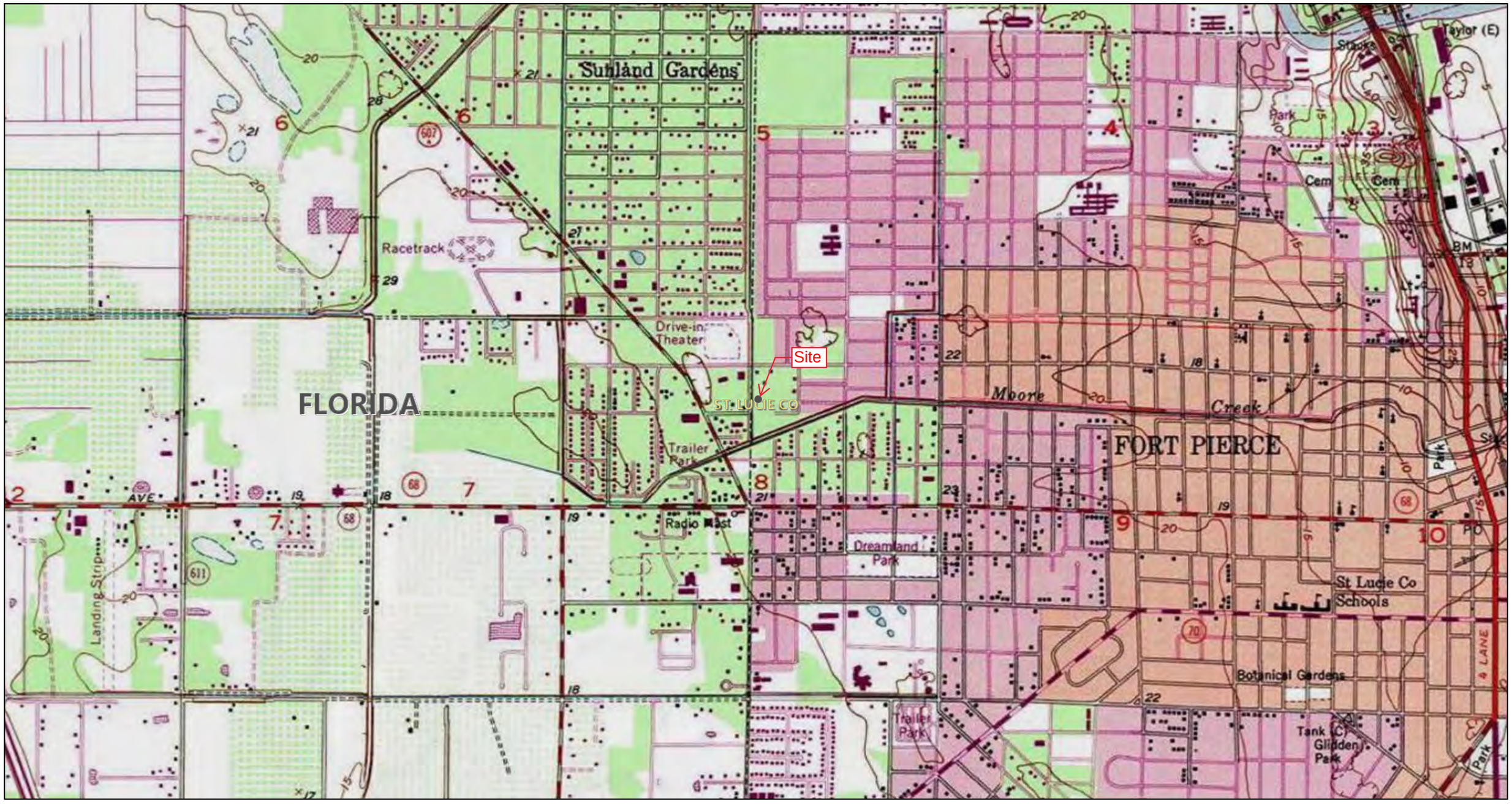
PROJECT MANAGER

REVIEWED BY

# APPENDIX B

USGS Topographic Map & National Map Viewer

# The National Map Advanced Viewer




12/1/2022, 7:29:34 AM

- US Fish & Wildlife Service
- National Grassland
- National Wilderness
- National Forest
- County or Equivalent
- State or Territory Large-Scale

1:18,056

0 0.2 0.4 0.8 mi

0 0.3 0.6 1.2 km

USGS The National Map: National Boundaries Dataset. Data Refreshed October, 2022., Copyright:© 2013 National Geographic Society, i-cubed

USGS
2021 USGS

# APPENDIX C

Protected Species Information

**From:** DiGruttolo, Laura
**To:** Donna Campbell
**Cc:** Conservation Planning Services; Calyniuk, Cori; Cucinella, Josh
**Subject:** Proposed Telecommunications Tower "Love Ministries" in St. Lucie County - ECA Project No. 22-003594
**Date:** Monday, December 5, 2022 2:24:30 PM

---

Dear Ms. Campbell:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your group's request for review regarding a proposed TowerCom VIII-B, LLC "Love Ministries" wireless telecommunications tower within the vicinity of 3111 Avenue D, Fort Pierce, St. Lucie County. We have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources to offer on this project. The liability to not impact or cause "take" of listed species, migratory wildlife, and other regulated species of wildlife is the responsibility of the applicant or developer associated with this site. Please refer to the Florida Administrative Code, 68A-27 for definitions of "take" and a list of species. If listed species are observed onsite in the future, FWC staff are available to provide decision support information or assist in obtaining the appropriate permits.

For additional information regarding projects like this, you may also want to review resources provided by other agencies regarding potential requirements for this project: https://www.fws.gov/story/incidental-take-beneficial-practices-communication-towers

If you need further information or review, please let us know. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com and we will ensure your request is received by the appropriate staff. Thank you for contacting the FWC.

Laura DiGruttolo
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 728-5147

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This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

November 3, 2022

Florida Fish and Wildlife Conservation Commission
8535 Northlake Boulevard
West Palm Beach, FL 33412

**Subject:** **Proposed 199-Foot Monopole Telecommunications Structure**
**(Overall Height Including Appurtenances)**
**TowerCom VIII-B, LLC Site – Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**ECA Project #: 22-003594**

To Whom It May Concern:

Environmental Corporation of America (ECA) is assisting TowerCom VIII-B, LLC with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project.

The purpose of this letter is to request comments relative to potential effects on state listed or proposed threatened or endangered species. Please let us know if you have any questions or require any additional information in order to complete your review.

For any questions or additional information, please contact Donna Campbell by phone at 770-667-2040, by email at donna.campbell@eca-usa.com, or by mail at 1375 Union Hill Industrial Court, Alpharetta, GA 30040.

Sincerely yours,
**Environmental Corporation of America**

Donna Campbell
Project Scientist

**SMW Engineering Group, Inc.**
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

# *1-A CERTIFICATION*

**Date: July 18, 2022**

**RE: Site Name: Love Ministries**

**Ground Elevation: 21.9'**

**City Name: Fort Pierce County: St. Lucie State: Florida**

**I certify that the Latitude of 27 Degrees 27 Min. 05.969 Sec. North and the Longitude of 80 Degrees 21 Min. 27.918 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).**

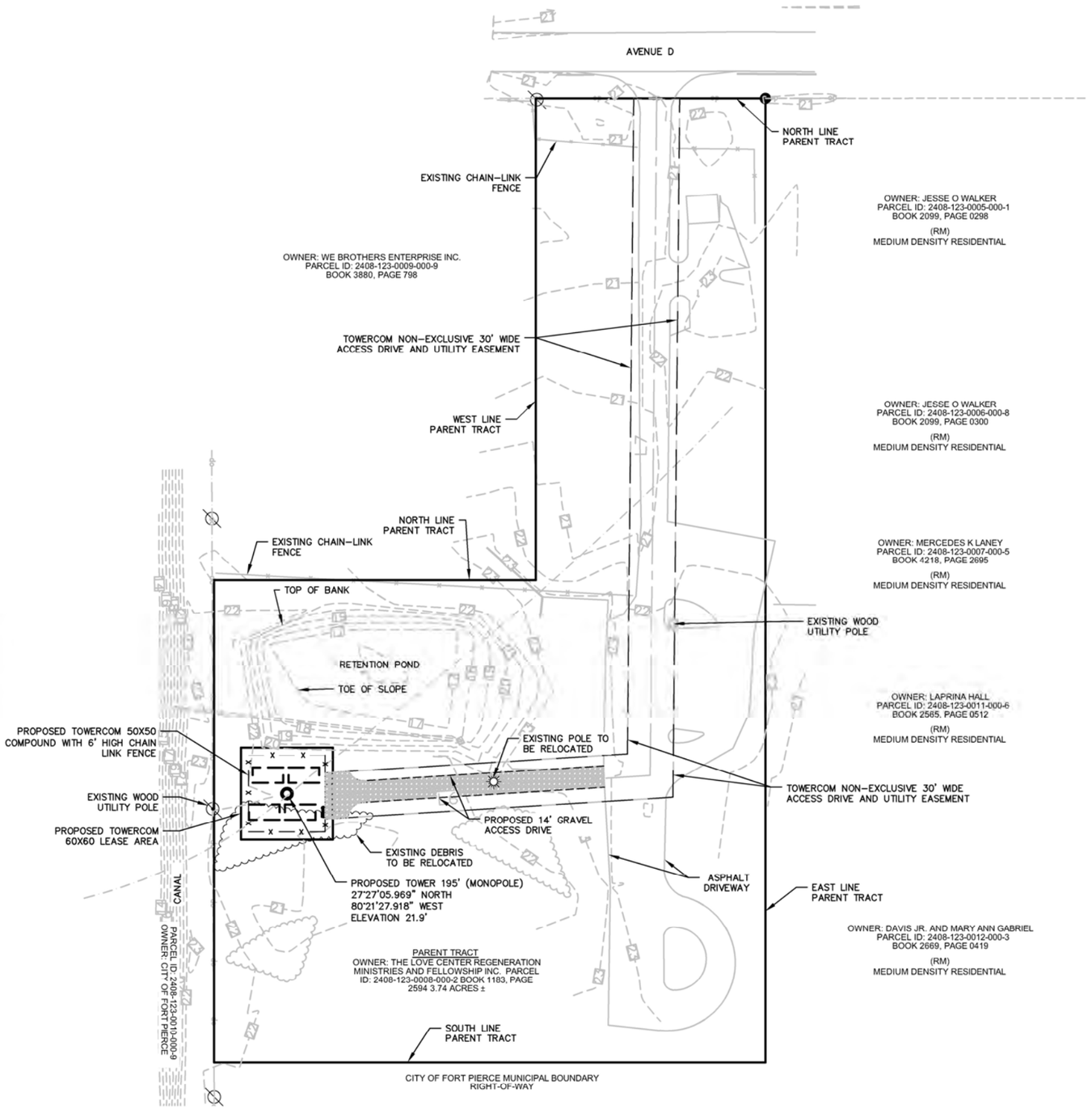
**Decimal Format**

27.451658 Latitude
-80.357755 Longitude

State of Florida Date: 7/18/22




William H. Sommerville, III
Florida Registered No. 0006141
SMW Job No. 22-1231
Prepared By: BMS




PARENT TRACT DETAIL(SEE SURVEY)

0 40' 80'

(Scale in feet)
Scale: 1"=40'

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

## PARENT TRACT SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: GC, GENERAL COMMERCIAL
EXISTING ZONING: GC, GENERAL COMMERCIAL
FUTURE LAND USE: GC, GENERAL COMMERCIAL

## UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

## HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

## PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

## IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

## PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

## TOTAL IMPERVIOUS AREA:

| | | |
|---|---|---|
| EXISTING PARENT TRACT: | 162,914.4 ± S.F. | (100.0%) |
| TELECOMMUNICATION TOWER FOOTPRINT: | 38 ± S.F. | (0.0002%) |
| TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'): | 192 ± S.F. | (0.001%) |
| TELECOMMUNICATION COMPOUND CHAIN LINK FENCE : | 3,600 ± S.F. | (0.022%) |
| TOTAL IMPERVIOUS AREA: | 3,830 ± S.F. | (0.024%) |

## TOTAL SEMI IMPERVIOUS AREA:

| | | |
|---|---|---|
| TELECOMMUNICATION 12' GRAVEL ACCESS ROAD: | 2,550.46 ± S.F. | (0.016%) |
| TELECOMMUNICATION GRAVEL COMPOUND: | 3,600 ± S.F. | (0.022%) |
| TOTAL SEMI PERVIOUS AREA: | 6,150.46 ± S.F. | (0.038%) |

## TOTAL PERVIOUS AREA:

| | | |
|---|---|---|
| TOTAL SEMI PERVIOUS AREA: | 6,150.45 ± S.F. | (0.038%) |
| TOTAL IMPERVIOUS AREA: | 3,830 ± S.F. | (0.024%) |
| TOTAL COMBINED AREA: | 9,980.45± S.F. | (0.062%) |

## NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.
7. NO DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

## FLOOD ZONE INFORMATION

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

SEPTEMBER 2022

ISSUED FOR:

ZONING DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

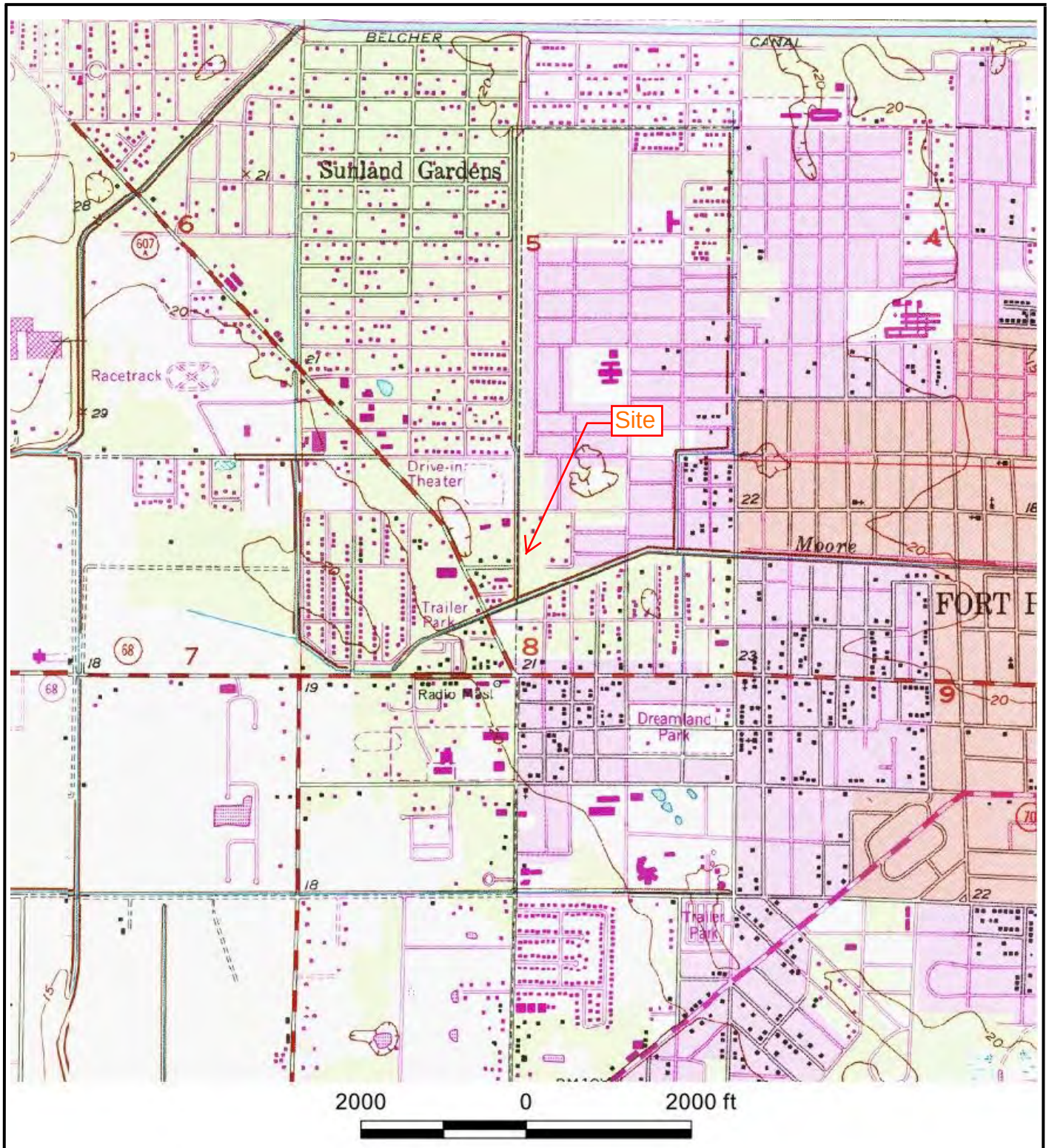
SHEET TITLE:

PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #: 241044000

Drawing name: C:\Users\gory.daniel\appdata\local\temp\AcPublish_21580\Love Ministries_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:58am by gory.daniel




Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries

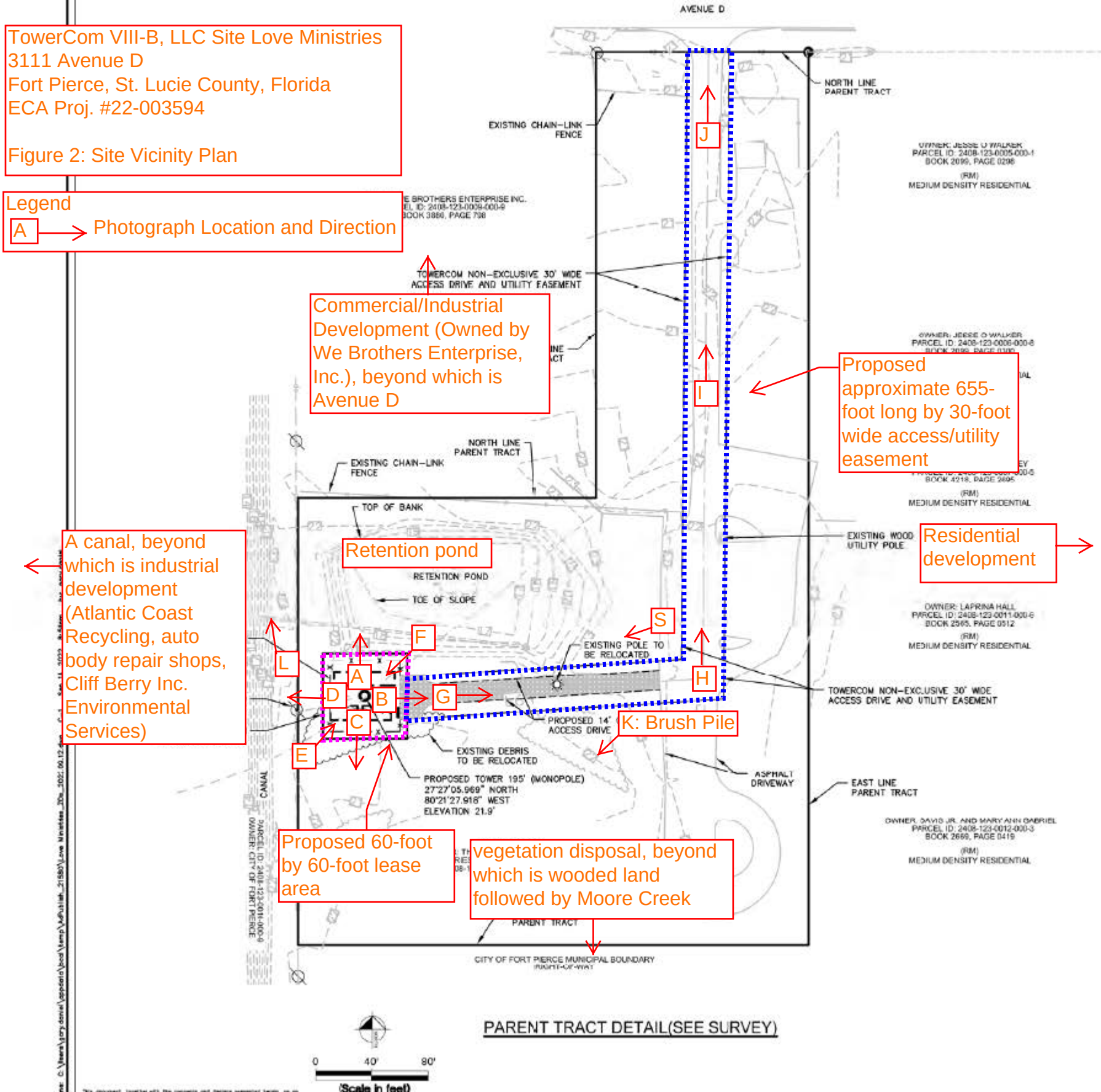
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 1: Topographic Map

ECA Proj. # 22-003594

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Proj. #22-003594

Figure 2: Site Vicinity Plan






Source: Google Earth 2022

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TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

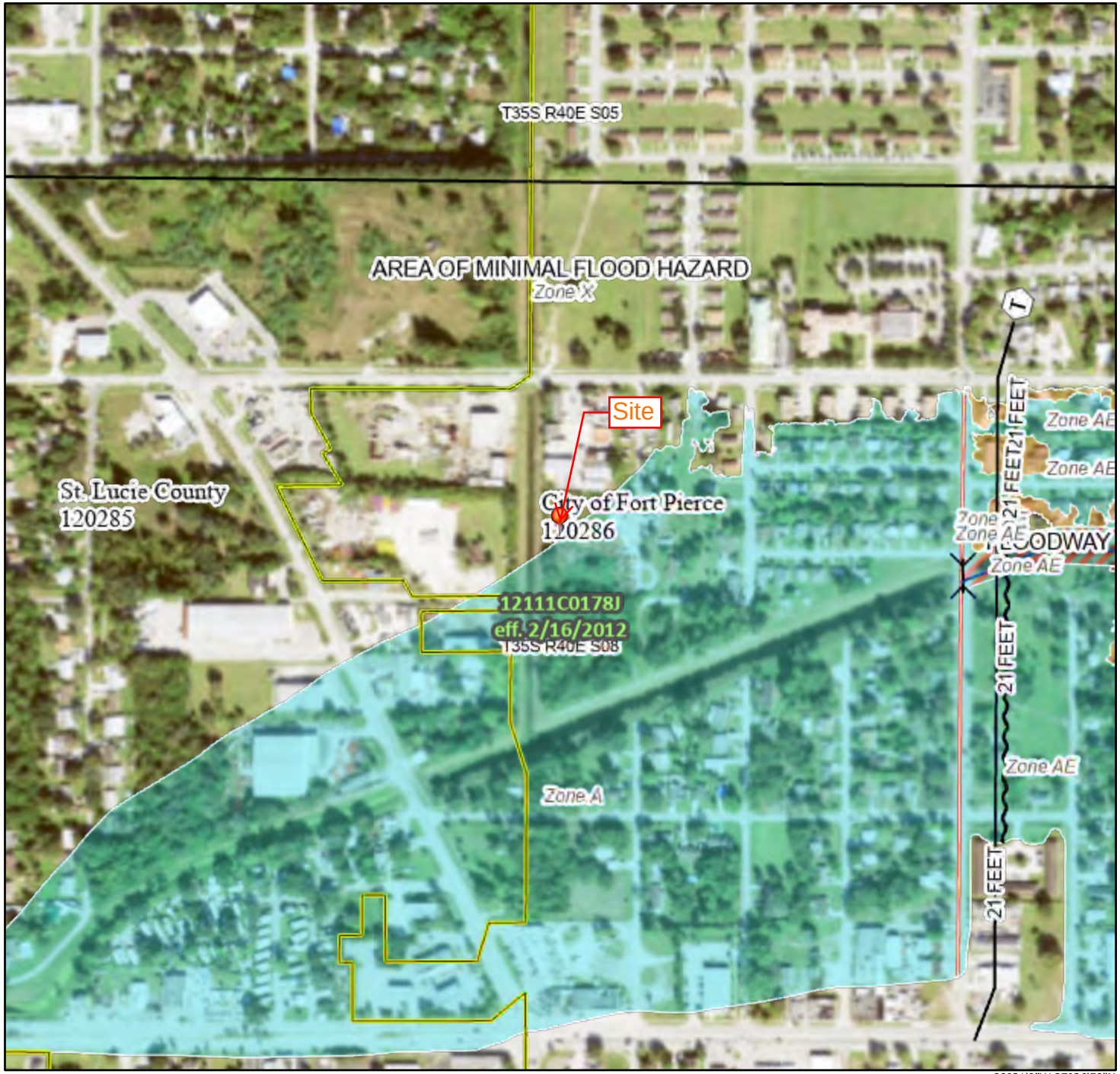
Figure 3: Aerial Photograph

ECA Proj. # 22-003594

# National Flood Hazard Layer FIRMette

FEMA

80°21'47"W 27°27'22"N




80°21'9"W 27°26'50"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

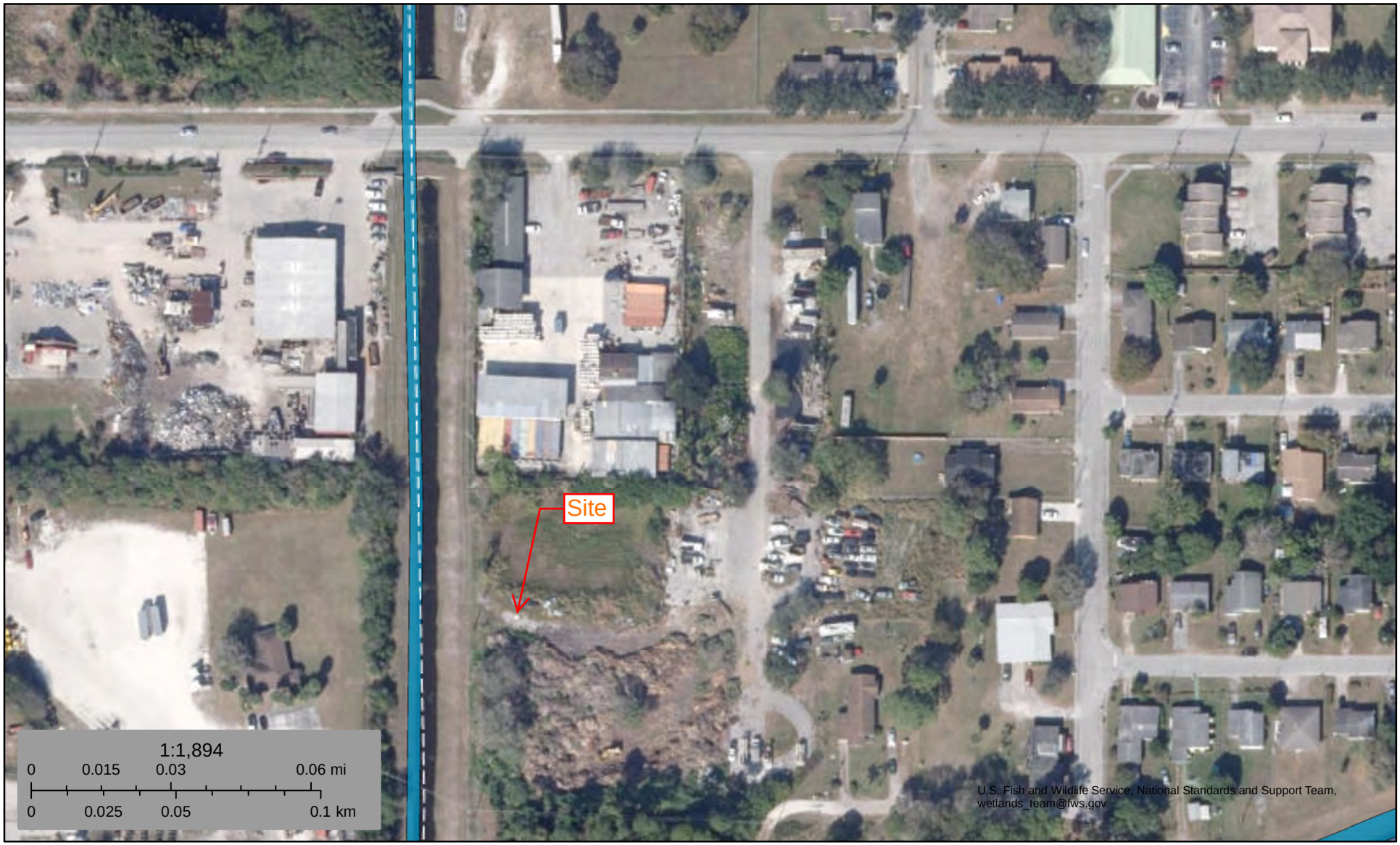
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

22-003594




October 3, 2022

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper




**A: Northerly View from Near Center of Proposed Lease Area**




**B: Easterly View from Near Center of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**C: Southerly View from Near Center of Proposed Lease Area**




**D: Westerly View from Near Center of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**E: Northeasterly View of the Proposed Lease Area**




**F: Southwesterly View of the Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**G: Northeasterly View of the Proposed Access/Utility Easement**




**H: Northerly View of the Proposed Access/Utility Easement**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**I: Northerly View of the Proposed Access/Utility Easement**




**J: Northerly View of the Proposed Access/Utility Easement**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**K: Representative View of Brush Pile South and Southeast of Proposed Lease Area**




**L: Representative View of Canal West of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

November 3, 2022

TowerCom VIII-B, LLC
3455 NE 12th Terrace, Ste. 15
Oakland Park, FL 33334

**Attention:** Ms. Kathe Post

**Subject:** **Informal Biological Assessment**
**Threatened, Endangered, and Proposed Threatened and Endangered Species**
**Proposed 199-Foot Monopole Telecommunications Structure**
**(Overall Height Including Appurtenances)**
**TowerCom VIII-B, LLC – Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**Fort Pierce, FL USGS Quadrangle Map**
**Latitude: N 27° 27' 06.0" Longitude: W 80° 21' 27.9"**
**ECA Project Number: 22-003594**

Dear Ms. Post:

Environmental Corporation of America (ECA) is assisting TowerCom VIII-B, LLC with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project.

## Background

The proposed project area location is shown on Figure 1 in Attachment A. Figure 2 shows the site configuration. Figure 3 is a recent aerial photograph of the project area. TowerCom VIII-B, LLC plans to construct a 199-foot tall (overall height including appurtenances) monopole telecommunications structure within a proposed 60-foot by 60-foot lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide access/utility easement. The proposed structure would not be lit and guy-wires would not be used.

The proposed lease area and the western portions of the proposed access/utility easement are occupied by grassed and cleared land and an organic debris pile (tree trunks, branches, vines) is located in the southern portions of the proposed lease area. The remainder of the proposed access/utility easement is occupied by a paved driveway. The surrounding area is generally characterized by light industrial, commercial, and residential development.

Photographs of the project area are included in Attachment B. Descriptions of the photographs are provided underneath each photograph and photograph locations are graphically depicted on Figure 2 of Attachment A.

Based on National Wetlands Inventory data, no wetlands or waters are mapped within the project area. Further, no evidence of surface waters or the three criteria required for an area to be characterized as a wetland were observed in the project area. Therefore, it does not appear that jurisdictional waters or wetlands would be impacted by the proposed undertaking.

**Purpose**

The purpose of this letter is to provide you with documentation of our investigations and findings relative to federally listed or proposed threatened and endangered species within the project area.

**Review of Available Documentation and Site Inspection**

ECA has reviewed the USFWS Information for Planning and Consultation (IPaC) System species list for the project area, the Audubon Florida EagleWatch Nest Locator, and the USFWS Critical Habitat Mapper (Attachment C). ECA has also reviewed information from various sources pertaining to the habitat requirements of the listed species. Habitat at the site was evaluated during our October 13, 2022 site visit, which was conducted by Nicolas Bowers of ECA.

**Discussion of Findings**

Because the proposed undertaking would not result in impacts to surface waters or wetlands, aquatic species are not a concern for this undertaking. The nearest surface waters are a retention pond located approximately 35 feet north of the proposed lease area center at its closest point and a canal located approximately 80 feet west of the proposed lease area center at its closest point. Non-aquatic species recognized by the USFWS as potentially inhabiting the project area vicinity are listed in the table below along with a habitat description and a finding of effect for each.

| Common Name | Scientific Name | Federal Status | Habitat | Finding of Effect |
|---|---|---|---|---|
| Bald eagle | *Haliaeetus leucocephalus* | BGEPA | Forested areas adjacent to large bodies of water, wetlands, swamps, and river; found in open country and mountains during migration | No Suitable Habitat; No Effect |
| Florida panther | *(=Felis) concolor coryi* | Endangered | Tropical hammocks, pine flatwoods, cabbage palm forests, forested wetlands, marshes; prefer dense forested wetlands | No Suitable Habitat; No Effect |
| Puma | *(=mountain Lion) Puma (=Felis) concolor (all subsp. except coryi* | Similarity of Appearance (Threatened) | Pinelands, tropical hardwood hammocks, mixed freshwater swamp forests | No Suitable Habitat; No Effect |

| Common Name | Scientific Name | Federal Status | Habitat | Finding of Effect |
|---|---|---|---|---|
| Southeastern beach mouse | *Peromyscus polionotus niveiventris* | Threatened | Sand dunes along the Florida Atlantic Coast | No Suitable Habitat; No Effect |
| Audubon's crested caracara | *Polyborus plancus audubonii* | Threatened | Wet prairies with cabbage palms; wooded areas with saw palmetto, cypress, scrub oaks, and pastures | No Suitable Habitat; No Effect |
| Eastern black rail | *Laterallus jamaicensis ssp. jamaicensis* | Threatened | Salt and brackish marshes with dense cover or upland areas of these marshes | No Suitable Habitat; No Effect |
| Everglade snail kite | *Rostrhamus sociabilis plumbeus* | Endangered | Shallow freshwater marshes and grassy lakeshores | No Suitable Habitat; No Effect |
| Florida grasshopper sparrow | *Ammodramus savannarum floridanus* | Endangered | Dry prairie with stunted saw palmetto and dwarf oaks, bluestems and wiregrass | No Suitable Habitat; No Effect |
| Wood stork | *Mycteria americana* | Threatened | Favors cypress trees in marshes and swamps | No Suitable Habitat; No Effect |
| Eastern indigo snake | *Drymarchon corais couperi* | Threatened | Found in upland sandhill areas, flatwoods, hammocks, coastal scrub, and can be found in gopher tortoise burrows | No Suitable Habitat; No Effect |
| Miami blue butterfly | *Cyclargus (=Hemiargus) thomasi bethunebakeri* | Endangered | Tropical hardwood hammocks, tropical pine rocklands, beachside scrub | No Suitable Habitat; No Effect |
| Fragrant prickly-apple | *Cereus eriophorus var. fragrans* | Endangered | Open coastal hammocks and shell middens of Florida's east coast. Scrubby flatwoods, maritime and xeric hammocks | No Suitable Habitat; No Effect |
| Lakela's mint | *Dicerandra immaculata* | Endangered | Small sandhills with sand pine scrub vegetation | No Suitable Habitat; No Effect |
| Tiny polygala | *Polygala smallii* | Endangered | Open grassy pineland, sandy pine rockland, scrubby flatwoods, and sandhill | No Suitable Habitat; No Effect |

The proposed lease area and the western portions of the proposed access/utility easement are occupied by grassed and cleared land and an organic debris pile (tree trunks, branches, vines) is

located in the southern portions of the proposed lease area. The remainder of the proposed access/utility easement is occupied by a paved driveway.

No suitable habitat is available for any species identified by USFWS as federally listed or proposed threatened or endangered as potentially occurring within the project area vicinity. A Tower Site Evaluation Form is included in Attachment D.

**Conclusions**

Based on the information reviewed and our site inspection, ECA has found no evidence that any federally listed or proposed species identified by USFWS as potentially occurring within the project area vicinity. The proposed project would have no effect on any federally listed or proposed threatened or endangered species. Additionally, the proposed project would not affect any designated critical habitat and would not result in the destruction or adverse modification of proposed critical habitat.

**Closure**

Nicolas Bowers of ECA conducted the site visit and area inspection. Donna Campbell collected the applicable information and compiled this report. Grant Burnham, a degreed Biologist, reviewed this report. His resume is included in Attachment E. Mr. Burnham has determined a finding of "no effect" concerning federally threatened and endangered species and designated critical habitat.

We appreciate the opportunity to provide you with these professional services. Please contact (770)-667-2040 or email donna.campbell@eca-usa.com with any questions.

Sincerely yours,

**Environmental Corporation of America**



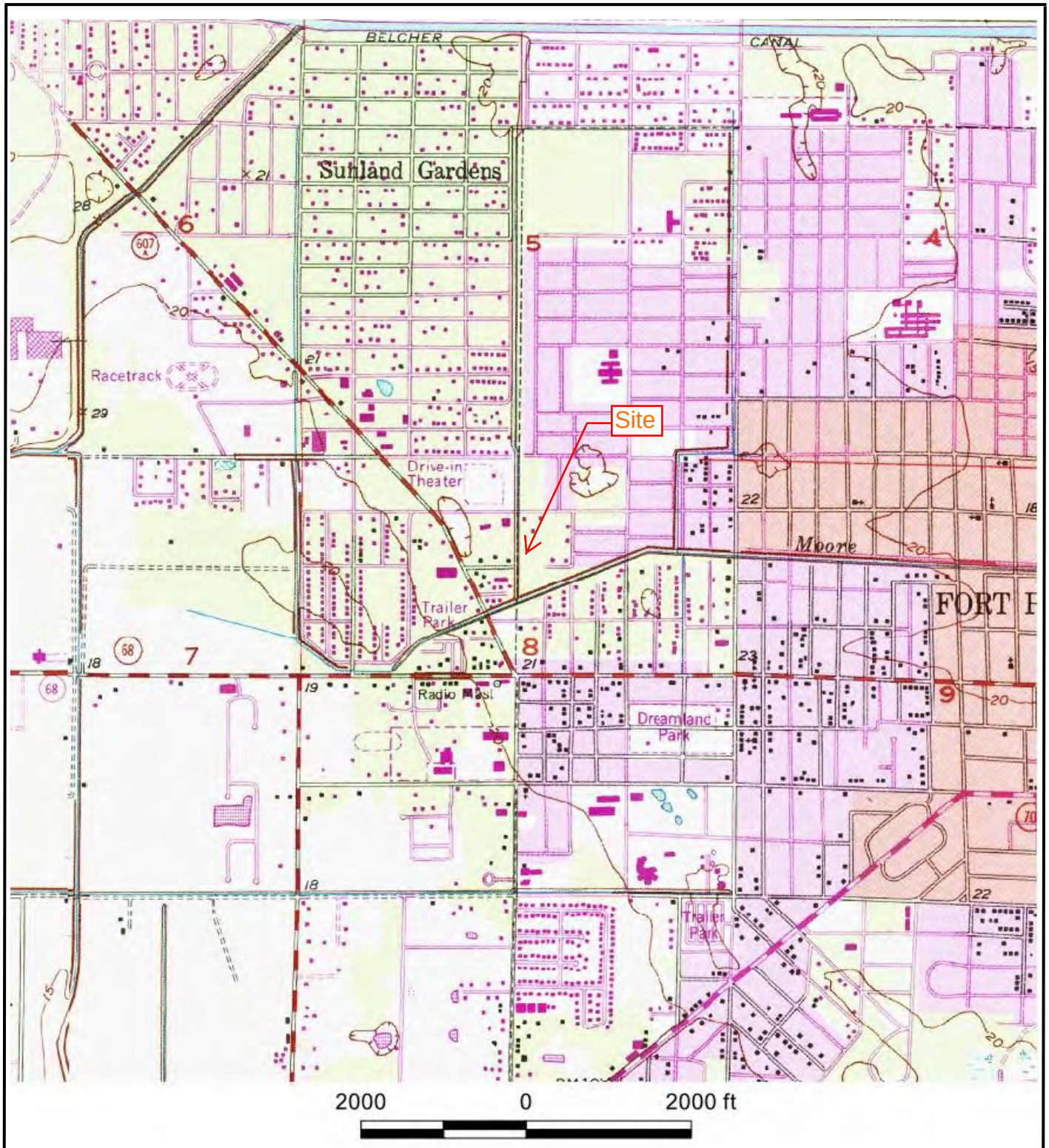
Donna Campbell
Project Manager



Grant Burnham
Principal Biologist

# Attachment A

Figures




Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

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TowerCom VIII-B, LLC Site Love Ministries

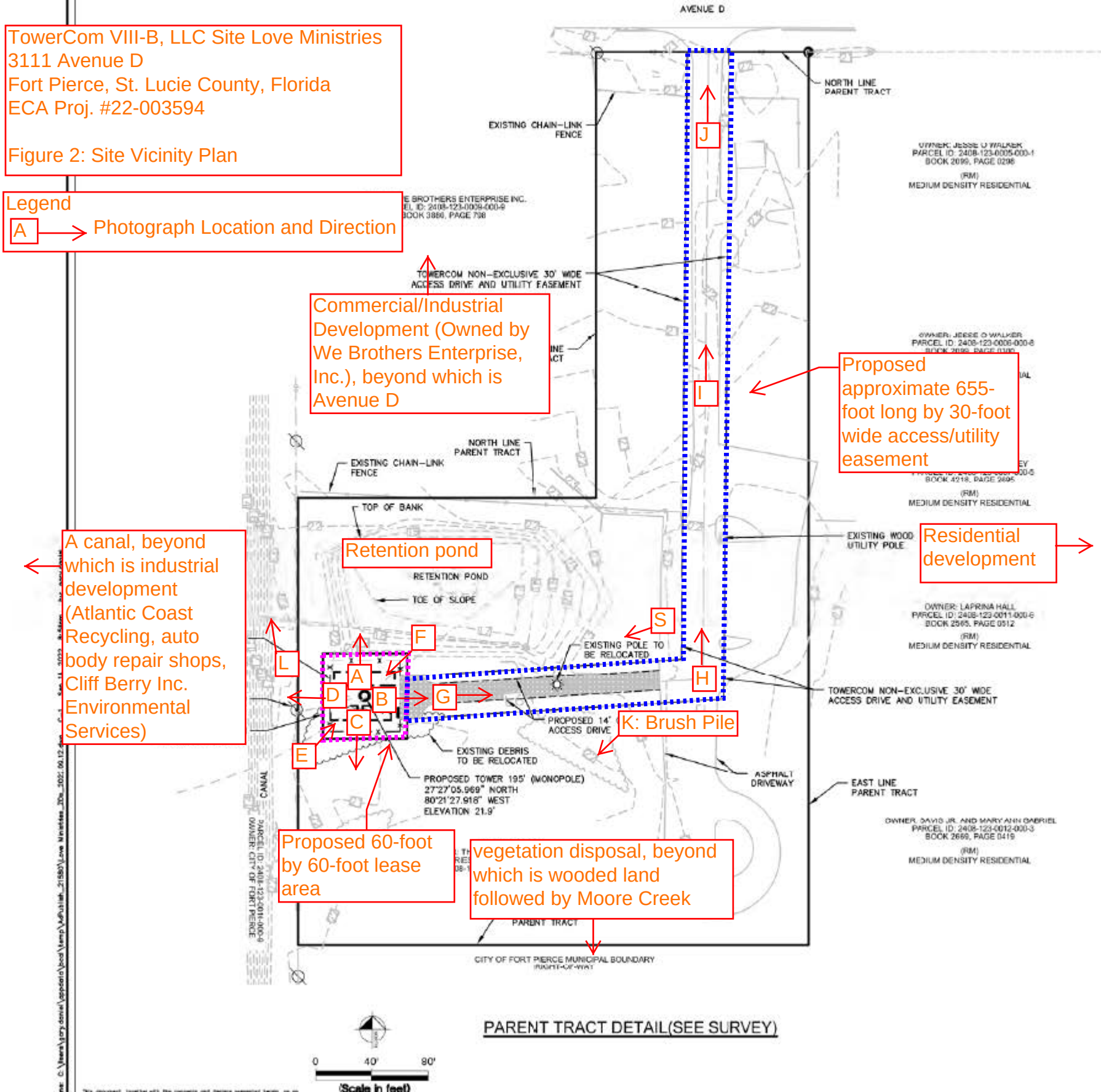
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 1: Topographic Map

ECA Proj. # 22-003594

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Proj. #22-003594

Figure 2: Site Vicinity Plan






Source: Google Earth 2022

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

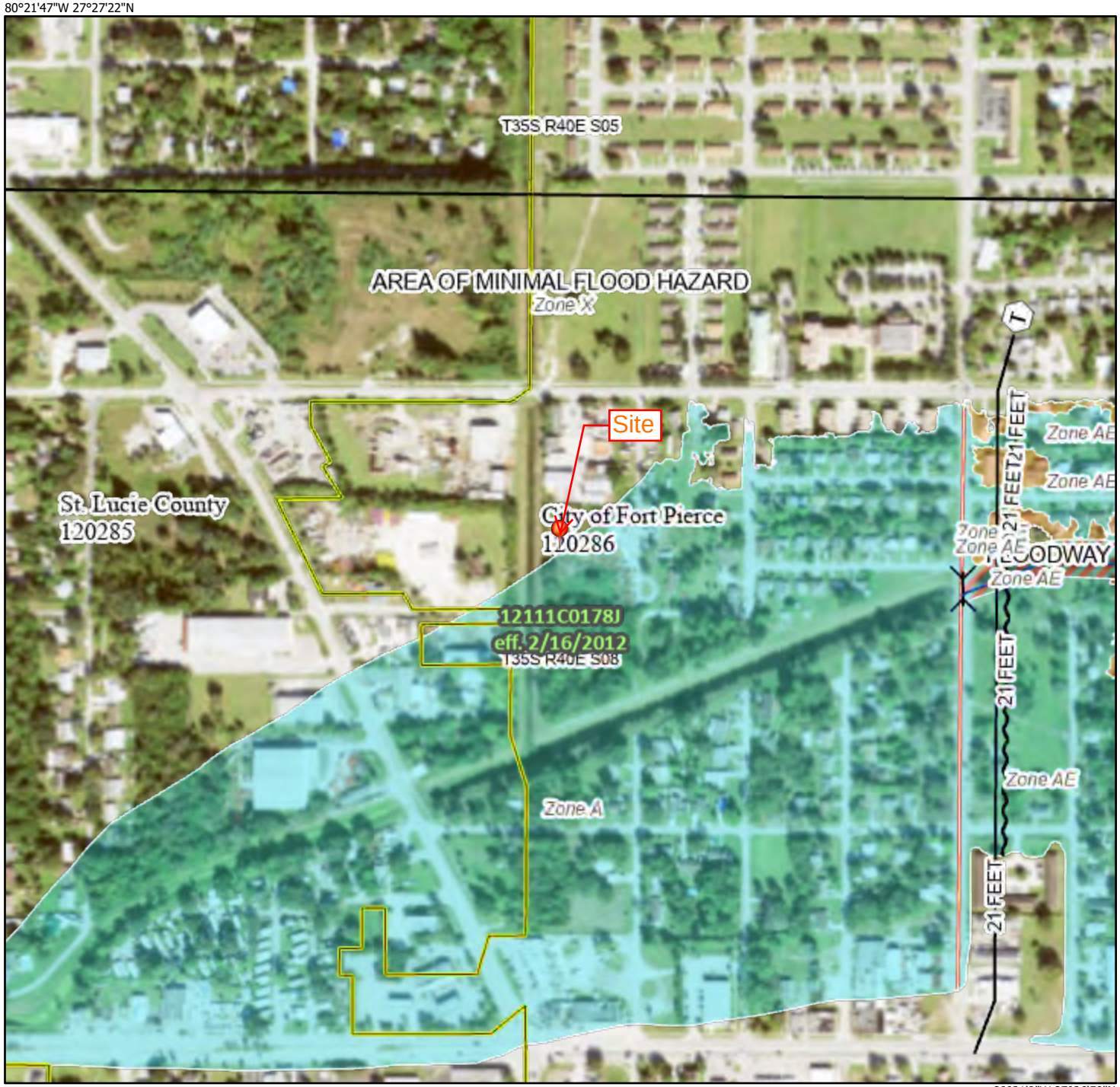
Figure 3: Aerial Photograph

ECA Proj. # 22-003594

# National Flood Hazard Layer FIRMette

FEMA

80°21'47"W 27°27'22"N




80°21'9"W 27°26'50"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

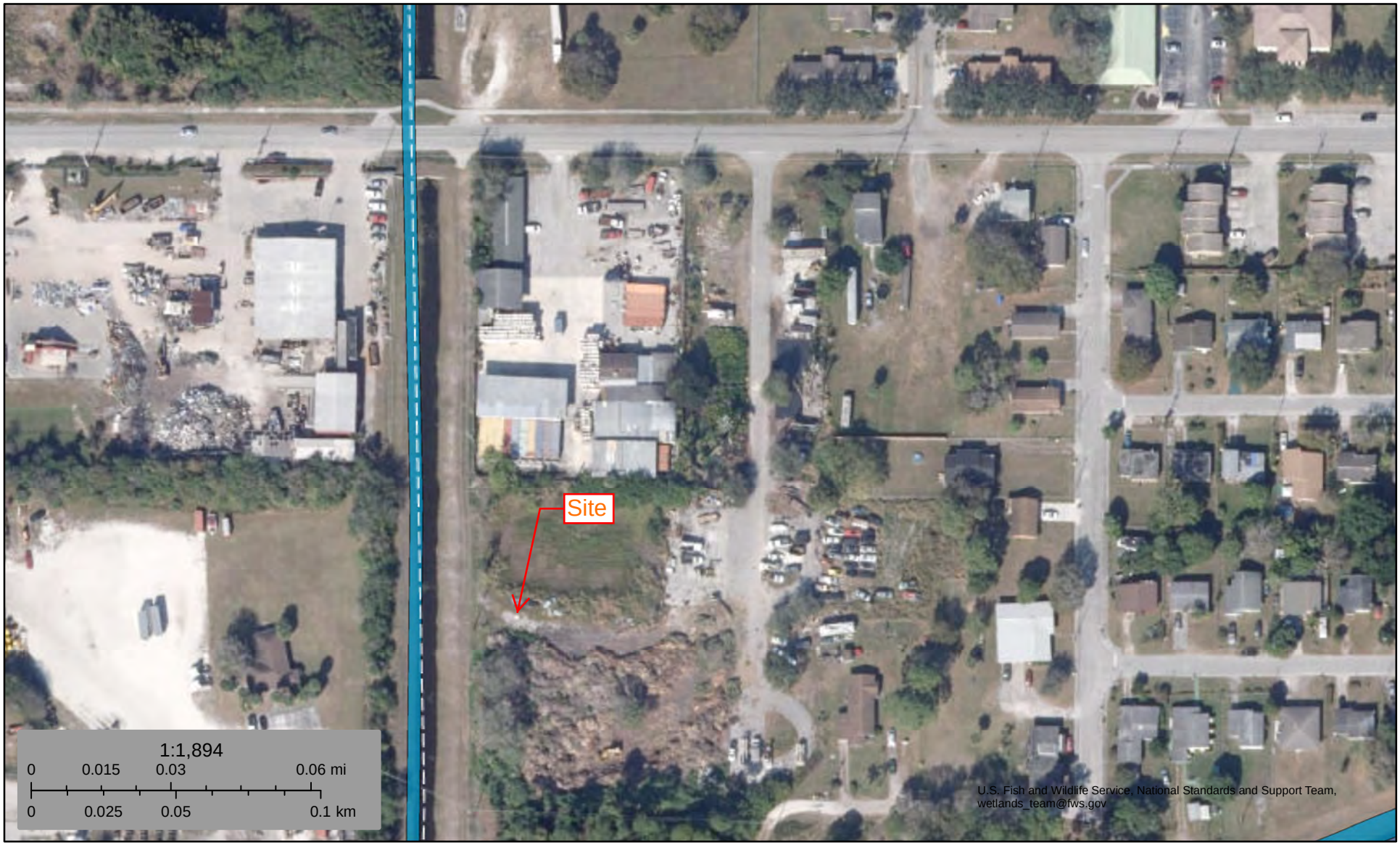
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

22-003594




October 3, 2022

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

# Attachment B

Photographs




**A: Northerly View from Near Center of Proposed Lease Area**




**B: Easterly View from Near Center of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**C: Southerly View from Near Center of Proposed Lease Area**




**D: Westerly View from Near Center of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**E: Northeasterly View of the Proposed Lease Area**




**F: Southwesterly View of the Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**G: Northeasterly View of the Proposed Access/Utility Easement**




**H: Northerly View of the Proposed Access/Utility Easement**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**I: Northerly View of the Proposed Access/Utility Easement**




**J: Northerly View of the Proposed Access/Utility Easement**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**K: Representative View of Brush Pile South and Southeast of Proposed Lease Area**




**L: Representative View of Canal West of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

# Attachment C

Protected Species Information

# United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
FL
Email Address: fw4flesregs@fws.gov

In Reply Refer To:
Project Code: 2023-0011374
Project Name: 22-003594 Love Ministries

November 01, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

**Migratory Birds**: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

# Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Florida Ecological Services Field Office**
, FL

# Project Summary

Project Code: 2023-0011374
Project Name: 22-003594 Love Ministries
Project Type: Communication Tower New Construction
Project Description: telecommunications facility
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.452221700000003,-80.3570312148457,14z




Counties: St. Lucie County, Florida

# Endangered Species Act Species

There is a total of 19 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## Mammals

| NAME | STATUS |
|---|---|
| Florida Panther *Puma (=Felis) concolor coryi*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/1763 | Endangered |
| Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)*<br>Population: FL<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/6049 | Similarity of Appearance (Threatened) |
| Southeastern Beach Mouse *Peromyscus polionotus niveiventris*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/3951 | Threatened |

## Birds

| NAME | STATUS |
|---|---|
| Audubon's Crested Caracara *Polyborus plancus audubonii*<br>Population: FL pop.<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/8250 | Threatened |
| Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/10477 | Threatened |
| Everglade Snail Kite *Rostrhamus sociabilis plumbeus*<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/7713 | Endangered |
| Florida Grasshopper Sparrow *Ammodramus savannarum floridanus*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/32 | Endangered |
| Wood Stork *Mycteria americana*<br>Population: AL, FL, GA, MS, NC, SC<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/8477<br>General project design guidelines:<br>https://ipac.ecosphere.fws.gov/project/H7DGTLH34FEMNJMBVJLFYT6UZY/documents/generated/6954.pdf | Threatened |

## Reptiles

| NAME | STATUS |
|---|---|
| American Alligator *Alligator mississippiensis*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/776 | Similarity of Appearance (Threatened) |
| Eastern Indigo Snake *Drymarchon couperi*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/646 | Threatened |
| Green Sea Turtle *Chelonia mydas*<br>Population: North Atlantic DPS<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/6199 | Threatened |
| Hawksbill Sea Turtle *Eretmochelys imbricata*<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/3656 | Endangered |
| Leatherback Sea Turtle *Dermochelys coriacea*<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/1493 | Endangered |
| Loggerhead Sea Turtle *Caretta caretta*<br>Population: Northwest Atlantic Ocean DPS<br>There is **final** critical habitat for this species. Your location does not overlap the critical habitat.<br>Species profile: https://ecos.fws.gov/ecp/species/1110 | Threatened |

## Insects

| NAME | STATUS |
|---|---|
| Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/3797 | Endangered |
| Monarch Butterfly *Danaus plexippus*<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/9743 | Candidate |

## Flowering Plants

| NAME | STATUS |
|---|---|
| Fragrant Prickly-apple *Cereus eriophorus var. fragrans*<br>Population:<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/982 | Endangered |
| Lakela's Mint *Dicerandra immaculata*<br>Population:<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/6390 | Endangered |
| Tiny Polygala *Polygala smallii*<br>Population:<br>No critical habitat has been designated for this species.<br>Species profile: https://ecos.fws.gov/ecp/species/996 | Endangered |

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

# USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

# Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

**The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location.** To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

| NAME | BREEDING SEASON |
|---|---|
| American Kestrel *Falco sparverius paulus*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA<br>https://ecos.fws.gov/ecp/species/9587 | Breeds Apr 1 to Aug 31 |
| American Oystercatcher *Haematopus palliatus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/8935 | Breeds Apr 15 to Aug 31 |

| NAME | BREEDING SEASON |
|---|---|
| Bald Eagle *Haliaeetus leucocephalus*<br>This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. | Breeds Sep 1 to Jul 31 |
| Black Skimmer *Rynchops niger*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/5234 | Breeds May 20 to Sep 15 |
| Chimney Swift *Chaetura pelagica*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds Mar 15 to Aug 25 |
| Great Blue Heron *Ardea herodias occidentalis*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds Jan 1 to Dec 31 |
| Lesser Yellowlegs *Tringa flavipes*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9679 | Breeds elsewhere |
| Magnificent Frigatebird *Fregata magnificens*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds Oct 1 to Apr 30 |
| Painted Bunting *Passerina ciris*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds Apr 25 to Aug 15 |
| Prairie Warbler *Dendroica discolor*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds May 1 to Jul 31 |
| Red-headed Woodpecker *Melanerpes erythrocephalus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds May 10 to Sep 10 |
| Reddish Egret *Egretta rufescens*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/7617 | Breeds Mar 1 to Sep 15 |
| Ruddy Turnstone *Arenaria interpres morinella*<br>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA | Breeds elsewhere |
| Short-billed Dowitcher *Limnodromus griseus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/9480 | Breeds elsewhere |

| NAME | BREEDING SEASON |
| --- | --- |
| Swallow-tailed Kite *Elanoides forficatus*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.<br>https://ecos.fws.gov/ecp/species/8938 | Breeds Mar 10 to Jun 30 |
| Willet *Tringa semipalmata*<br>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. | Breeds Apr 20 to Aug 5 |

## Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

**Probability of Presence (■)**

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

**Breeding Season (■)**

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

**Survey Effort** (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

**No Data** (–)
A week is marked as having no data if there were no survey events for that week.

**Survey Timeframe**
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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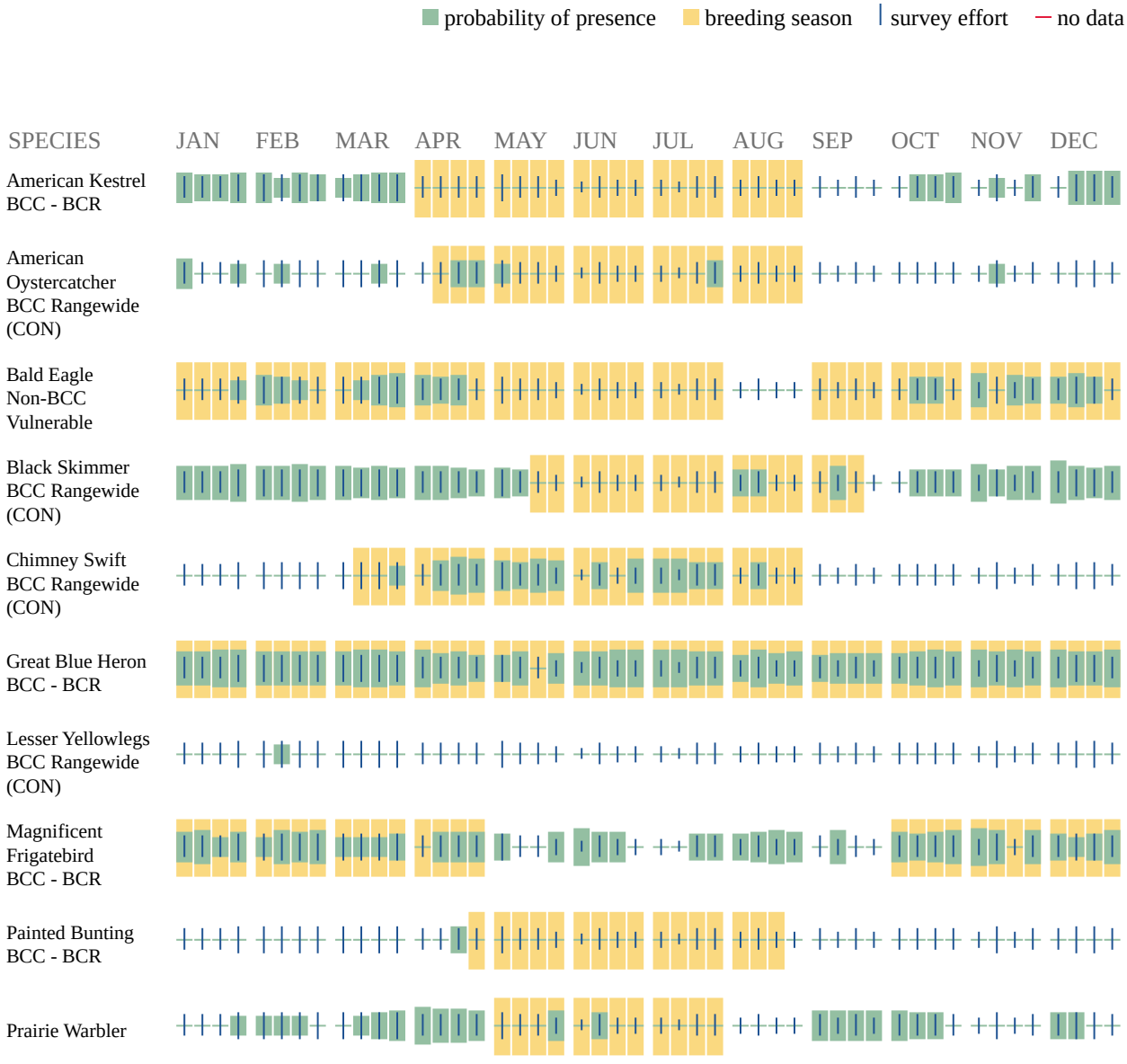
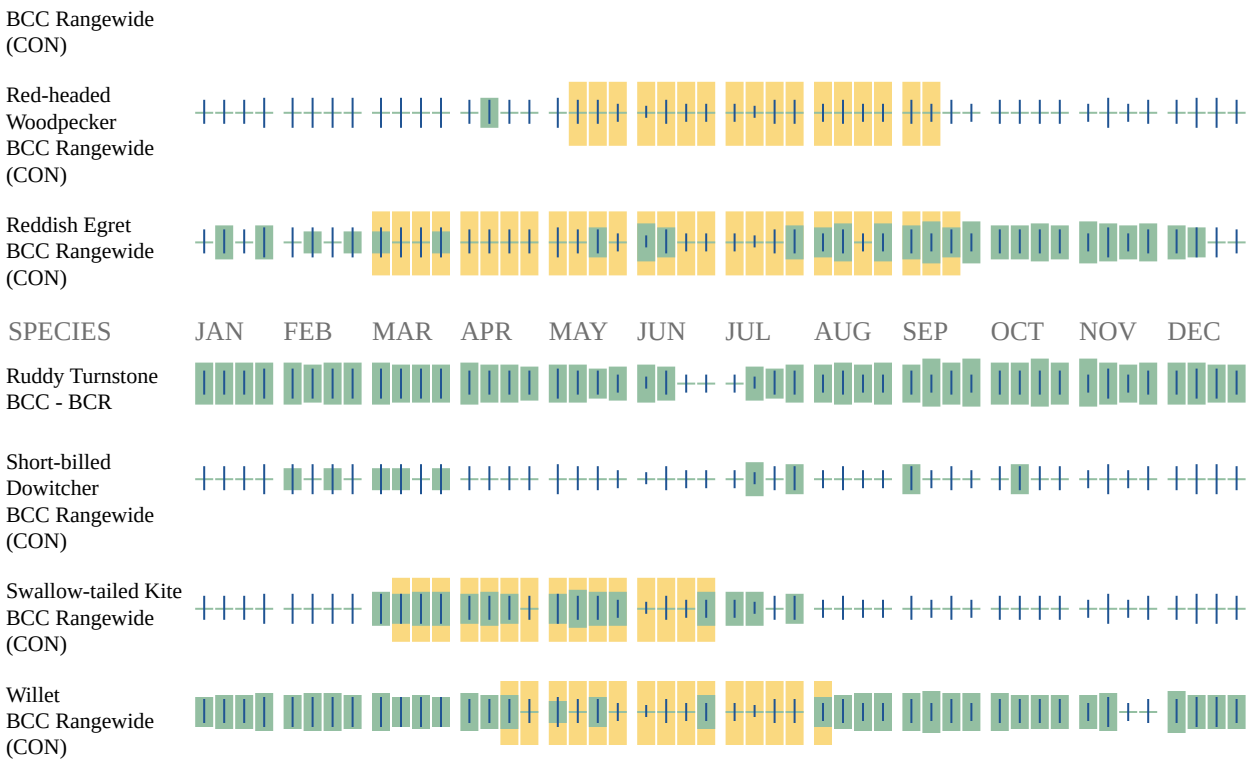





Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

## Migratory Birds FAQ

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?**

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering or migrating in my area?**
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

**What are the levels of concern for migratory birds?**
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles)

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

**Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

**What if I have eagles on my list?**

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

**Proper Interpretation and Use of Your Migratory Bird Report**

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

# Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

# IPaC User Contact Information


| | |
|---|---|
| Agency: | Environmental Corporation of America |
| Name: | Donna Campbell |
| Address: | 1375 Union Hill Industrial Ct. |
| Address Line 2: | Suite A |
| City: | Alpharetta |
| State: | GA |
| Zip: | 30004 |
| Email | donna.campbell@eca-usa.com |
| Phone: | 7706672040 |

# Critical Habitat for Threatened & Endangered Species [USFWS]

**Final Polygon Features**

**Final Linear Features**

**Proposed Polygon Features**

**Proposed Linear Features**




A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish and Wildlife Service | State of Florida, Maxar, Microsoft

# EagleWatch Map




11/1/2022, 7:49:32 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS © 2022 TomTom

ArcGIS Web AppBuilder

© 2022 Microsoft Corporation, © 2022 Maxar, ©CNES (2022) Distribution Airbus DS, © 2022 TomTom |

# Attachment D

Tower Site Evaluation Form

# TOWER SITE EVALUATION FORM

1. Location (Provide maps if possible):
   State: FL County: St. Lucie
   Latitude/Longitude/GPS Grid: Latitude: 27° 27' 06.0" N, Longitude: 80° 21' 27.9" W
   Directions: From Downtown Fort Pierce, FL: Head west toward N 4th St/N US Hwy 1; Turn right toward N 4th St/N US Hwy 1; Turn left onto Ave D for 1.8 miles; Turn left.

2. Elevation above mean sea level: ~21.9 feet

3. Will the equipment be co-located on an existing **FCC licensed tower** or other existing structure (building, billboard, etc.)? (y/n) No If yes, type of structure:_____

   **If yes, no further information is required.**

4. If no, provide proposed specifications for new tower:
   Height 199' Construction type (lattice, monopole, etc.): Monopole
   Guy-wired? (y/n) No Bands: N/A No. Wires: N/A
   Lighting (Security & Aviation): None

**If tower will be lighted or guy-wired, complete items 5-19. If not, complete only items 19 and 20.**

5. Area of tower footprint in acres or square feet:

6. Length and width of access road in feet:

7. General description of terrain – mountainous, rolling hills flat to undulation, etc. Photographs of the site and surrounding area are beneficial:

8. Meteorological conditions (incidence of fog, low ceilings, etc.):_____

9. Soil type(s):

10. Habitat types and land use on and adjacent to the site, by acreage and percentage of total:

11. Dominant vegetative species in each habitat:

12. Average diameter breast height of dominant tree species in forested areas:_____

13. Will construction at this site cause fragmentation of a larger block of habitat into two or more smaller blocks? (y/n) _ If yes, describe:

14. Is evidence of birds roosts or rookeries present? (y/n) If yes, describe:_____

15. Distance to nearest wetland area (forested swamp, marsh, riparian, marine, etc.), and coastline if applicable:

16. Distance to nearest telecommunications tower:

17. Potential for co-location of antennas on existing towers or other structures:

18. Have measures been incorporated to minimizing impacts to migratory birds? (y/n)

19. Has an evaluation been made to determine if proposed facility may affect listed or proposed endangered or threatened species or their habitat as required by FCC regulation at 47 CFR 1.1307(a)(3)? (y/n) Yes If, yes present findings: No effect

20. Additional information required:

# Attachment E

Qualified Biologist Resume

# Grant Burnham, MEA, CE, PWS, REP

Technical Director of Environmental Services
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 117
grant.burnham@eca-usa.com


## EDUCATION

**North Carolina State University** — Raleigh, NC
Master of Environmental Assessment, 2012-2014

**University of Georgia** — Athens, GA
Bachelor of Science, Ecology, 2004-2008
Bachelor of Science, Biology, 2004-2008

**Short Courses/Specialized Training**

| | |
|---|---|
| The Swamp School – Antecedent Precipitation Tool Workshop | July 2020 |
| The Environmental Institute – Phase I Environmental Site Assessments | April 2019 |
| TDEC – Hydrologic Determination Training | August 2016 |
| D&D W.E.S.T. – ESA Section 7, Interagency Consultation | February 2016 |
| OSHA – 40 Hour HAZWOPER Training (and Refreshers) | November 2015 |
| Atkins North America - Surface Water Identification and Training Course | October 2013 |
| GDOT/USACE/GEPD/FHWA/NMFS - Ecology and Consultant Workshop | September 2013 |
| GDOT - Worksite Erosion Control Supervisor Course | September 2013 |
| GDOT - Planning Development Process LITE | August 2013 |
| D&D W.E.S.T. - Wetland Plant Identification (Coastal Plain) | May 2013 |
| GDOT - Environmental Procedures Manual (Ecology) | March 2013 |
| NHI - Introduction to NEPA and Transportation Decision-Making | March 2013 |
| D&D W.E.S.T. - Basic Wetland Delineation | October 2011 |
| The Environmental Institute – Asbestos Inspection and Assessment (and Refreshers) | October 2011 |

## PROFESSIONAL REGISTRATIONS/CERTIFICATIONS:

Ecological Society of America, Certified Ecologist (CE), Issued 2020
Society of Wetland Scientists, Professional Wetland Scientist (PWS), Issued 2019
National Registry of Environmental Professionals, Registered Environmental Professional (REP), Issued 2015
EPA/AHERA Accredited Asbestos Inspector, Issued 2011

## PROFESSIONAL EXPERIENCE

June 2008 – Present **Environmental Corporation of America** Alpharetta, GA
**Position:** Technical Director – Environmental Services
**Responsibilities:**

- Review/preparation of FCC National Environmental Policy Act (NEPA) Checklist and Environmental Assessment (EA) evaluations for proposed telecommunications facilities
- Review/preparation of Wetlands/Waters Determination/Delineations reports and Wetland Impact Permit Applications (Section 401/404 Permits, Nationwide Permits, General/Individual Permits, Pre-Construction Notification, etc.)
- Review/preparation of USFWS Request for Technical Assistance Letters, Informal Biological Assessments (IBA), and species-specific surveys
- Review/preparation of Phase I and Phase II Environmental Site Assessments (ESAs)
- Provide periodic discipline-specific training to staff and field discipline-related questions from staff employees to encourage the continual development of their skills and knowledge base.
- Client Manager responsibilities include acting as an advocate on the client's behalf when interacting with government offices and agencies, educating the client about the general processes and procedures involved in project completion, ensuring prompt delivery of quality products and services, preparing weekly updates for ongoing projects, and proposal preparation.

## REPRESENTATIVE EXPERIENCE

**FCC National Environmental Policy Act (NEPA) Evaluation Reports for Telecommunications Projects**
Evaluation of proposed undertakings for adverse environmental impacts or effects, as defined in the FCC Rules contained in 47 CFR Sections 1.1301 through 1.1320.

**Environmental Assessment (EA) Reports for Telecommunications Projects**
In accordance with 47 CFR, Section 1.1307, provide a determination as to whether environmental impacts are likely to result from the installation of a proposed telecommunications facility and submit for FCC review, comment, and ultimate receipt of a Finding of No Significant Impact (FONSI) determination.

**USACE Wetland/Stream Delineations and USACE/State Section 401/404 Permitting**
Delineate and characterize waters and wetlands that may be located within a project area in accordance with accepted United States Army Corps of Engineers guidance throughout the United States.

**USFWS Endangered/Threatened Species Surveys**
Survey project areas to determine the presence of potential habitat or specific species so that recommendations considering the Endangered Species Act can be made. Species surveyed include, but are not limited to, Alabama leather leaf, Georgia aster, Indiana bat, northern long-eared bat, Missouri bladderpod, and relict trillium.

**Migratory Bird Nest Evaluations/Monitoring**
Determine the activity status of reported migratory bird nests so that recommendations regarding the timing of planned construction/installation/maintenance activities can be made. Monitoring construction/maintenance activities within close proximity to occupied nests so that actions are within applicable regulatory guidelines and opinions.

**Section 106 Review Documentation/Archaeological Assessments for Telecommunications Projects**
These reports are compiled in accordance with the Nationwide Programmatic Agreement (NPA), effective March 7, 2005, and in conjunction with the requirements of the State Historic Preservation Office to determine if proposed telecommunications projects will have adverse impacts on Historic Properties within the Area of Potential Effects.

**Phase I and Phase II Environmental Site Assessment Reports**
Determine whether a "recognized environmental conditions (REC)" exists in connection with the Property, in accordance with the current ASTM E1527 standard, by means of record reviews, site reconnaissance, interviews, and preparation of the report. Should a REC be identified, sampling and analysis of soil and/or groundwater for potential contaminants (such as BTEX, PCBs, VOCs, PAHs, Lead, etc.) may be applicable.

**Operations and Maintenance Plans/Soil and Groundwater Management Plans for Hazardous Materials**
Define the general protocols to be followed by personnel engaged in construction and ongoing operations that may involve contact with hazardous materials within the project area and/or at the subject facility.

**Asbestos-Containing Materials Surveys**
Determine whether suspect building materials that may be disturbed by installation activities, or otherwise, contain greater than 1% asbestos in accordance with AHERA guidelines. Recommendations with respect to AHERA, OSHA, NESHAP, or other federal/state/municipal regulations are made.

**Lead-Based Paint Surveys**
Determine the lead concentrations of painted building components that may be disturbed during construction, renovation, and/or installation activities. Recommendations with respect to OSHA, RCRA, and/or other federal/state/municipal regulations are made.

**Radon Surveys**
Determine whether elevated levels of radon are present within a building.

## OTHER RELATED EXPERIENCE

January 2006 – May 2008 **University of Georgia** Athens, GA
**Positions/Responsibilities:**

- Marine Science Laboratory Technician
- Aquatic Ecology Laboratory Technician
- Organismal Biology Teaching Intern
- Freshman Chemistry II Peer Tutor

# APPENDIX D

SHPO Information

FLORIDA DEPARTMENT of STATE

**RON DESANTIS**
Governor

**CORD BYRD**
Secretary of State

Jesse Garbowski
1375 Union Hill Industrial Ct.,
Suite A, Alpharetta, GA, 30004
jesse.garbowski@eca-usa.com

November 2, 2022

RE: DHR Project File No.: 202207393, Received by DHR: October 25th, 2022
Project: ***3111 Avenue D, Fort Pierce, Florida, 34947. ECA Project # 22-003594***
County: St. Lucie

To Whom It May Concern,

Thank you for your transmittal regarding the above referenced project**.** The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places.* The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties.*

Based on the information provided, it is the opinion of this office that the proposed project will have **NO EFFECT** on historic properties listed, or eligible for listing, in the NRHP.

If you have any questions, please contact Dr. Kyra Lucas, Historic Preservationist II, by email at kyra.lucas@*dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Kelly L Chase
For

Alissa Lotane
Director, Division of Historical Resources
& State Historic Preservation Officer

**Treasure Coast Newspapers**
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

**INKLYNK LLC**
2300 BETHELVIEW RD STE 110-302

**CUMMING, GA 30040**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.
Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :
**10/13/2022**

Lana Kanitz

Subscribed and sworn to before on October 13, 2022:

Kathleen Allen

Notary, State of WI, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JJG 22-003594.
Pub Oct. 13th 2022
TCN5440882

Ad No: 0005440882
Customer No: 6788242330INKLE
PO #: 22-003594

# of Affidavits: 1

Ent D (FMSF only) _____



# Survey Log Sheet

**Florida Master Site File**
**Version 5.0 3/19**

Survey # (FMSF only) _____

**Consult *Guide to the Survey Log Sheet* for detailed instructions.**

## Manuscript Information

**S**urvey Project (name and project phase)
Love Ministries

**R**eport Title (exactly as on title page)
Proposed 199-Foot Monopole Telecommunications Support Structure

**R**eport Authors (as on title page) 1. Environmental Corporation of Amer 3. Matthew Beazley
2. Jesse Garbowski 4. _____

**P**ublication Year 2022 **N**umber of Pages in Report (do not include site forms) 100

**P**ublication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
Environmental Corporation of America, Alpharetta, 22-001008

**S**upervisors of Fieldwork (even if same as author) Names _____

**A**ffiliation of Fieldworkers: Organization Environmental Corporation of America City Alpharetta

**K**ey Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. _____ 3. _____ 5. _____ 7. _____
2. _____ 4. _____ 6. _____ 8. _____

**S**urvey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name TowerCom VIII-B. LLC Organization _____
Address/Phone/E-mail 5611 NC Hwy 55, Suite 201

**R**ecorder of Log Sheet Jesse Garbowski Date Log Sheet Completed 10-20-2022

**I**s this survey or project a continuation of a previous project? ☒No ☐Yes: **P**revious survey #s (FMSF only) _____

## Project Area Mapping

**C**ounties (select every county in which field survey was done; attach additional sheet if necessary)
1. St. Lucie 3. _____ 5. _____
2. _____ 4. _____ 6. _____

**U**SGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name FORT PIERCE Year 1949 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

## Field Dates and Project Area Description

**F**ieldwork Dates: Start _____ End _____ **T**otal Area Surveyed (fill in one) _____hectares 0.53 acres
**N**umber of Distinct Tracts or Areas Surveyed _____
**I**f Corridor (fill in one for each) **W**idth: _____meters _____feet **L**ength: _____kilometers _____miles


Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

# Survey Log Sheet

Survey #_____

## Research and Field Methods

**Types of Survey** (select all that apply): ☒archaeological ☒architectural ☐historical/archival ☐underwater
☐damage assessment ☐monitoring report ☐other(describe): _____

**Scope/Intensity/Procedures**

Section 106 Review

**Preliminary Methods** (select as many as apply to the project as a whole)

| | | | | |
|---|---|---|---|---|
| ☐Florida Archives (Gray Building) | ☐library research- *local public* | ☒local property or tax records | ☐other historic maps | ☐LIDAR |
| ☐Florida Photo Archives (Gray Building) | ☐library-special collection | ☐newspaper files | ☒soils maps or data | ☐other remote sensing |
| ☒Site File property search | ☐Public Lands Survey (maps at DEP) | ☐literature search | ☐windshield survey | |
| ☒Site File survey search | ☐local informant(s) | ☐Sanborn Insurance maps | ☒aerial photography | |

☐other (describe): _____

**Archaeological Methods** (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

| | | | |
|---|---|---|---|
| ☐surface collection, controlled | ☐shovel test-other screen size | ☐block excavation (at least 2x2 m) | ☐metal detector |
| ☐surface collection, **un**controlled | ☐water screen | ☐soil resistivity | ☐other remote sensing |
| ☒shovel test-1/4"screen | ☐posthole tests | ☐magnetometer | ☒pedestrian survey |
| ☐shovel test-1/8" screen | ☐auger tests | ☐side scan sonar | ☐unknown |
| ☐shovel test 1/16"screen | ☐coring | ☐ground penetrating radar (GPR) | |
| ☐shovel test-unscreened | ☐test excavation (at least 1x2 m) | ☐LIDAR | |

☒other (describe): Pedestrian Survey

**Historical/Architectural Methods** (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

| | | | |
|---|---|---|---|
| ☐building permits | ☐demolition permits | ☐neighbor interview | ☐subdivision maps |
| ☐commercial permits | ☐windshield survey | ☐occupant interview | ☐tax records |
| ☐interior documentation | ☒local property records | ☐occupation permits | ☐unknown |

☐other (describe): _____

## Survey Results

**Resource Significance Evaluated?** ☐Yes ☐No

**Count of Previously Recorded Resources**_____ **Count of Newly Recorded Resources**_____

**List Previously Recorded Site ID#s with Site File Forms Completed** (attach additional pages if necessary)

**List Newly Recorded Site ID#s** (attach additional pages if necessary)

**Site Forms Used:** ☐Site File Paper Forms ☐Site File PDF Forms

## REQUIRED: Attach Map of Survey or Project Area Boundary

**SHPO USE ONLY** **SHPO USE ONLY** **SHPO USE ONLY**

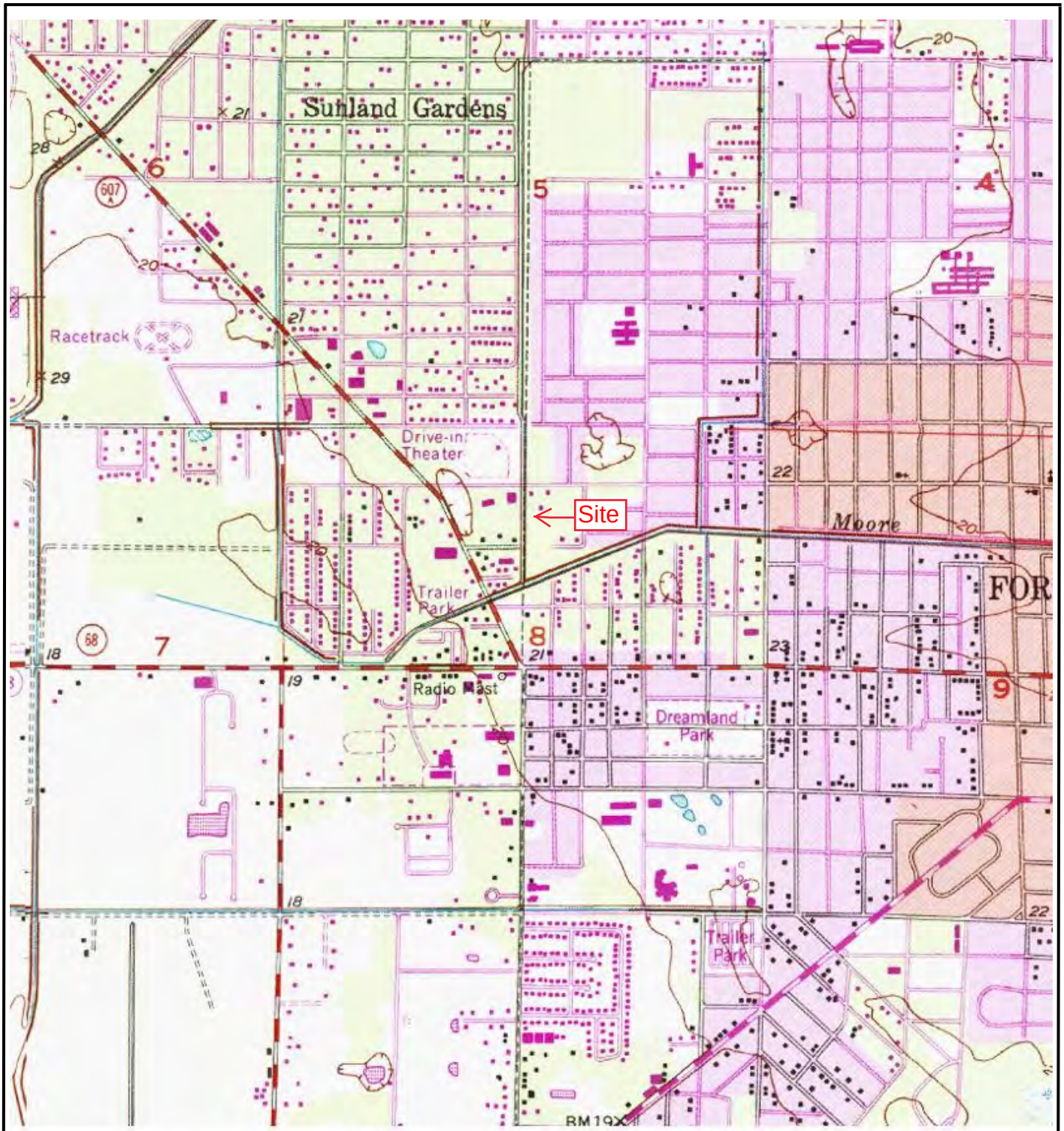
**Origin of Report:** ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational
☐Grant Project # _____ ☐Compliance Review: CRAT # _____

**Type of Document:** ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report
☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc
☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

**Document Destination:** Plottable Projects **Plotability:** _____



Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com




Source: USGS Topographic Maps, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Topographic Map

ECA Proj. # 22-003594




Source: Google Earth 2022

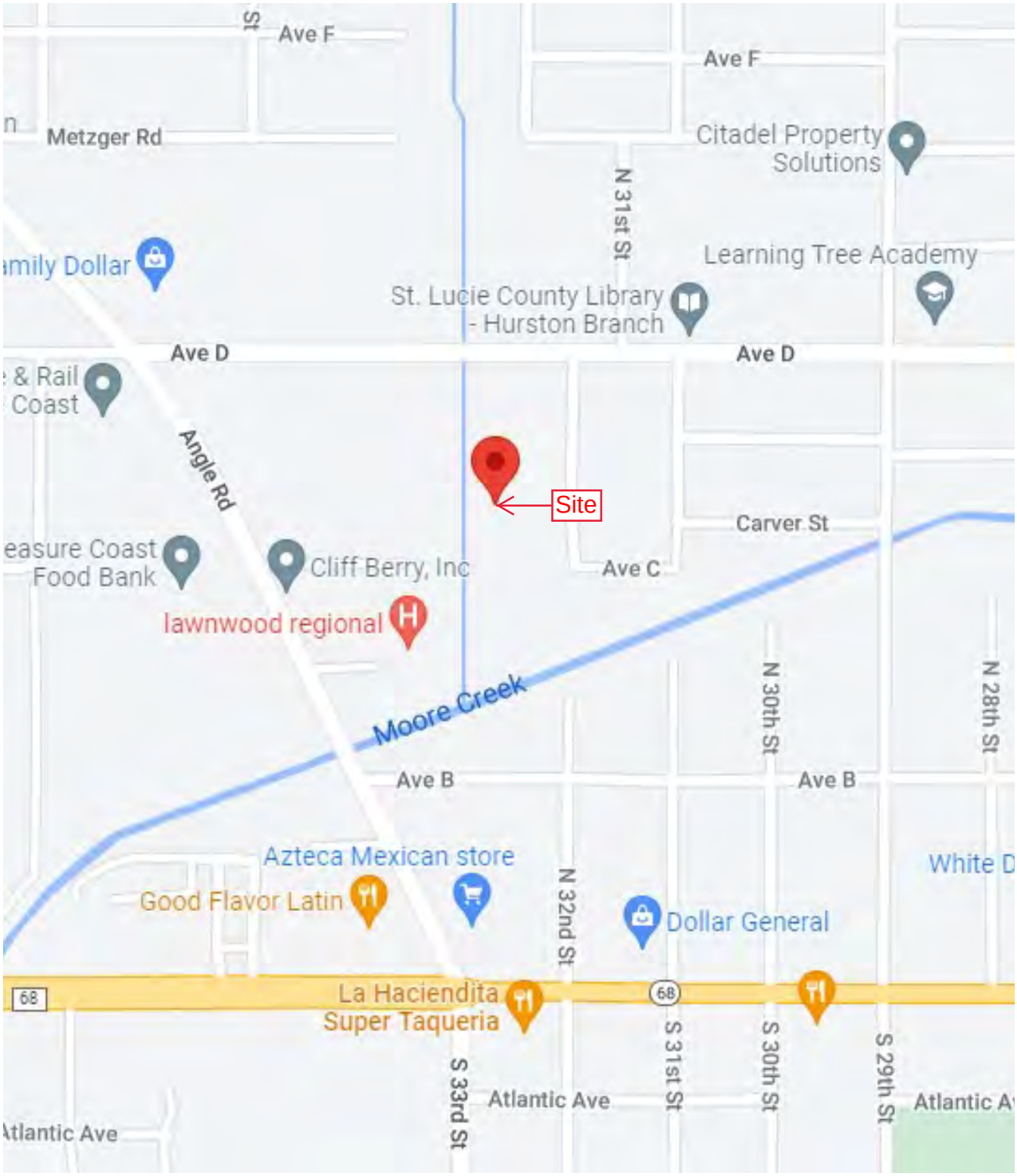
N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Aerial Photograph

ECA Proj. # 22-003594




Source: Google Maps 2022

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Road Map

ECA Proj. # 22-003594

ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

# Section 106 Review

TCNS ID 256976

Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height with Appurtenances)

**TowerCom VIII-B, LLC Site**
**Love Ministries**

**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**

ECA Project No. 22-003594




**SUBMITTED TO:**

Mr. Tim Parsons, Director
Division of Historical Resources
Office of Compliance and Review
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250

**PREPARED BY:**

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004

October 20, 2022

Division of Historical Resources
Office of Compliance and Review
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250

**Attention:** **Mr. Tim Parsons, Director**

**Subject:** **Section 106 Review**
**TCNS ID # 256976**
**Proposed 199-Foot Monopole Telecommunications Structure**
**(Overall Height With Appurtenances)**
**TowerCom VIII-B, LLC Site Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**ECA Project #: 22-003594**

Dear Mr. Parsons:

Environmental Corporation of America's (ECA) client, TowerCom VIII-B, LLC is proposing to construct a telecommunications facility as described in the following FCC Form 620, New Tower (NT) Submission Packet. ECA understands that TowerCom VIII-B, LLC plans to construct a 199-foot tall overall height monopole telecommunications structure within a proposed 60-foot by 60-foot (18-meter by 18-meter) lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide (202-meter by 9-meter) access/utility easement.

ECA has identified and evaluated Historic Properties, if any, within the Area of Potential Effect (APE) for visual and direct effects as directed in Section VI.D.1 and 2 of the Nationwide Programmatic Agreement, effective on March 7, 2005. We found no Historic Properties listed in the National Register of Historic Places (NRHP) within the ½-mile APE for visual effects or the APE for direct effects.

A search of the Florida Master Site File (FMSF) identified no NRHP-eligible Historic Properties within the ½-mile APE for visual effects or the APE for direct effects.

An Archaeological Assessment was conducted within the APE for direct effects. During our database research, ECA identified no previously recorded archaeological sites and six cultural resource surveys within a 1-mile background research radius. During our site visit on October 13, 2022, conducted by Nicolas Bowers, MA, RPA, we discovered no archaeological sites and uncovered no archaeological cultural artifacts (See Attachment E-1c).

Based on this documentation, prepared in accordance with the Nationwide Programmatic Agreement effective March 7, 2005, ECA believes that this proposed facility would have no effect on any Historic Properties identified in accordance with the NPA. Therefore, ECA recommends a finding of No Historic Properties Affected for the proposed undertaking for the APE for visual and direct effects.

We are submitting this letter for TowerCom VIII-B, LLC to seek concurrence with this finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. We request your concurrence with our finding. Please contact Dina M. Bazzill at 252-412-7960 or dina.bazzill@eca-usa.com with questions or comments.

Sincerely,
**Environmental Corporation of America**

Jesse Garbowski
Project Manager

Matthew Beazley, MA, RPA
Principal Investigator

**FCC Form 620**

Notification Date:

File Number:

# FCC Wireless Telecommunications Bureau
# New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

## General Information

| | |
|---|---|
| 1) (Select only one) **( NE )**<br>**NE** – New **UA** – Update of Application **WD** – Withdrawal of Application | |
| 2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file. | File Number: |

## Applicant Information

| |
|---|
| 3) FCC Registration Number (FRN): **0030893945** |
| 4) Name: **TowerCom VIII-B** |

**Contact Name**

| | | | |
|---|---|---|---|
| 5) First Name: **Kathe** | 6) MI: | 7) Last Name: **Post** | 8) Suffix: |
| 9) Title: | | | |

**Contact Information**

| | | | | |
|---|---|---|---|---|
| 10) P.O. Box: | **And /Or** | 11) Street Address: **5611 NC Hwy 55, Suite 201** | | |
| 12) City: **Durham** | | | 13) State: **NC** | 14) Zip Code: **27713** |
| 15) Telephone Number: **(919)694-4669** | | 16) Fax Number: | | |
| 17) E-mail Address: **kpost@towercomenterprises.com** | | | | |

## Consultant Information

| |
|---|
| 18) FCC Registration Number (FRN): **0011662921** |
| 19) Name: **Environmental Corporation of America** |

**Principal Investigator**

| | | | |
|---|---|---|---|
| 20) First Name: **Dina** | 21) MI: | 22) Last Name: **Bazzill** | 23) Suffix: |
| 24) Title: **MA, RPA Principal Investigator** | | | |

**Principal Investigator Contact Information**

| | | | | |
|---|---|---|---|---|
| 25) P.O. Box: | **And /Or** | 26) Street Address: **1375 Union Hill Industrial Court Suite A** | | |
| 27) City: **Alpharetta** | | | 28) State: **GA** | 29) Zip Code: **30004** |
| 30) Telephone Number: **(770)677-2040** | | 31) Fax Number: | | |
| 32) E-mail Address: **dina.bazzill@eca-usa.com** | | | | |

**Professional Qualification**

| | |
|---|---|
| 33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards? | ( **X** ) **Y**es ( ) **N**o |

34) Areas of Professional Qualification:

( **X** ) Archaeologist

( ) Architectural Historian

( **X** ) Historian

( ) Architect

( ) Other (Specify) _____

**Additional Staff**

| | |
|---|---|
| 35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior? | ( **X** ) **Y**es ( ) **N**o |

If "YES," complete the following:

| 36) First Name: **Matthew** | 37) MI: | 38) Last Name: **Beazley** | 39) Suffix: |
|---|---|---|---|

40) Title: **M.A., RPA Principal Archaeologist**

41) Areas of Professional Qualification:

( **X** ) Archaeologist

( ) Architectural Historian

( **X** ) Historian

( ) Architect

( ) Other (Specify) _____

| 36) First Name: **Nicolas** | 37) MI: | 38) Last Name: **Bowers** | 39) Suffix: |
|---|---|---|---|

40) Title: **M.A., RPA Project Archaeologist**

41) Areas of Professional Qualification:

( **X** ) Archaeologist

( ) Architectural Historian

( **X** ) Historian

( ) Architect

( ) Other (Specify) _____

## Site Information

**Tower Construction Notification System**

1) TCNS Notification Number: **256976**

**Site Information**

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: ( ) Yes ( X ) No

3) Site Name: **Love Ministries**

4) Site Address: **3111 Avenue D**

5) Detailed Description of Project:

**22-003594**

| 6) City: **Fort Pierce** | 7) State: **FL** | 8) Zip Code: **34947** |
|---|---|---|

9) County/Borough/Parish: **ST. LUCIE**

10) Nearest Crossroads: **Avenue D & Avenue C**

11) **NAD 83** Latitude (DD-MM-SS.S): **27-27-06.0** ( X ) N or ( ) S

12) **NAD 83** Longitude (DD-MM-SS.S): **080-21-27.9** ( ) E or ( X ) W

**Tower Information**

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **60.7** ( ) Feet ( X ) Meters

14) Tower Type (Select One):

( ) Guyed lattice tower

( ) Self-supporting lattice

( X ) Monopole

( ) Other (Describe):

**Project Status**

15) Current Project Status (Select One):

( X ) Construction has not yet commenced

( ) Construction has commenced, but is not completed Construction commenced on: _____

( ) Construction has been completed Construction commenced on: _____

Construction completed on: _____

**Determination of Effect**

14) Direct Effects (Select One):

( **X** ) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

( **X** ) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

## Tribal/NHO Involvement

| | |
|---|---|
| 1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects? | ( **X** ) Yes ( ) No |

2a) Tribes/NHOs contacted through TCNS Notification Number: **256976** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

**Tribe/NHO Contacted Through TCNS**

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Shawnee Tribe of Oklahoma**

**Contact Name**

| 5) First Name: **Kelly** | 6) MI: | 7) Last Name: **Nelson** | 8) Suffix: |
|---|---|---|---|
| 9) Title: **Cell Tower Coordinator** | | | |

**Dates & Response**

10) Date Contacted **10/13/2022** 11) Date Replied

( **X** ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

**Tribe/NHO Contacted Through TCNS**

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Miccosukee Tribe of Indians of Florida**

**Contact Name**

| 5) First Name: **Kevin** | 6) MI: | 7) Last Name: **Donaldson** | 8) Suffix: |
|---|---|---|---|
| 9) Title: **Real Estate Director** | | | |

**Dates & Response**

10) Date Contacted **10/13/2022** 11) Date Replied

( **X** ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

## Tribal/NHO Involvement

| | |
|---|---|
| 1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects? | ( **X** ) Yes ( ) No |

2a) Tribes/NHOs contacted through TCNS Notification Number: **256976** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

**Tribe/NHO Contacted Through TCNS**

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Muscogee (Creek) Nation**

**Contact Name**

| 5) First Name: **Corain** | 6) MI: | 7) Last Name: **Lowe-Zepeda** | 8) Suffix: **Ms** |
|---|---|---|---|
| 9) Title: **TCNS Manager** | | | |

**Dates & Response**

10) Date Contacted **10/13/2022** 11) Date Replied

( **X** ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

**Tribe/NHO Contacted Through TCNS**

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Nation of Oklahoma**

**Contact Name**

| 5) First Name: **Ben** | 6) MI: | 7) Last Name: **Yahola** | 8) Suffix: |
|---|---|---|---|
| 9) Title: **Tribal Historic Preservation Officer** | | | |

**Dates & Response**

10) Date Contacted **10/12/2022** 11) Date Replied

( **X** ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

## Tribal/NHO Involvement

| | |
|---|---|
| 1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects? | ( **X** ) **Y**es ( ) **N**o |

2a) Tribes/NHOs contacted through TCNS Notification Number: **256976** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

**Tribe/NHO Contacted Through TCNS**

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Tribe of Florida**

**Contact Name**

| 5) First Name: **THPO** | 6) MI: | 7) Last Name: **Compliance** | 8) Suffix: |
|---|---|---|---|
| 9) Title: **Compliance Review Supervisor** | | | |

**Dates & Response**

10) Date Contacted **10/12/2022** 11) Date Replied

( **X** ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

**Tribe/NHO Contacted Through TCNS**

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Thlopthlocco Tribal Town**

**Contact Name**

| 5) First Name: **Ryan** | 6) MI: | 7) Last Name: **Morrow** | 8) Suffix: |
|---|---|---|---|
| 9) Title: **Mekko** | | | |

**Dates & Response**

10) Date Contacted **10/12/2022** 11) Date Replied

( **X** ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

## Other Tribes/NHOs Contacted

**Tribe/NHO Information**

| |
|---|
| 1) FCC Registration Number (FRN): |
| 2) Name: |

**Contact Name**

| | | | |
|---|---|---|---|
| 3) First Name: | 4) MI: | 5) Last Name: | 6) Suffix: |
| 7) Title: | | | |

**Contact Information**

| | | | | |
|---|---|---|---|---|
| 8) P.O. Box: | **And /Or** | 9) Street Address: | | |
| 10) City: | | | 11) State: | 12) Zip Code: |
| 13) Telephone Number: | | 14) Fax Number: | | |
| 15) E-mail Address: | | | | |
| 16) Preferred means of communication:<br>( ) E-mail<br>( ) Letter<br>( ) Both | | | | |

**Dates & Response**

17) Date Contacted _____ 18) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

## Historic Properties

**Properties Identified**

| | |
|---|---|
| 1) Have any historic properties been identified within the APEs for direct and visual effect? | ( ) Yes ( X ) No |
| 2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs? | ( ) Yes ( X ) No |
| 3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below. | ( ) Yes ( X ) No |

**Historic Property**

| |
|---|
| 4) Property Name: |
| 5) SHPO Site Number: |

**Property Address**

| | | |
|---|---|---|
| 6) Street Address: | | |
| 7) City: | 8) State: | 9) Zip Code: |
| 10) County/Borough/Parish: | | |

**Status & Eligibility**

| | |
|---|---|
| 11) Is this property listed on the National Register?<br>Source: _____ | ( ) Yes ( ) No |
| 12) Is this property eligible for listing on the National Register?<br>Source: _____ | ( ) Yes ( ) No |
| 13) Is this property a National Historic Landmark? | ( ) Yes ( ) No |

14) Direct Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

## Local Government Involvement

**Local Government Agency**

| |
|---|
| 1) FCC Registration Number (FRN): |
| 2) Name: **Fort Pierce Historic Commission** |

**Contact Name**

| | | | |
|---|---|---|---|
| 3) First Name: **Maria** | 4) MI: | 5) Last Name: **Lewicka** | 6) Suffix: |
| 7) Title: | | | |

**Contact Information**

| | | | | |
|---|---|---|---|---|
| 8) P.O. Box: | **And /Or** | 9) Street Address: **100 North US 1** | | |
| 10) City: **Fort Pierce** | | | 11) State: **FL** | 12) Zip Code: **34954** |
| 13) Telephone Number: **(772)467-3738** | | 14) Fax Number: | | |
| 15) E-mail Address: **mlewicka@city-ftpierce.com** | | | | |

16) Preferred means of communication:

( **X** ) E-mail

( ) Letter

( ) Both

**Dates & Response**

17) Date Contacted **10/07/2022** 18) Date Replied _____

( **X** ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

**Additional Information**

19) Information on local government's role or interest (optional):

## Other Consulting Parties

**Other Consulting Parties Contacted**

| | |
|---|---|
| 1) Has any other agency been contacted and invited to become a consulting party? | (  ) **Y**es ( **X** ) **N**o |

**Consulting Party**

| |
|---|
| 2) FCC Registration Number (FRN): |
| 3) Name: |

**Contact Name**

| | | | |
|---|---|---|---|
| 4) First Name: | 5) MI: | 6) Last Name: | 7) Suffix: |
| 8) Title: | | | |

**Contact Information**

| | | | | |
|---|---|---|---|---|
| 9) P.O. Box: | **And /Or** | 10) Street Address: | | |
| 11) City: | | | 12) State: | 13) Zip Code: |
| 14) Telephone Number: | | 15) Fax Number: | | |
| 16) E-mail Address: | | | | |
| 17) Preferred means of communication:<br>(  ) E-mail<br>(  ) Letter<br>(  ) Both | | | | |

**Dates & Response**

18) Date Contacted _____ 19) Date Replied _____

(  ) No Reply

(  ) Replied/No Interest

(  ) Replied/Have Interest

(  ) Replied/Other

**Additional Information**

20) Information on other consulting parties' role or interest (optional):

## Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

**SHPO/THPO**

Name: **Florida Division of Historical Resources**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

## Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

**Party Authorized to Sign**

| First Name: | MI: | Last Name: | Suffix: |
|---|---|---|---|
| Matthew | T | Beazley | |

Signature: Matthew Beazley

Date: 10/19/2022

**FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.**

**WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).**

# Attachment A

## *Consultant Information*

## Resume/Curriculum Vitae

# Dina M. Bazzill, MA, RPA

Principal Archaeologist/Historian
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 111
dina.bazzill@eca-usa.com


## EDUCATION

**East Carolina University** Greenville, NC
M.A., Maritime Studies
Graduated: May 2007
GPA: 3.89/4.0

**Southwest Missouri State University** Springfield, MO
B.A., Anthropology, minor in Antiquities
Graduated: May 2004, Magna Cum Laude
Grade-Point Average: 3.8/4.0

## PROFESSIONAL CERTIFICATIONS

**Secretary of the Interior's 36CFR61 Professional Qualification Standards** for Archaeology and History since 2007
**Register of Professional Archaeologist** since 2007
**Section 106** Training Certification from SRI Foundation, 2009
**Advanced Section 106** Training Certification from the Advisory Council on Historic Preservation, 2009
**NEPA Compliance and Cultural Resources** Training Certification from the National Preservation Institute, 2009
**Section 4 (f) Compliance for Historic Properties** Training Certification from the National Preservation Institute, 2009
**Identification and Management of Traditional Cultural Properties** Training Certification from the National Preservation Institute, 2009
**Tribal Consultation** Training Certification from the SRI Foundation, 2010

## RELATED EMPLOYMENT

June 2007 – Present **Environmental Corporation of America** Alpharetta, GA
**Position:** Principal Investigator
**Responsibilities:**

- Archaeological and historical research.
- Conducting archaeological and historical site assessments for Section 106 compliance.
- Authoring Section 106/archaeological assessment/phase one environmental impact reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies.

## REPRESENTATIVE EXPERIENCE

June 2007 - Present **Section 106 Cell Tower Evaluations** USA
Dina M. Bazzill, Principal Archaeologist/Historian
**Goals:** The scope of work for these projects has included archaeological and historic standing structures site assessments for the Section 106 review process in forty different states.

May/June 2011 **Chicago and North Western Railway Bridge Replacement: Phase I Underwater Archaeological Survey** Oshkosh, WI
Dina M. Bazzill, Principal Archaeologist/Historian
**Goals:** The scope of work for this project included a Phase I side-scan sonar survey for the replacement of the Chicago and North Western Railway Line over the Fox River in Oshkosh, Winnebago County, Wisconsin. The side-scan sonar survey was performed by Jerry Guyer of Pirate's Cove Diving Inc. Dina M. Bazzill performed the necessary research, analyzed the side-scan sonar data, and prepared a report in conformance with Wisconsin Historical Society Guidelines.

April/May 2010 **Snowbird Youth Center Phase I** Robbinsville, NC

Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator

**Goals:** The scope of work for this project included a survey for a proposed Eastern Band of Cherokee Indians Youth Center located on Forest Service land in Robbinsville, North Carolina. High probability landforms were tested as per Forest Service archaeological testing guidelines. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Field Director and John P. McCarthy, Principal Director. Dina M. Bazzill authored the report, with the assistance of John P. McCarthy.

April/May 2010 **CabeJail Phase I - EBCI Reservation** Cherokee, NC

Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Investigator

**Goals:** The scope of work for this project included a survey for a proposed jail located on the Eastern Band of Cherokee Indians reservation in Cherokee, North Carolina. The entire proposed property was systematically surveyed utilizing guidelines provided by the EBCI THPO office. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Director. John P. McCarthy authored the report, with the assistance of Dina M. Bazzill.

October /November 2009 **Old #4 Sewer Line Replacement - EBCI Indian Reservation** Cherokee, NC

Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator

**Goals:** The scope of work for this project included a systematic survey for a proposed sewer line replacement located on the Eastern Band of Cherokee Indian Reservation in Cherokee, North Carolina. A pedestrian survey was conducted, and shovel tests were conducted as per EBCI THPO office guidelines. This entailed excavating shovel tests at 65-foot intervals, where appropriate. Crew members included Dina M. Bazzill, Field Director, who supervised Mary E. Seagrave, field technician, Dave McGlothlin, field technician, and Landon Abernethy, field technician. John P. McCarthy oversaw the fieldwork and the report preparations, with assistance from Dina M. Bazzill.

July 2009 **Phase II Archaeological Site Delineation** Lewis Creek, IN

Dina M. Bazzill, Principal Investigator

**Goals:** The scope of work for this project included delineating a circa 1840 pioneer homestead located in Lewis Creek, Indiana in order to determine National Register of Historic Places eligibility. Dina M. Bazzill served as Principal Investigator and supervised Mary E. Seagrave, Project Archaeologist. Artifacts recovered from the field work were analyzed and photographed by Dina M. Bazzill. A Section 106 Review was prepared by Dina M. Bazzill and submitted to the Indiana State Historic Preservation Office for their review and comment.

April/May 2008 **City of Norcross – Proposed Greenspace Park** Norcross, GA

Dina M. Bazzill, Field Director and Principal Investigator

**Goals:** The scope of work for this project includes a Phase I survey of a seven acre tract of land in the City of Norcross, Georgia. ECA evaluated archaeological and historic resources present within the survey area and advise the City of Norcross on how best to preserve these resources and utilize them for educational purposes. In addition, a comprehensive user friendly report was produced.

November 2007 **Deep Testing for Archaeological Deposits** Nashville, TN

Artis West, Principal Investigator

**Goals:** The scope of work for this project included placing 10-foot deep two trenches with the proposed APE for direct effects for a proposed cell tower located adjacent to the Harpeth River in Nashville, Tennessee. Backfill soil was selectively sampled and negative findings were recorded. A report summarizing the findings was prepared and accepted by the Tennessee Historical Commission, Division of Archaeology.

**Matthew Beazley, MA, RPA**
Principal Archaeologist/Historian
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 109
Matthew.beazley@eca-usa.com

## STRENGTHS AND SKILLS

Mr. Beazley has been a professional archaeologist for seventeen years, twelve of those years with ECA. He has been a Principal Investigator for the last eight years. In addition to reviewing cultural resource documents, Mr. Beazley also conducts archaeological fieldwork including Phase I survey, Phase II testing, site delineations, cemetery surveys, and metal detection surveys. Mr. Beazley is also the primary operative for conducting historical research and creating report templates and he manages ECA's artifact lab.

## EDUCATION

**North Carolina State University** **Raleigh, NC**
M.A., Liberal Studies, Anthropology emphasis, 2009

**Georgia College and State University** **Milledgeville, GA**
B.S., History, Photography minor, 2005

## PROFESSIONAL CERTIFICATIONS

Registered Professional Archaeologist (RPA) 2010
Secretary of the Interior's 36CFR61 Professional Qualification Standards archaeology and history 2010
Advanced Metal Detecting for the Archaeologist Certification (RPA) 2012
Successfully Navigating Section 106 Review Certification (ACHP) 2019
Coordinating NEPA and Section 106 Certification (ACHP) 2019
Basics of NEPA and Section 106 Integration (ACHP) 2019
Early Coordination with Indian Tribes for Infrastructure Projects Certification (ACHP) 2019

## PROFESSIONAL EXPERIENCE

January 2014 – Present **Environmental Corporation of America** **Alpharetta, GA**
**Position:** Principal Archaeologist/Historian
**Responsibilities:** Archaeological and historical research / Conducting archaeological and historical site assessments for Section 106 compliance / Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies / Reviewing Section 106 reports / Managing archaeology lab and site form submissions.

January 2010 – January 2014 **Environmental Corporation of America** **Alpharetta, GA**
**Position:** Project Manager/ Project Archaeologist
**Responsibilities:** Archaeological and historical research, conducting archaeological and historical site assessments for Section 106 compliance, Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies, Authoring Fish and Wildlife species impact reports, Producing NEPA reports.

August 2005 – December 2009 **Cultural Resources Assessment Group** **Raleigh, NC**
**Position:** Senior Archaeological Field Technician
**Responsibilities/Training:** Archaeological and historic research, cultural resource surveys, artifact analysis, report writing, use of AutoCAD, GIS, SketchUp, Photoshop, and Microsoft Office software

2006 – 2009 **Via Consolare Project in Pompeii (VCP)** **Pompeii, Italy**
**Position:** CAD/three-dimensional modeling specialist

June 2004 – July 2004 **APVA Jamestown Fieldschool** **Jamestown, VA**
**Position:** Field student

June 2003 – July 2003 **AAPP Fieldschool at Pompeii** **Pompeii, Italy**
**Position:** Field student

## REPRESENTATIVE PROJECT EXPERIENCE

Project Manager/Archaeologist for over 600 telecommunications projects. Investigations have included National Register of Historic Places evaluation of historic structures and archaeological site assessments for the Section 106 review process under the terms a Nationwide Programmatic Agreement in Alabama, Arkansas, California, Colorado, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Mississippi, Missouri, Montana, Nebraska, Nevada, New Mexico, New Jersey, New York, Ohio, Oklahoma, Pennsylvania, Rhode Island, Tennessee, Texas, Virginia, West Virginia, Washington, Wisconsin, and Wyoming.

2021 **Archaeological Survey of Brookshire Park** **Gordon County, GA**

Principal Investigator/Field Director
**Goal:** The survey, identification, and evaluation of archaeological and/or cultural sites at a previously unsurveyed portion of Brookshire Park in advance of proposed park improvements and additional delineation and evaluation of an existing NRHP-eligible site at the park on behalf of Gordon County. The survey area was approximately 4.5 acres in size.

2021 **Archaeological Survey and Testing at Mimosa Hall** **Roswell, GA**

Principal Investigator/Field Director
**Goal:** An archaeological survey of the Mimosa Hall property including phase II testing and investigation of anomalies identified by GPR on behalf of the City of Roswell. The survey area was approximately 9 acres in size.

2020 **Phase II Archaeological Investigation of Site 33CS0792** **Coshocton County, OH**

Principal Investigator/Field Director
**Goal:** Excavated multiple test units at 33CS0792 to determine site integrity and research potential prior to the development of a telecommunications facility.

2019 to present **Archaeological Survey for GDOT Projects** **Multiple Counties in GA**

Field Director/Principal Investigator
**Goal:** The survey, identification, and evaluation of archaeological and/or cultural sites for road widening and realignment projects and intersection improvement projects in Chatham, Henry, Muscogee, and Troup Counties on behalf of the Georgia DOT.

2016 to present **Archaeological Survey for NCDOT Projects** **Multiple Counties in NC**

Principal Investigator
**Goal:** The survey, identification, and evaluation of archaeological and/or cultural sites for road widening projects and intersection improvement projects in Burke, Camden, Davidson, Lenoir, Nash, Rockingham, and Stokes Counties on behalf of the North Carolina DOT.

2017 **Archaeological Survey for the Bridges Street Extension Project** **Carteret County, NC**

Principal Investigator
**Goal:** The survey, identification, and evaluation of archaeological and/or cultural sites for an extension of Bridges Street in Morehead City, NC on behalf of the North Carolina DOT. The survey area was more than 1,400 acres in size.

2014 **Relocation of Proposed Communications Facility** **Florahome, FL**

Field Director
**Goal:** The initial archaeological assessment for a proposed communications facility in Florahome, FL encountered a significant number of woodland period artifacts within the project area. In an effort to avoid disturbing a potentially significant archaeological site a new lease area and access easement was surveyed around the delineated archaeological site boundary.

June – August 2009 **Wal-Mart development site monitoring** **Charlotte, NC**
Monitoring of a sensitive site located within the property boundary over the course of two months as well as revisits to other sites located on the property.

June 2007 **Doby's Bridge Project** **York County, SC**
Senior field technician for a cultural resources phase I survey of a 600-acre tract and subsequent phase II testing of two sites of significance.

August 2005 – September 2006 **Carolina Lakes Project** **Lancaster County, SC**
Senior field technician for a cultural resources phase I survey of a 2,500-acre tract and subsequent phase III excavations of three sites of significance.

Nicolas Michael Bowers M.A.
Project Archaeologist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Nicolas.Bowers@eca-usa.com
(770) 667-2040

## EDUCATION

**University of North Carolina at Charlotte** — **Charlotte, NC**
Masters of Arts (MA), Anthropology, Dec, 2020

**University of North Carolina at Greensboro** — **Greensboro, NC**
Bachelors of Arts (BA), Archaeology, Dec, 2016

## PROFESSIONAL EXPERIENCE

May 2021 – Present — **Environmental Corporation of America** — **Alpharetta, GA**
**Position**: Project Archaeologist
**Responsibilities**:
- Archaeological research
- Conducting archaeological and historical site assessments for Section 106 compliance

November 2020- April 2021 — **Grey&Pape** — **Cincinnati, OH**
**Position**: Field Technician
**Responsibilities**:
- Edited archaeological documents that reported the results of the Cultural Resource Management Project (CRMP)
- Served as a member of a cohesive interdisciplinary team during this project; maintained compliance with federal laws, regulations, and guidelines, e.g., National Environmental Policy Act (NEPA) analysis
- Interpreted various technical information about soil samples and advised new workers on said procedures
- Used dating methods and other analytical techniques on uncovered stone tools to determine the age and usage of the artifact
- Actively administered Grey&Pape's Cultural Resource Management Plan
- Trained as a contract officer's technical representative
- Worked often in isolated places, suburban environments, and infrastructure such as transmission lines

January 2017- March 2020 — **Office of State Archaeology Lab** — **Raleigh, NC**
**Position**: Volunteer
**Responsibilities**
- Sorted through various artifacts from the Mid-Atlantic region of the United States
- Identified cultural relevance of Native American artifacts
- Entered sample findings into the schools database in easily understood wording for those unfamiliar with archaeology

# Jesse Garbowski

Project Manager
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
jesse.garbowski@eca-usa.com
(770) 667-2040


## EDUCATION

**University of West Georgia** — **Carrolton, GA**
Master of Arts (M.A.), History, Public History Concentration, April 2015
*Museum Studies Certification

**Lander University** — **Greenwood, SC**
Bachelor of Science (B.S.), History, December 2012

## PROFESSIONAL EXPERIENCE

September 2020 – Present — **Environmental Corporation of America** — **Alpharetta, GA**
**Position**: Project Manager
**Responsibilities**:
- Archaeological, environmental, and historical research
- Conducting archeological and historical site assessments for Section 106 compliance
- Conducting fieldwork/sampling for authoring Phase I/II Environmental Site Assessments
- Authoring Section 106 Review/Archeological Assessment reports
- Preparation of Species Impact Reports/Biological Assessments
- Management and completion of NEPA Checklists/Documentation

February 2019 – March 2020 — **Imagine Exhibitions, Inc.** — **Atlanta, GA**
**Position**: Project Manager
**Responsibilities**:
- Developed and managed domestic and international traveling exhibitions

April 2015 – February 2019 — **Atlanta History Center** — **Atlanta, GA**
**Position**: Project Manager
**Responsibilities**:
- Curated and managed digital and static exhibits and exhibitions
- Conducted original research and authored stories for the general public
- Partnered with local groups to develop community histories

February 2012 – December 2012 — **Ninety Six National Historic Site** — **Ninety Six, SC**
**Position**: Park Ranger
**Responsibilities**:
- Developed educational tours based on park's cultural and natural resources

# Attachment B

## *Site Information*

# 1: Photographs

The following photographs were taken using a digital camera from a height of 5’10”.

**a:** Directional photographs taken from the Proposed Tower Site and of the associated access road.

**b:** Photographs of all listed or eligible properties within the Areas of Potential Effects, if any.

**c:** Photographs from listed or eligible properties within the Area of Potential Effects looking toward the proposed tower site, if any.

**d:** Google Earth 2022 aerial photograph showing APE for visual effects.

**e:** Google Earth 2022 aerial photograph showing APE for direct effects.

**f:** Google Earth 2017 aerial photograph.

**g:** Google Earth 2012 aerial photograph.

**h:** Google Earth 1999 aerial photograph.

**i:** Earth Explorer 1950 aerial photograph.




**A: Northerly View from Near Center of Proposed Lease Area**




**B: Easterly View from Near Center of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1a: Photographs

ECA Proj. # 22-003594




**C: Southerly View from Near Center of Proposed Lease Area**




**D: Westerly View from Near Center of Proposed Lease Area**




**E: Northeasterly View of the Proposed Lease Area**




**F: Southwesterly View of the Proposed Lease Area**




**G: Northeasterly View of the Proposed Access/Utility Easement**




**H: Northerly View of the Proposed Access/Utility Easement**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1a: Photographs

ECA Proj. # 22-003594




**I: Northerly View of the Proposed Access/Utility Easement**




**J: Northerly View of the Proposed Access/Utility Easement**




**K: Overview of Shovel Test Pit 1 (STP1)**




**L: Soil Profile of Shovel Test Pit 1 (STP1)**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1a: Photographs

ECA Proj. # 22-003594




Source: Google Earth 2022

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1d: Aerial Photograph

ECA Proj. # 22-003594




Source: Google Earth 2022

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1e: Aerial Photograph

ECA Proj. # 22-003594




Source: Google Earth 2017

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1f: Aerial Photograph

ECA Proj. # 22-003594




Source: Google Earth 2012

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1g: Aerial Photograph

ECA Proj. # 22-003594




Source: Google Earth 1999

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1h: Aerial Photograph

ECA Proj. # 22-003594




Source: Earth Explorer 1950

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1i: Aerial Photograph

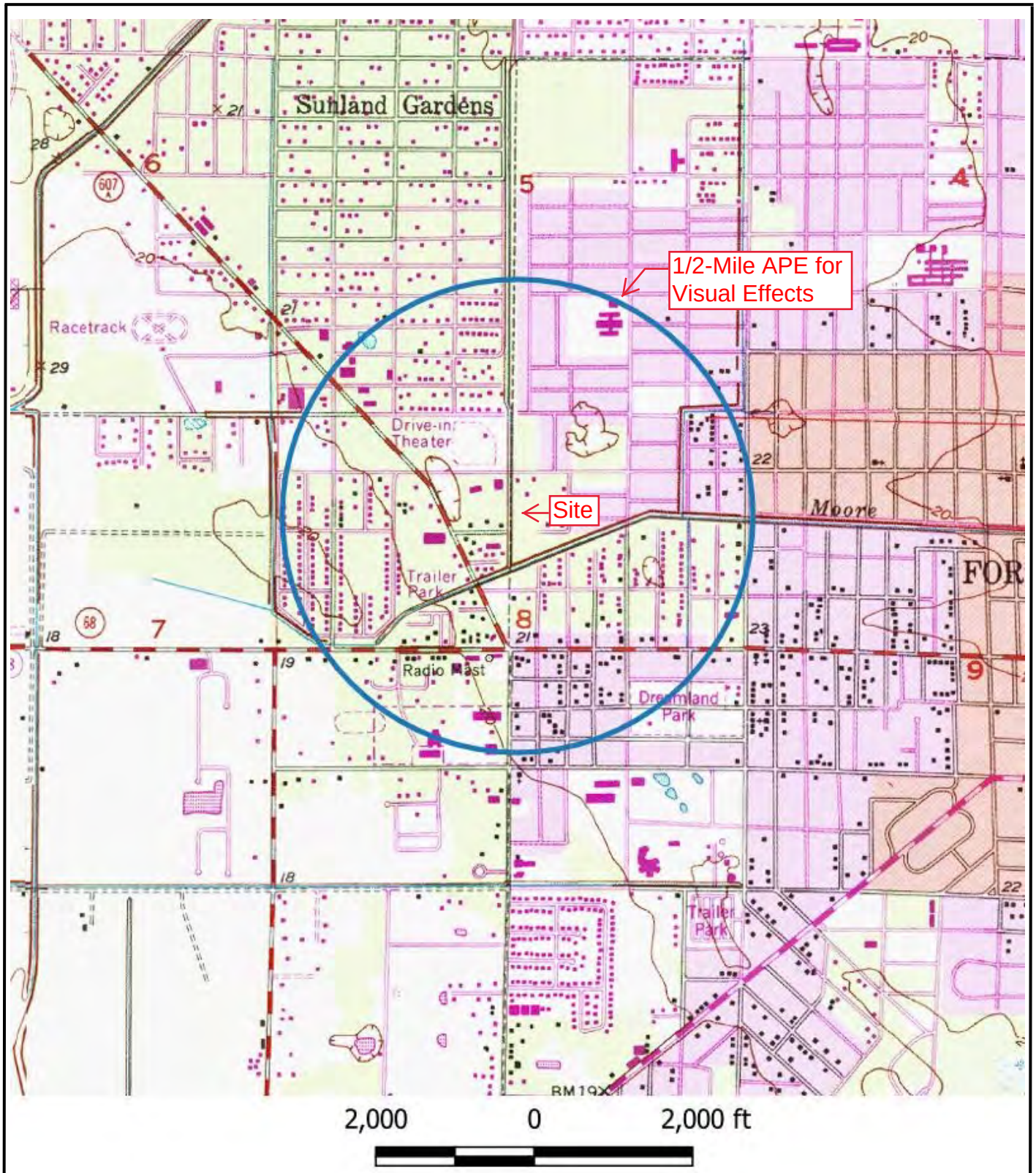
ECA Proj. # 22-003594

## 2: Maps

**a:** 7.5-Minute topographic map showing the Area of Visual Effects and the location of any identified historic properties.

**b:** 7.5-Minute topographic map showing the Area of Direct Effects including any new access roads or other easements.

**c:** Site Vicinity Plan showing the location of the proposed tower site, any new access roads, easements, additional structures, utility lines, fences, and excavations.

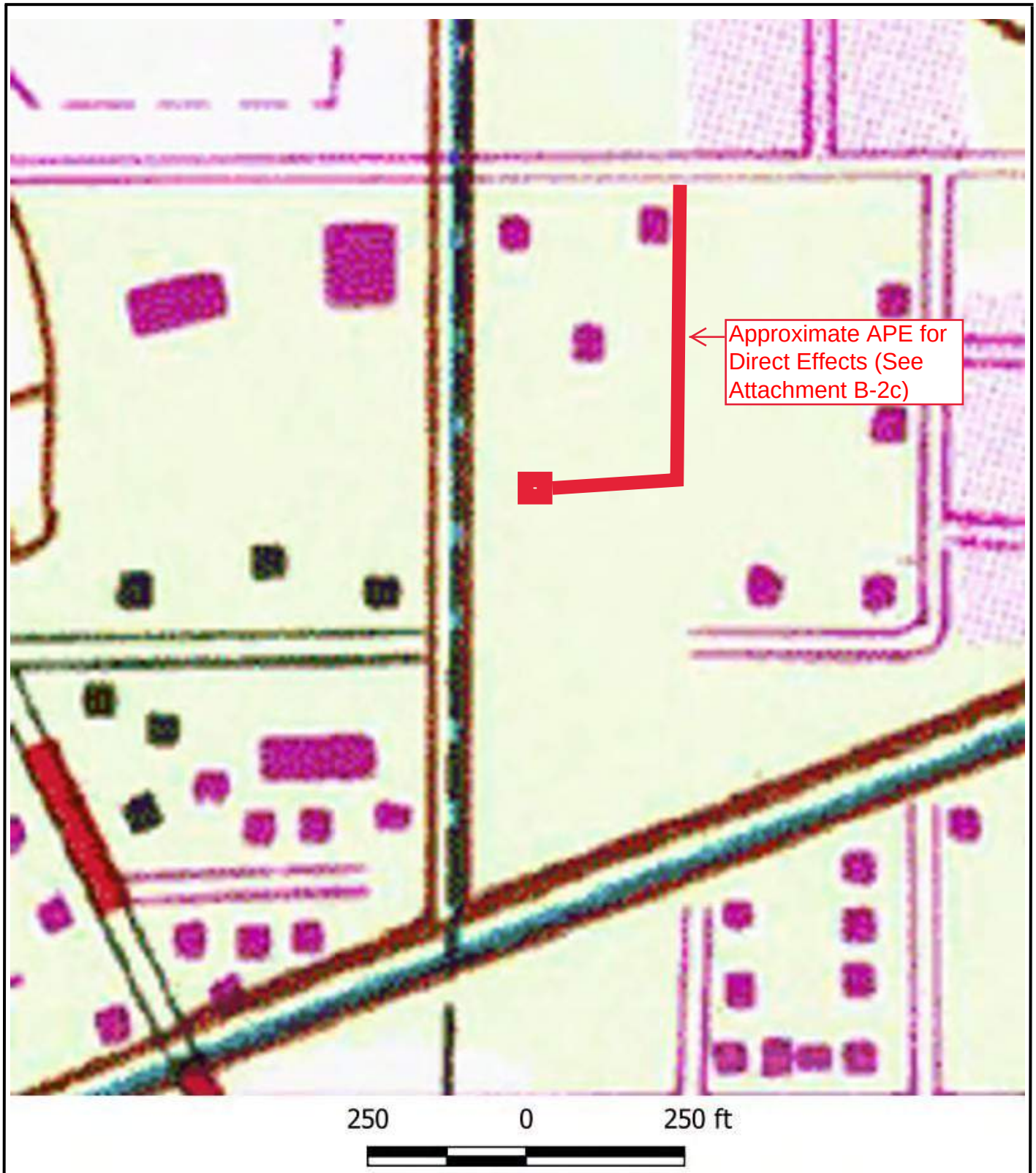



Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-2a: APE for Visual Effects

ECA Proj. # 22-003594



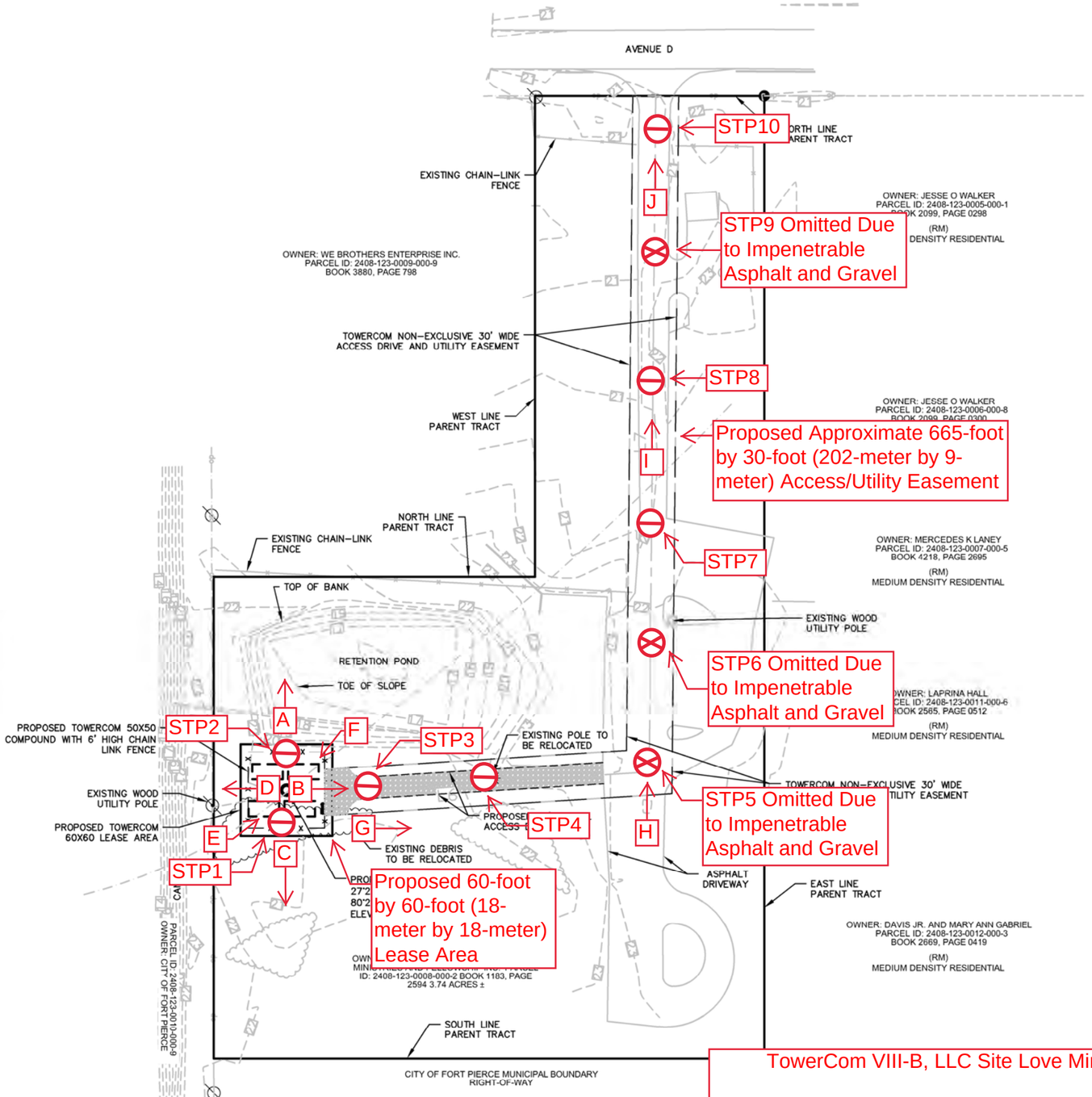

Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-2b: APE for Direct Effects

ECA Proj. # 22-003594




## PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

## PARENT TRACT SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: GC, GENERAL COMMERCIAL
EXISTING ZONING: GC, GENERAL COMMERCIAL
FUTURE LAND USE: GC, GENERAL COMMERCIAL

## UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

## HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

## PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMP
PROP
BUILD
FOOT

PAR
THER
BASIS

TOT

Legend

Photograph Locations

Negative Shovel Test Pit

Omitted Shovel Test Pit

EXIST
TELEC
TELEC
TELECOMMUNICATION COMPOUND CHAIN LINK FENCE : 3,600 ± S.F. (0.022%)

TOTAL IMPERVIOUS AREA: 3,830 ± S.F. (0.024%)

## TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 12' GRAVEL ACCESS ROAD: 2,550.46 ± S.F. (0.016%)
TELECOMMUNICATION GRAVEL COMPOUND: 3,600 ± S.F. (0.022%)
TOTAL SEMI PERVIOUS AREA: 6,150.46 ± S.F. (0.038%)

## TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA: 6,150.45 ± S.F. (0.038%)
TOTAL IMPERVIOUS AREA: 3,830 ± S.F. (0.024%)

TOTAL COMBINED AREA: 9,980.45± S.F. (0.062%)

## NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR LITIES.

DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR LL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MUM OF 500' FROM ANY POTABLE WATER SOURCE.

TowerCom VIII-B, LLC Site Love Ministries

2111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-2c: Site Vicinity Plan

| FLOOD ZONE INFORMATION | | | | | |
|---|---|---|---|---|---|
| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
SEPTEMBER 2022

ISSUED FOR:
ZONING DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1
REVISION:

KHA Job #:
241044000

Drawing name: C:\Users\gary.daniel\appdata\local\temp\AcPublish_21580\Love Ministries_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:56am by gary.daniel

# Attachment C

***Determination of Effect***

## 1: Areas of Potential Effects

### a: Direct Effects

The APE for direct effects is limited to the site of the proposed tower and surrounding easements, as described in the Nationwide Programmatic Agreement.[1] For this particular undertaking the area of disturbance would include the proposed 60-foot by 60-foot (18-meter by 18-meter) lease area, and the proposed approximate 665-foot long by 30-foot wide (202-meter by 9-meter) access/utility easement. and all surrounding areas. The general APE for direct effects is shown in Attachment B-2b and Attachment B-2c.

### b: Visual Effects

The APE for visual effects is the geographic area or areas within which the facility may directly or indirectly cause alterations in the character or use of Historic Properties.[2] Unless otherwise noted, the area of potential effect for visual effect is as described in the Nationwide Programmatic Agreement:

- If the proposed tower is 200 feet or less in overall height, the APE is ½ mile in radius from the proposed tower.
- If the proposed tower is more than 200 feet in height and no more than 400 feet in height, the APE is ¾-mile in radius from the proposed tower.
- If the proposed tower is more than 400 feet in height, the APE is 1 ½ miles in radius from the proposed tower.[3]

The APE for visual effects is shown in Attachment B-2a: Area of Visual Effect.

## 2: Mitigation of Effect

### a: Copies of correspondence and summaries of oral communications with SHPO/THPO and any consulting parties including descriptions of alternatives that have been considered in order to avoid, minimize, or mitigate any adverse effects

Not Applicable.

[1] Section VI.C.2 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).
[2] Section II.3 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).
[3] Section VI.C.4.a-c of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).

# Attachment D

## *Tribal and NHO Involvement*

ECA made notification through the FCC Tower Construction Notification System (TCNS) in order to identify Indian Tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the tower project within the APE for direct or visual effects. All Tribes that have expressed an interest in the proposed undertaking and requested a copy of this submission packet will be provided a copy, with the exception of those Tribes that have elected to receive no documentation. All interested Tribes will be provided an opportunity to comment in accordance with the FCC's rules. Copies of all relevant documents received to date, including correspondence, are provided in the following pages.

# Environmental Corporation of America (ECA)

## TRIBAL INVOLVEMENT SUMMARY

| | | | | | |
|---|---|---|---|---|---|
| **Site Name:** | **Love Ministries** | **Site Number:** | **NA** | **NOO Date:** | **10/14/2022** |
| **TCNS #:** | **256976** | **ECA Project#:** | **22-003594** | **ECA PM:** | **JJG** |

| NOO # | Tribal Entity Name | Date of Document Submittal | Method of Delivery | Email Address | Date of FCC Escalation | Tribal Response Date | Tribal Response |
|---|---|---|---|---|---|---|---|
| 1 | Miccosukee Tribe of Indians of Florida | | Mail | thpo@miccosukeetribe.com | | | |
| 2 | Seminole Tribe of Florida | | Electronic | THPOCompliance@semtribe.com | | | |
| 3 | Seminole Nation of Oklahoma | | Electronic | tcns-sno@sno-nsn.gov | | | |
| 4 | Muscogee (Creek) Nation | | Mail | mcntcns@mcn-nsn.gov; section106@mcn-nsn.gov | | | |
| 5 | Eastern Shawnee Tribe of Oklahoma | | Mail | celltower@estoo.net | | | |
| 6 | Thlopthlocco Tribal Town | | Electronic | thpo@tttown.org | | | |

## Jesse Garbowski

**From:** towernotifyinfo@fcc.gov
**Sent:** Wednesday, October 5, 2022 6:53 AM
**To:** tribal.notify
**Subject:** Proposed Tower Structure Info - Email ID #8324706

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 10/05/2022

Notification ID: 256976
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE

Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

## Jesse Garbowski

**From:** towernotifyinfo@fcc.gov
**Sent:** Friday, October 14, 2022 3:02 AM
**To:** tribal.notify
**Cc:** tcnsweekly@fcc.gov
**Subject:** NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8329425

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic

Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist Kyra N Lucas - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Kyra.Lucas@dos.myflorida.com - 850-245-6339 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 10/05/2022
Notification ID: 256976
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court

Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE
Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

---

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

# Attachment E

## *Historic Properties*

**Method of Identification:**

The following sources and records were reviewed to identify Historic Properties within the Area of Potential Effect (APE) for visual and direct effects:

i. Properties listed in the National Register;
ii. Properties formally determined eligible for listing by the Keeper of the National Register;
iii. Properties that the SHPO/THPO certifies are in the process of being nominated to the Nation Register;
iv. Properties previously determined eligible as part of a consensus determination of eligibility between the SHPO/THPO and a Federal Agency or local government representing the Department of Housing and Urban Development (HUD); and
v. Properties listed in the SHPO/THPO Inventory that the SHPO/THPO has previously evaluated and found to meet the National Register Criteria, and that are identified accordingly in the SHPO/THPO Inventory.[1]

[1] Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222)

## 1: Historic Properties Identified in the APE for Direct Effects

### a: Historic Properties identified within the APE for direct effects

If any Historic Properties were identified, see *Historic Properties* pages within the FCC Form 620.

### b: Historic Properties within the APE, not listed in "a", that ECA Considers to be Eligible for Listing in the National Register as a result of ECA's research.

ECA has identified no Historic Properties within the area for direct effects.

### c: Description of techniques and methodology used to identify Historic Properties within the APE for direct effects.

See *Archaeological Assessment*, Attachment E-1c.

**2: Historic Properties Identified in the APE for Visual Effects**

**a: Historic Properties Identified in the APE for visual effects that are listed in the National Register, have been formally determined eligible by the Keeper of the National Register, or have been evaluated and found to meet NR criteria for listing by the SHPO/THPO and are identified as such in the SHPO/THPO inventory.**

If any historic resources were identified, see *Historic Properties* pages within the FCC Form 620, **or** if more than ten identified historic resources see *Cultural Resource Report*, Attachment E-2a.

**b: Historic Properties, not listed in part "a," that are in the APE for visual effects that were identified through the comments of Indian Tribes, NHOs, local government, or members of the public.**

See *Historic Properties* pages within the FCC Form 620.

**c: Properties listed in part "a," which ECA considers no longer eligible for inclusion in the National Register**

Not Applicable.

# Attachment E-1c

## *Archaeological Assessment*
***(Attached As a Separate Report)***

CONFIDENTIAL NOTICE: Attachment E-1c and Attachment H may contain information on historic and/or prehistoric archaeological cultural resources. This information is to be regarded as strictly confidential and is not for public dissemination or distribution and is not to be published in the public domain or provided to any unauthorized parties.

# Attachment F

## *Local Government Involvement*

## Contact Information

**a: List of all government agencies contacted and a summary of contact including copies of relevant documents.**

Please see the *Local Government* pages of the FCC Form 620 for a list of agencies contacted. Documentation of our correspondence follows this page.

**b: Local government agencies that will be contacted, but have not as of this date.**

Not Applicable.

## Jesse Garbowski

**From:** Jesse Garbowski
**Sent:** Friday, October 7, 2022 7:38 AM
**To:** 'mlewicka@city-ftpierce.com'
**Subject:** Cell Tower, FCC, Fort Pierce, 22-003594
**Attachments:** 3594 Consult Letter.pdf

Proposed 199-Foot Tall Monopole Telecommunications Structure
(Overall Height Includes Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Hello:

Please see the attached consulting party letter for the project as listed above and let us know if you have any concerns.

Thank you,

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com

October 7, 2022

Maria Lewicka
Fort Pierce Historic Commission
100 North US 1
Fort Pierce, FL 34954-1480

**Subject:** **Proposed 199-Foot Tall Monopole Telecommunications Structure (Overall Height Includes Appurtenances)**
**TowerCom VIII-B, LLC Site Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**ECA Project #: 22-003594**

Ms. Lewicka,

TowerCom VIII-B, LLC is proposing to construct a 199-foot tall monopole telecommunications support structure at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida (N27° 27' 6.0"; W80° 21' 27.9"). **A map is included for your reference.** In accordance with the Federal Communications Commission (FCC) regulation at 47 C.F.R. 1.1307(a)(4), we are providing notice to you and seeking any comments that you may have regarding the effect of the proposed action described above on **Historic Properties** in your community. Please note that a **historic property** is defined in Section II.A.9. of the FCC's 2004 Nationwide Programmatic Agreement as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the **National Register of Historic Places (NRHP)**. Based on your level of interest in the project, you may wish to become a consulting party. ***This notice is not intended to supplant any local zoning or permitting requirements but is necessary before we can request review of the action by the State Historic Preservation Office (SHPO).***

We welcome any comments that you may have regarding any **Historic Properties listed on or eligible for listing on the NRHP** that may be affected by the undertaking. Please direct your comments to Annamarie Howell, Environmental Corporation of America, 1375 Union Hill Industrial Court, Suite A, Alpharetta, Georgia 30004, 770-667-2040 x 405 or via email to publicnotice@eca-usa.com. As we would like to submit the project to the SHPO for review as soon as possible, we request that you provide any documents that you may have within 30 days. Thank you for your cooperation.

Sincerely,
**Environmental Corporation of America**

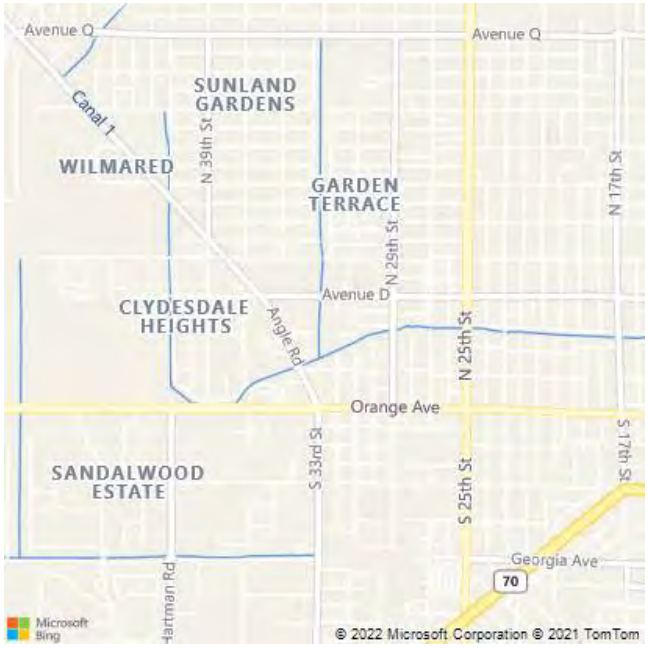
Jesse Garbowski
Project Manager

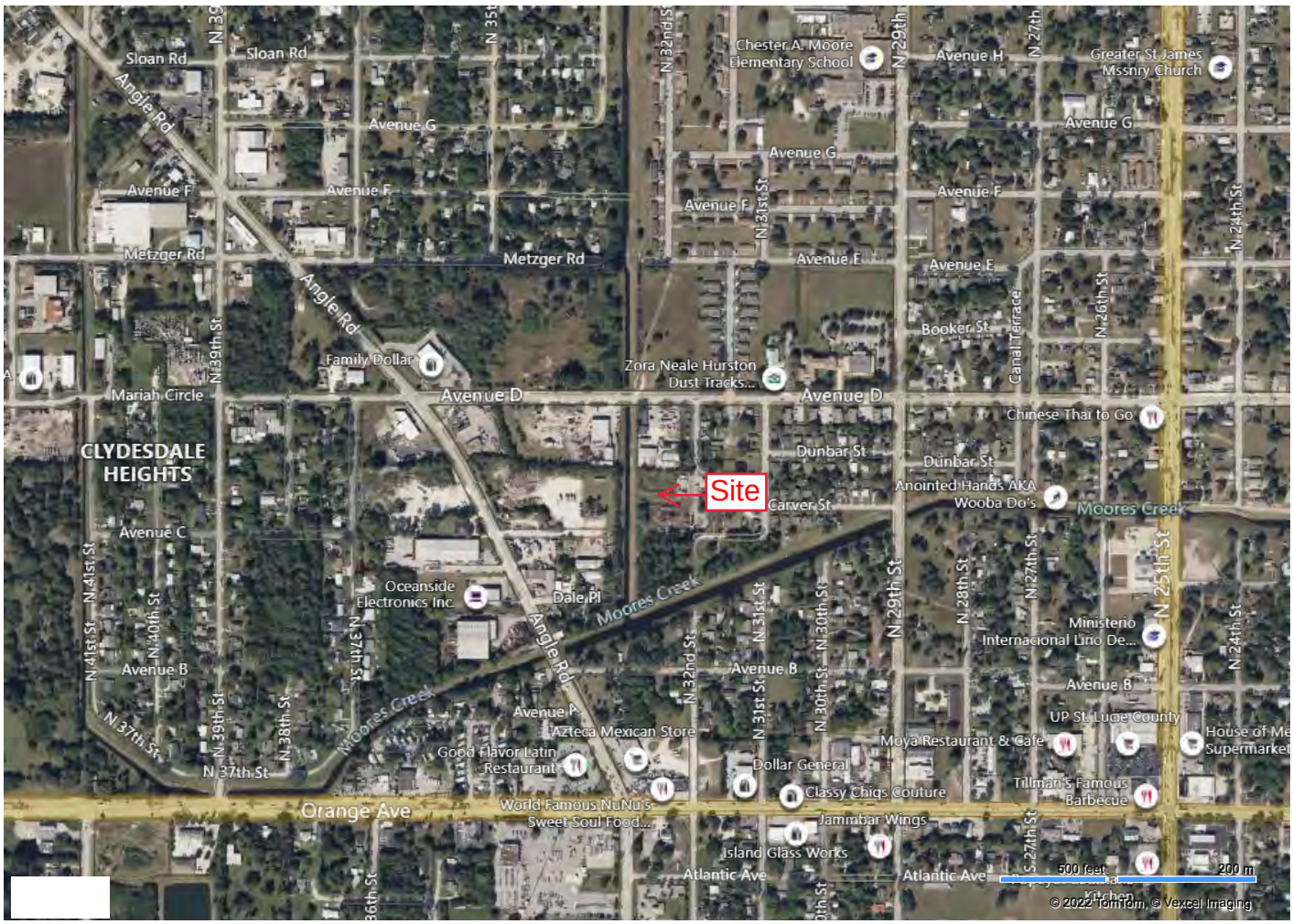
Ryan Edson
Program Manager

bing maps

Notes

Proposed 199-Foot Tall Monopole Telecommunications Structure
(Overall Height Includes Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594



# Attachment G

## *Consulting Parties*

## Public Involvement by Legal Notices, Letters, or Public Meetings

Copies of all relevant documents, including correspondence and legal notices, are provided in the following pages.

# Subject Name: Legal Notice / Client Reference: 22-003594

**Notice Type**
Miscellaneous

**InkLynk Notice ID**
63983

**Ad Number**
5440882

**Notice Created**
10/05/2022 12:42 PM

**Run Dates**
10/13/2022

**Newspaper**
St. Lucie News-Tribune

**County, State**
SAINT LUCIE, FL

**Status**
COMPLETE

Documents | Payment/Receipt | Audit Log | Notes

Download Notice Document  Download Your Original Notice Document

When the notice completes the affidavit will be available

## Original Notice Text

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754. ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during

***PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.***

***ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JJG 22-003594.***

# Attachment H

## *Designation of SHPO/THPO*

## SHPO/THPO Specific Forms

The following pages include copies of all additional forms specific to the Section 106 Review process for the lead SHPO/THPO reviewing this filing.

# Bibliography

Earth Explorer
1950 Aerial photograph.

Florida Archaeological Site Files (FASF). Archaeological and historical files and surveys at the Florida Dept of Historical Resources.

Google Earth
2022 Aerial photograph.
2017 Aerial photograph.
2012 Aerial photograph.
1999 Aerial photograph.

National Register Information System (NRIS)
2021 National Register of Historic Places
http://www.nps.gov/nr/. Accessed October 2022.

United States Federal Communications Commission (FCC)
2005 Federal Communications Commission Federal Register, 47 CFR Part 1, Nationwide Programmatic Agreement for Review Under the National Historic Preservation Act; Final Rule, WT Docket No. 03-128; FCC 04-222. Washington, DC.

United States Geological Survey USGS
1949, photorevised 1983 *Fort Pierce, FL* Quadrangle Map, 7.5 minute series. U.S. Geological Survey, Washington, DC.

# Phase I Cultural Resources Survey

**Proposed 199-Foot (Overall Height) Monopole**
**Telecommunications Support Structure**
**TowerCom VIII-B, LLC Site Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**







**ECA Project#: 22-003594** **TCNS ID #: 256976** **Report Date: October 20, 2022**

Lead Federal Agency:
Federal Communications Commission

Submitted By:

Jesse Garbowski
Project Manager

Matthew Beazley, MA, RPA
Principal Investigator

# ABSTRACT

Environmental Corporation of America's client, TowerCom VIII-B, LLC is proposing to construct a 199-foot tall (overall height) monopole telecommunications support structure located at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida. ECA conducted a Phase I Archaeological Assessment of the Area of Potential Effects (APE) consisting of background research, field investigations, and preparation of this report.

ECA reviewed cultural records and databases and identifies no archaeological sites and two surveys (*3312 and 14380)* within or near the APE for direct effects. Survey 3312 and 14380 are historic properties surveys. If any archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report.

ECA believes that the proposed undertaking would have no effect on any archaeological resources that are listed in or eligible for listing in the National Register of Historic Places. Based on our findings related to archaeological resources, we recommend no further consultation under Section 106 Review of the National Historic Preservation Act for this proposed undertaking.

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Appendix B: Photographs

**Resumes of key personnel involved with the project can be provided upon request.*

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Figure 2: APE of Direct Effects

Figure 3: Site Vicinity Plan Showing Photograph Locations

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Figure 5: 2017 Aerial Photograph

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Photograph B: Easterly View from the Center of the Proposed Lease Area

Photograph C: Southerly View from the Center of the Proposed Lease Area

Photograph D: Westerly View from the Center of the Proposed Lease Area

Photograph E: Northeasterly View of the Proposed Lease Area

Photograph F: Southwesterly View of the Proposed Lease Area

Photograph G: Northeasterly View of the Proposed Access/Utility Easement

Photograph H: Northerly View of the Proposed Access/Utility Easement

Photograph I: Northerly View of the Proposed Access/Utility Easement

Photograph J: Northerly View of the Proposed Access/Utility Easement

Photograph K: Overview of Shovel Test Pit 1 (STP1)

Photograph L: Soil Profile of Shovel Test Pit 1 (STP1)

# INTRODUCTION

Environmental Corporation of America was contracted by TowerCom VIII-B, LLC to perform an archaeological assessment as part of the Section 106 Review process for a proposed telecommunications facility. The proposed facility would be located at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida. The purpose of our work was to determine whether any archaeological cultural resources might exist within the proposed project area (APE for direct effects).

The Area of Potential Effect (APE) is defined as "the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist" (FCC 2003). For purposes of this work, the APE for direct effects is the actual physical impact area. The APE for direct effects is further described in the following table.

**Table 1: APE for Direct Effects Description**

| Proposed Lease Area | Proposed Access/Utility Easement | Additional Easements |
|---|---|---|
| 60' x 60'<br>(18m x 18m) | Approximate 665' by 30'<br>(202m x 9m) | NA |

ECA understands that TowerCom VIII-B, LLC plans to construct a 199-foot-tall monopole telecommunications support structure within the proposed lease area. The proposed lease area would be located within a grassed area. The proposed access/utility easement would traverse in a southerly then southwesterly direction from Avenue D through an asphalt and gravel road and a grassed area before terminating at the proposed lease area.

**Table 2: Project Location Information**

| Tower Coordinates (NAD83) (degrees/minutes/seconds) | Tower Coordinates (UTM) | Tower Elevation (feet/meters) | Township/Range/Section |
|---|---|---|---|
| N27° 27' 6.0" W80° 21' 27.9" | Zone 17N<br>563465E 3036627N | 21.9 / 6.7 | 35S / 40E / 8 |

ECA reviewed cultural records and databases and identifies no archaeological sites and two surveys (3312 and 14380) within or near the APE for direct effects. Survey 3312 and 14380 are historic properties surveys. If any other archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report.

Jesse Garbowski, Project Manager, authored this report. The site visit was conducted by Nicholas Bowers, MA, RPA, Project Archaeologist. The project was conducted under the direction and supervision of Matthew Beazley, MA, RPA, Principal Investigator. Resumes of these key personnel can be provided upon request.

## ENVIRONMENTAL SETTING

Geologically, the Property is located within the Coastal Plain Physiographic Province. Soils in the Coastal Plain are the result of deposition of sediments in a former marine environment. Sediments underlying the surface in this area consist of interlayered sands, silts, and clays. Sediments are stratified and relatively unconsolidated. These soils vary from sands and clays to interbedded deposits of both sand and clay. In some low-lying areas near present streams or drainage features, the originally deposited soils may be overlain by geologically younger water deposited alluvial soils (NPS 2017).

According to the USDA Soil Survey, soils found at the Property consist of Tantile and Pomona sands (44). Descriptions of the dominant mapped soil types are displayed in the table below.

**Table 3: Mapped Soil Types within the Project Area**

| Mapped Soil Type | Soil Series Description | Known Subsoil | Typical Subsoil Depth Below Surface |
|---|---|---|---|
| **Pomona** | Consists of very deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments | Gray (10YR 6/1) sandy clay loam | 51 to 58 inches (129 to 147 cm) |
| **Tantile** | Consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida | Light brownish gray (2.5Y 6/2) fine sandy loam | 60 to 80 inches (152 to 203 cm) |

(Source: NRCS)

# CULTURAL HISTORY

As currently understood, the earliest people in Florida were the Paleoindians and they inhabited the region between approximately 12,000 and 8,000 BC. Paleoindians were nomadic hunter-gatherers. At the time of Paleoindian occupation of Florida, sea levels were approximately 130 to 170 feet lower than present day levels. With the rise of sea levels at around 6,000 BC, many Paleoindian sites exploiting coastal resources were submerged. The overwhelming majority of Paleoindian sites identified in Florida consist of surface lithic scatters, isolated finds, or components of multicomponent sites. These sites are most commonly encountered along waterways or adjacent to natural springs. Artifacts most closely identified with the Paleoindian period are large fluted lanceolate projectile points predominantly of the Clovis, Suwanee, or Simpson variety (Anderson 1996; Daniel and Wisenbaker 1987).

The Archaic Period (~8,000 to 1,000 BC) came after the Paleoindian period and is further divided into three sub-periods: Early (8,000 to 5,000 BC), Middle (5,000 to 3,000 BC), and Late (3,000 to 1,000 BC). The people of the Archaic Period were also hunter-gatherers and subsisted in many of the same ways as the Paleoindians. However, the Archaic Period apparently had larger semi-nomadic populations that were also better organized. Archaeologists currently believe that each of these populations included numerous small resource procurement camps outlying central base camps which were seasonally occupied (Tesar 1980).

Within the artifact assemblage the Early Archaic Period is differentiated from the Paleoindian Period by a disappearance of Paleoindian point types and the adoption of smaller projectile points such as the Kirk and Bolen types in addition to a more diverse tool assemblage including drills, gravers, adzes, and grinding stones (Tesar 1980; Milanich 1994).

The Middle Archaic Period can be distinguished from the Early Archaic Period by the introduction of additional artifact types such as grooved groundstone axes, stone pendants, bannerstones, bone tools, and projectile point types such as the Savannah River, Newnan, Levy, Putnam, and Marion types (Justice 1987).

During the Late Archaic Period fiber-tempered pottery makes an appearance. In addition, central base camps became larger in size, trade networks were established, and people became more sedentary. In response to the more sedentary lifestyle, shell middens made their first appearance in the archaeological record (Mikell 1999).

The Woodland Period (~1,000 BC to AD 1,000) in Florida is characterized by a widespread adoption of pottery, permanent or semi-permanent village sites and their associated shell or earthen middens, burial mounds, and the introduction of agriculture. This period also saw the adoption of the bow and arrow and the import of exotic materials such as hematite and copper. Cultural periods that exist within the Woodland Period include Deptford (~500 BC to AD 300), Santa Rosa/Swift Creek (~ AD 100 TO AD 500), and Weeden Island (~ AD 400 to AD 1,000) (Milanich 1973 and 1994; Tesar 1980; Willey 1949).

After the Woodland Period came the Protohistoric Period (~AD 1,000 to AD 1513). This period saw the emergence of large settlements including temple and burial mounds governed by chiefdoms, regional exchange and interaction, and societal hierarchies. In northwest Florida the Protohistoric Period is exemplified by the Fort Walton and Pensacola periods (~ AD 1,000 to AD

1,750) and in central Florida the Safety Harbor Period (~ AD 1,000 to AD 1,750) (Willey 1949; Mikell 1992; Anderson and Sassaman 2012).

The first Europeans to explore Florida were Spanish Conquistadores such as Ponce de Leon in AD 1513 and AD 1521 and Hernando de Soto in AD 1538. Shortly afterward, in AD 1562, the French under Jean Ribault explored northeastern Florida. In 1565, the French established Fort Caroline along the St. Johns River which was quickly destroyed by the Spanish who then went on to establish the first permanent European settlement in Florida at St. Augustine that same year. Shortly afterwards, Franciscan missionaries established numerous missions throughout northern Florida. However, the increased contact with European diseases led to a sharp decline in the native population which in turn led to the abandonment of most of the missions by the middle of the 17th century with the last remaining mission being destroyed by British raiders in the early 1700s (Tebeau and Marina 1999).

Historians believe that the name "St. Lucie" was given to the area by the Spanish after the construction of a fort on December 13, the feast day of the Roman Catholic Saint Lucia. The colony was established around 1567, with Spanish maps identifying the area as "Santa Lucia," which is roughly the area between Vero Beach and Stuart. The Spanish held the Florida colony from 1783-1819. Afterward, Native Americans from the Seminole tribe began settling along the coast. The area would not be identified "St. Lucie" until around 1900 (St. Lucie County 2022).

## LAND USE HISTORY

Historic aerial photographs from 1950 to 1999 show the proposed lease area and proposed access/utility easement as undeveloped land. According to historic aerial photographs an asphalt and gravel road and a shed was developed in the proposed the proposed access/utility easement between 1999 and 2004. During the same time frame, a storm water retention pond was constructed immediately north of the proposed tower location. In 2012, the shed was demolished. Between 2017 and 2022 an undeveloped portion of the proposed access/utility easement was disturbed

during earth moving activities. Currently, the proposed lease area and the remainder of the proposed access/utility easement have remained relatively undisturbed.

## SITE FILE RESEARCH

National Register of Historic Places

The National Register of Historic Places (NRHP) is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Park Service, which is part of the U.S. Department of the Interior, administers the National Register. ECA conducted a review of the NRHP to determine whether any listed Historic Properties were located within or near the APE for direct effects. The document search revealed no NRHP-listed Historic Properties within the ½-mile APE for visual effects (NRIS 2013).

Florida Master Site File (Structures)

The Florida Master Site File (FMSF) is the official repository for information about historic resources within the state of Florida. A search of the Florida Master Site File (FMSF) identified no previously recorded NRHP-eligible Historic Properties within the ½-mile APE for visual effects or the APE for direct effects.

Florida Master Site File (Archaeology)

The Florida Master Site File (FMSF) is the official repository for information about known archaeological sites from all periods within the state of Florida. It has become the primary source for documentation about Florida Archaeology. The FMSF contains many different types of

information about archaeological sites, including locations, cultural periods, and information relating to the National Register of Historic Places. A search of the Florida Master Site File identified no previously recorded archaeological site and six cultural resource surveys within a 1-mile background research radius.

**Table 4: Cultural Resource Surveys Identified Within a 1-Mile Radius of the Project Area**

| SHPO ID | Survey Title | Year | Author | Distance from Project Area |
|---|---|---|---|---|
| 3312 | Historic Properties Survey of Fort Pierce, Florida | 1992 | Historic Property Associates, Inc. | Within APE for Direct Effects |
| 4323 | Cultural Resource Assessment: A Proposed Roadway Expansion to State Road 68 (Orange Avenue) from I-95 to Angle Road | 1995 | Group Enterprises, Inc. | 1,500 feet (457 m) S |
| 9684 | St. Lucie County Historic Resources Survey | 2003 | Janus Research | 850 feet (259 m) W |
| 11939 | An Archaeological Reconnaissance Survey of the Millcreek Parcel, St. Lucie County, Florida | 2005 | Penders, Thomas E, Thomas Penders & Associates, Inc | 2,600 feet (792 m) SW |
| 14380 | Fort Pierce Historic Properties Survey, Fort Pierce, St. Lucie County, Florida | 2007 | TRC Environmental Inc. | Within APE for Direct Effects |
| 17764 | Collocation ("CO") Submission Packet, FCC Form 621: An Archaeological and Historical Survey of the FPL 222 Tower in St. Lucie County, Florida | 2007 | Panamerican Consultants, Inc. | 1,900 feet (579 m) SW |

In general, most site location models include distance to a permanent water source as a major factor in determining the existence of archaeological sites and also the density of such sites. There is a higher probability of encountering a prehistoric archaeological site the closer one is to a source of fresh water with the distances varying depending on topography and difficulty of access. As a result, there are a greater number of prehistoric sites located near streams and natural freshwater lakes. Additionally, there is a greater density of Woodland Period sites, as opposed to Archaic or Paleo-Indian Period sites, near streams due to their greater reliance on horticulture and aquatic resources. Due to the historic ability of excavating wells, historic period sites, in rural areas, can be found equally distributed across the uplands as well as within valleys. Due to modern suburban

development, there are no discernible natural water sources within a relevant distance from the project area. Due to previous ground disturbance within and adjacent to the APE for direct effects resulting from the development of existing asphalt and gravel road, the construction of an adjacent stormwater retention pond, and the construction and demolition of a former structure east of the proposed tower location, we believe there is a low probability for encountering undisturbed archaeological artifacts or features within the project's APE for direct effects.

## FIELD CONDITIONS

The proposed lease area would be located within a grassed area. The proposed access/utility easement would traverse in a southerly then southwesterly direction from Avenue D through an asphalt and gravel road and a grassed area before terminating at the proposed lease area.

**Table 5: Surface Visibility within the APE for Direct Effects**

| Lease Area | Access/Utility Easement | Additional Easements |
|---|---|---|
| 0% due to vegetation | 0% due to vegetation and asphalt/gravel road | NA |

## FIELD METHODS

The methodology for the Phase I intensive field survey for this project was determined by the professional opinions and experience of our principal and staff archaeologists, applicable SHPO guidelines, and applicable tribal guidelines. The survey was performed by Nicolas Bowers, MA, RPA, on October 13, 2022. Approximately two hours of field time was recorded for the Phase I intensive field study.

A pedestrian survey was conducted over the project site by visual inspection of exposed ground surfaces throughout the proposed lease area, access/utility easement, and all of the immediately adjacent areas. Visual inspections were conducted at approximately 15-foot (5-meter) intervals.

A subsurface survey was also conducted within the APE for direct effects. ECA initially determined that two shovel test pits (STPs) within the proposed lease area and eight shovel test pits in the proposed access/utility easement would be an adequate representative sampling of the proposed project area. Three shovel test pits in the proposed access/utility easement were omitted due to impenetrable asphalt and gravel. All shovel test pits were excavated at 100-foot (30m) intervals and measured 20-inches by 20-inches (51cm by 51cm) square in size. Shovel test pits are terminated when one of the following four conditions are met: a depth of 40 inches (102cm) is reached, or until sterile subsoil, bedrock, or the water table is encountered. All excavated soils were screened through a six-millimeter wire mesh archaeology screen to isolate any cultural artifacts.

## FIELD SURVEY RESULTS

During ECA's site visit, two shovel test pits were excavated within the proposed lease area and five shovel test pits were excavated within the proposed access/utility easement. Three shovel test pits in the proposed access/utility easement were omitted due to impenetrable asphalt and gravel. Shovel test dimension measurements and soil characteristics are listed in the following table:

**Table 6: Shovel Test Pit Descriptions**

| Shovel Test Pit (STP) | Munsell Color/Texture | Depth | | Artifacts Encountered |
|---|---|---|---|---|
| | | Inches | cm | |
| STP1 | Dark gray (7.5YR 4/1) fine sand | 0-5 | 0-13 | No |
| | Mottled brown (10YR 5/3) with dark gray (10YR 4/1) fine sandy loam | 5-18 | 13-46 | No |
| | Gray (10YR 5/1) fine sandy loam | 18-34 | 46-86 | No |
| | Light brownish gray (2.5YR 6/2) fine sandy loam | 34-40 | 86-102 | No |

| Shovel Test Pit (STP) | Munsell Color/Texture | Depth | | Artifacts Encountered |
|---|---|---|---|---|
| | | Inches | cm | |
| STP2 | Dark gray (7.5YR 4/1) fine sand | 0-7 | 0-18 | No |
| | Mottled brown (10YR 5/3) with dark gray (10YR 4/1) fine sandy loam | 7-21 | 18-53 | No |
| | Gray (10YR 5/1) fine sandy loam | 21-32 | 53-81 | No |
| | Black (10YR 2/1) fine sand | 32-47 | 81-119 | No |
| STP3 | Dark gray (7.5YR 4/1) fine sand | 0-9 | 0-15 | No |
| | Mottled light gray (10YR 7/2) with brown (10YR 5/2) sand | 9-22 | 15-56 | No |
| | White (10YR 8/1) fine sand | 22-34 | 56-86 | No |
| | Dark reddish brown (5YR 3/3) sandy clay | 34-43 | 86-109 | No |
| STP4 | Mottled brown (10YR 5/3) with dark grayish brown (10YR 4/2) loam | 0-9 | 0-15 | No |
| | Brown (10YR 4/3) sandy clay | 9-15 | 15-38 | No |
| | Mottled gray (10YR 7/2) with very dark gray (10YR 3/5) sand | 15-36 | 38-91 | No |
| | Very dark gray (10YR 3/1) sand | 36-40 | 91-102 | No |
| STP5 | ***STP Omitted Due to Impenetrable Asphalt and Gravel** | | | |
| STP6 | ***STP Omitted Due to Impenetrable Asphalt and Gravel** | | | |
| STP7 | Mottled pale brown (10YR 6/3) with gray (10YR 5/1) fine sand with gravel | 0-7 | 0-18 | No |
| | Mottled gray (10YR 5/1) with gray (10YR 6/1) sand | 7-39 | 18-99 | No |
| | Dark yellowish brown (10YR 3/4) sandy clay | 39-40 | 99-102 | No |
| STP8 | Mottled pale brown (10YR 6/3), dark grayish brown (10YR 4/2), and yellowish brown (10YR 4/2) fine sand with gravel | 0-12 | 0-30 | No |
| | Light gray (10YR 7/1) fine sand | 12-31 | 30-79 | No |
| | Black (10YR 2/1) sand | 31-40 | 79-102 | No |
| STP9 | ***STP Omitted Due to Impenetrable Asphalt and Gravel** | | | |

| Shovel Test Pit (STP) | Munsell Color/Texture | Depth | | Artifacts Encountered |
|---|---|---|---|---|
| | | Inches | cm | |
| STP10 | Mottled gray (7.5YR 5/1) with pink (7.5YR 7/3) sand with gravel | 0-12 | 0-30 | No |
| | Bluish grey (Gley 2 6/5B) fine sand | 12-27 | 30-68 | No |
| | Greenish grey (Gley 2 5/5B) fine sand | 27-34 | 68-86 | No |
| | Black (10YR 2/1) sandy loam | 34-40 | 86-102 | No |

No archaeological sites or cultural artifacts were identified during surface or subsurface investigations. Shovel test pit observations matched the general range in characteristics for the mapped soil series. STP5, STP6, and STP9 were omitted due to impenetrable asphalt and gravel.

## LABORATORY METHODS AND COLLECTION CURATION

Since no artifacts were recovered during the field survey, no laboratory methods were employed. Since no archaeological sites were identified, artifact curation is not applicable to this work. All field notes, project photographs, and reports associated with this project will be curated at ECA's Alpharetta, GA office.

## RECOMMENDATIONS

During the course of this archaeological assessment, no archaeological sites and no cultural resources were located in the APE for direct effects. We believe that no archaeological cultural resources will be affected by the proposed project. Therefore, we recommend a finding of No Effect for the proposed undertaking as it relates to archaeology. We request your concurrence with our finding. If inadvertent discoveries of buried cultural materials or human remains are found during construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately.

## CLOSURE

We are submitting this report for TowerCom VIII-B, LLC to seek concurrence with our finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. Jesse Garbowski wrote the report. Nicolas Bowers, MA, RPA conducted the site visit. Matthew Beazley, MA, RPA, Principal Investigator, reviewed this assessment. We request your concurrence with our finding. Please contact our office with questions or comments or if additional information is required.

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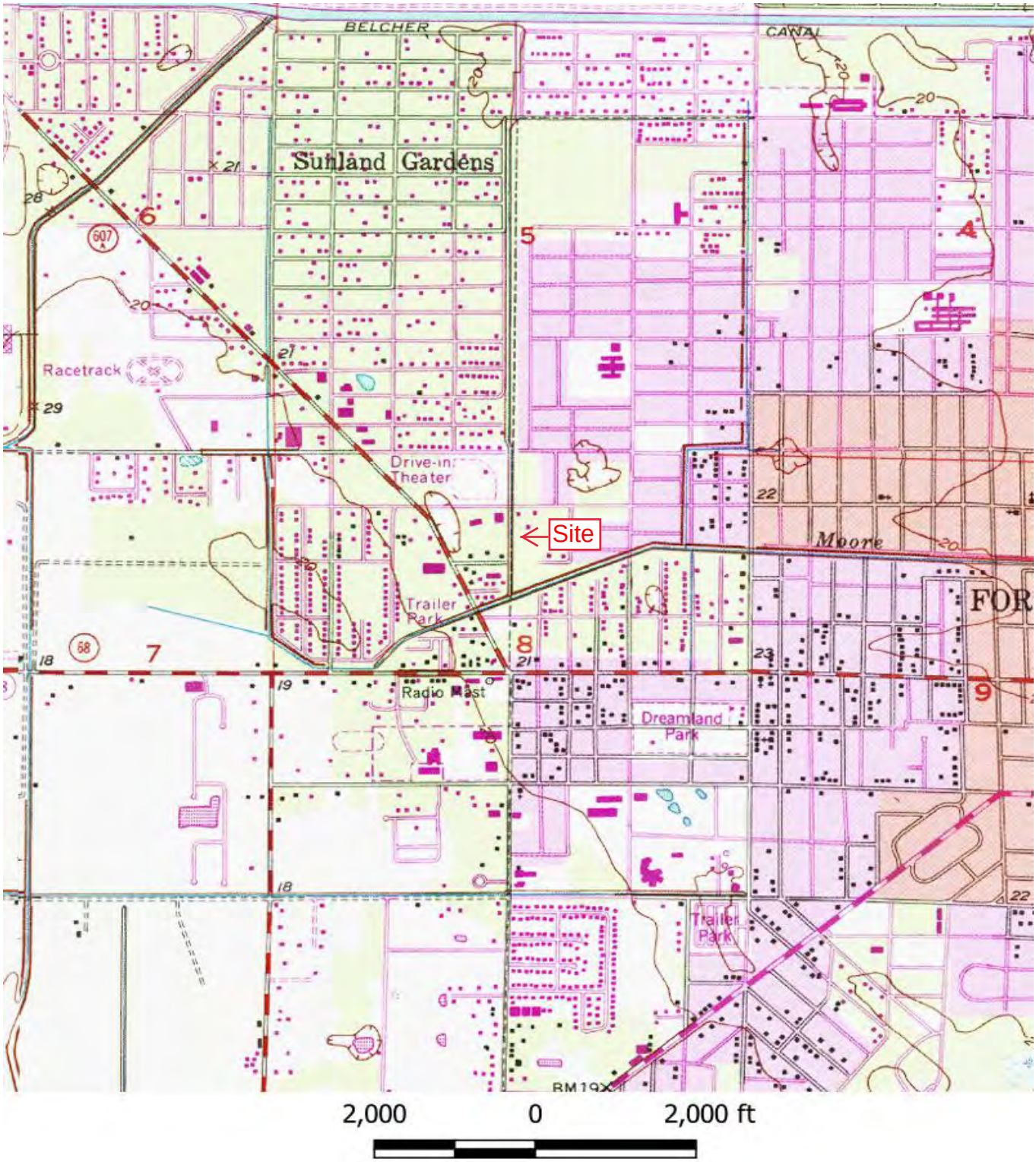
*Appendix A*

*Figures*




Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

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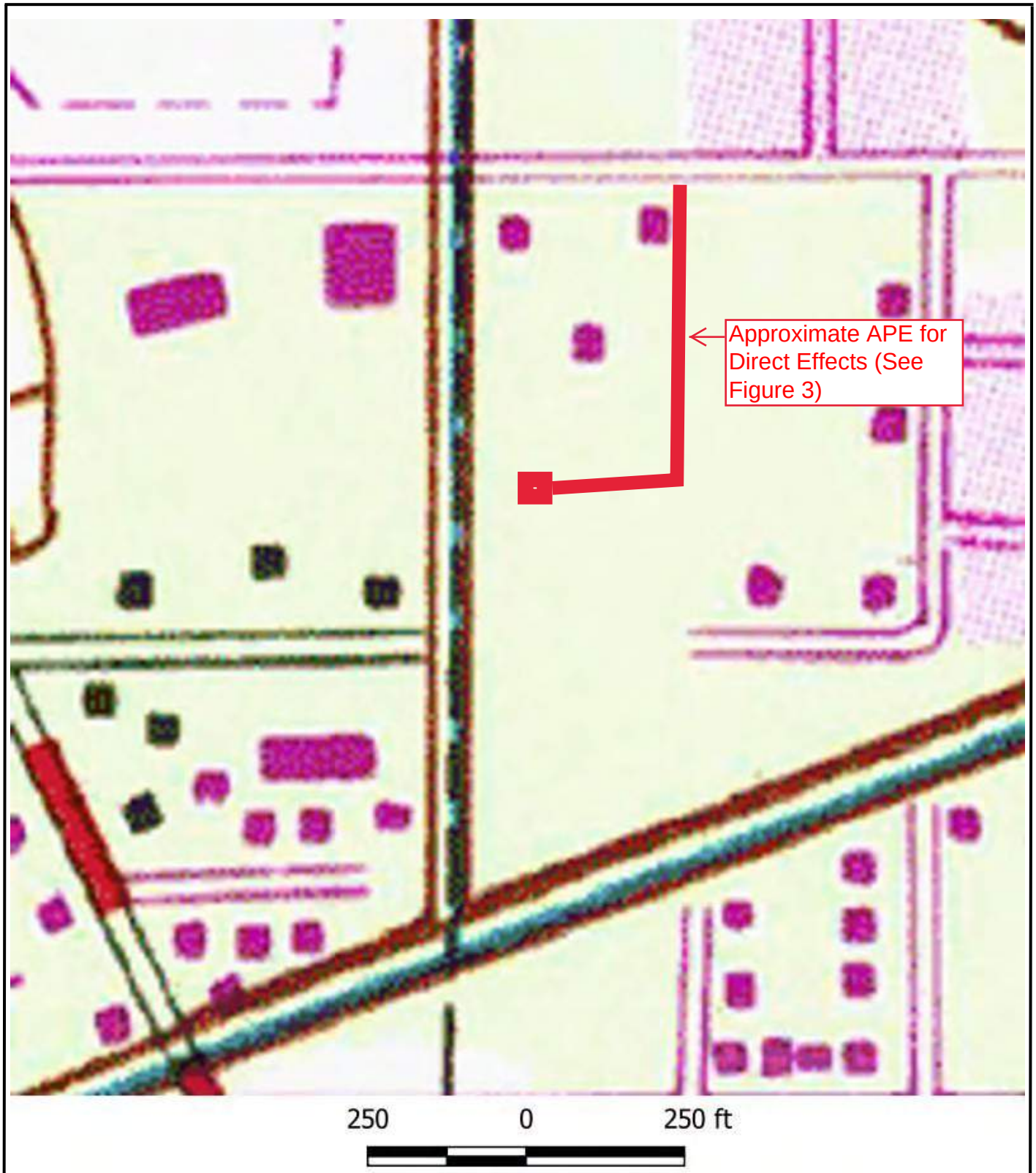
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 1: Site Location Map

ECA Proj. # 22-003594




Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

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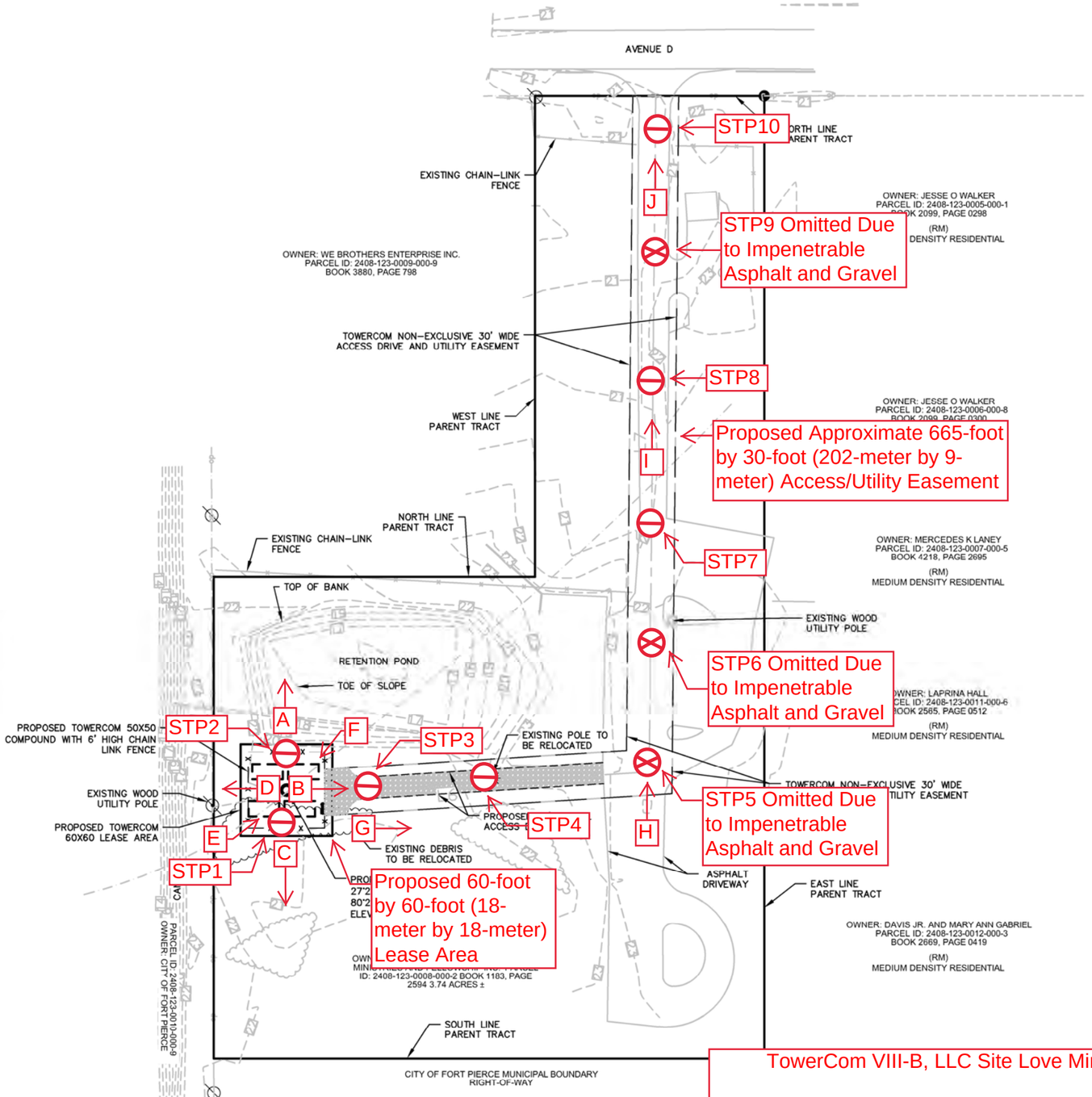
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 2: APE for Direct Effects

ECA Proj. # 22-003594




PARENT TRACT DETAIL(SEE SURVE

## PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

## PARENT TRACT SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: GC, GENERAL COMMERCIAL
EXISTING ZONING: GC, GENERAL COMMERCIAL
FUTURE LAND USE: GC, GENERAL COMMERCIAL

## UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

## HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

## PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMP
PROP
BUILD
FOOT

PAR
THER
BASIS

TOT

Legend

Photograph Locations

Negative Shovel Test Pit

Omitted Shovel Test Pit

| | | |
|---|---|---|
| EXIST | | |
| TELEC | | |
| TELEC | | |
| TELECOMMUNICATION COMPOUND CHAIN LINK FENCE : | 3,600 ± S.F. | (0.022%) |
| TOTAL IMPERVIOUS AREA: | 3,830 ± S.F. | (0.024%) |

## TOTAL SEMI IMPERVIOUS AREA:

| | | |
|---|---|---|
| TELECOMMUNICATION 12' GRAVEL ACCESS ROAD: | 2,550.46 ± S.F. | (0.016%) |
| TELECOMMUNICATION GRAVEL COMPOUND: | 3,600 ± S.F. | (0.022%) |
| TOTAL SEMI PERVIOUS AREA: | 6,150.46 ± S.F. | (0.038%) |

## TOTAL PERVIOUS AREA:

| | | |
|---|---|---|
| TOTAL SEMI PERVIOUS AREA: | 6,150.45 ± S.F. | (0.038%) |
| TOTAL IMPERVIOUS AREA: | 3,830 ± S.F. | (0.024%) |
| TOTAL COMBINED AREA: | 9,980.45± S.F. | (0.062%) |

## NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR LITIES.

DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR LL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MUM OF 500' FROM ANY POTABLE WATER SOURCE.

TowerCom VIII-B, LLC Site Love Ministries

2111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 3: Site Vicinity Plan

## FLOOD ZONE INFORMATION

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
SEPTEMBER 2022

ISSUED FOR:
ZONING DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1
REVISION:

KHA Job #:
241044000

Drawing name: C:\Users\gary.daniel\appdata\local\temp\AcPublish_21580\Love Ministries_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:56am by gary.daniel




Source: Google Earth 2022

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TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 4: Aerial Photograph

ECA Proj. # 22-003594




Source: Google Earth 2017

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TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 5: Aerial Photograph

ECA Proj. # 22-003594




Source: Google Earth 2012

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TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 6: Aerial Photograph

ECA Proj. # 22-003594




Source: Google Earth 1999

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TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 7: Aerial Photograph

ECA Proj. # 22-003594




Source: Earth Explorer 1950

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TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 8: Aerial Photograph

ECA Proj. # 22-003594

*Appendix B*

*Photographs*

.




**A: Northerly View from Near Center of Proposed Lease Area**




**B: Easterly View from Near Center of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**C: Southerly View from Near Center of Proposed Lease Area**




**D: Westerly View from Near Center of Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**E: Northeasterly View of the Proposed Lease Area**




**F: Southwesterly View of the Proposed Lease Area**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**G: Northeasterly View of the Proposed Access/Utility Easement**




**H: Northerly View of the Proposed Access/Utility Easement**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**I: Northerly View of the Proposed Access/Utility Easement**




**J: Northerly View of the Proposed Access/Utility Easement**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594




**K: Overview of Shovel Test Pit 1 (STP1)**




**L: Soil Profile of Shovel Test Pit 1 (STP1)**

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

# APPENDIX E

Native American Information

# Environmental Corporation of America (ECA)

## TRIBAL INVOLVEMENT SUMMARY

| | | | | | |
|---|---|---|---|---|---|
| **Site Name:** | **Love Ministries** | **Site Number:** | **NA** | **NOO Date:** | **10/14/2022** |
| **TCNS #:** | **256976** | **ECA Project#:** | **22-003594** | **ECA PM:** | **JJG** |

| NOO # | Tribal Entity Name | Date of Document Submittal | Method of Delivery | Email Address | Date of FCC Escalation | Tribal Response Date | Tribal Response |
|---|---|---|---|---|---|---|---|
| 1 | **Miccosukee Tribe of Indians of Florida** | N/A | **Mail** | thpo@miccosukeetribe.com | N/A | 11/13/2022 | Cleared Via 30-Day Agreement |
| 2 | **Seminole Tribe of Florida** | 10/20/2022 | **Electronic** | THPOCompliance@semtribe.com | 12/1/2022 | 12/16/2022 | Cleared Via Escalation |
| 3 | **Seminole Nation of Oklahoma** | N/A | **Electronic** | tcns-sno@sno-nsn.gov | N/A | 11/13/2022 | Cleared Via 30-Day Agreement |
| 4 | **Muscogee (Creek) Nation** | 10/20/2022 | **Mail** | mcntcns@mcn-nsn.gov; section106@mcn-nsn.gov | N/A | 11/15/2022 | Cleared Via Letter |
| 5 | **Eastern Shawnee Tribe of Oklahoma** | N/A | **Mail** | celltower@estoo.net | N/A | 10/19/2022 | Cleared Via TCNS |
| 6 | **Thlopthlocco Tribal Town** | 10/20/2022 | **Electronic** | thpo@tttown.org | 12/1/2022 | 12/16/2022 | Cleared Via Escalation |

TCNS Notification Statements

## Jesse Garbowski

**From:** towernotifyinfo@fcc.gov
**Sent:** Wednesday, October 5, 2022 6:53 AM
**To:** tribal.notify
**Subject:** Proposed Tower Structure Info - Email ID #8324706

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 10/05/2022

Notification ID: 256976
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE

Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

## Jesse Garbowski

**From:** towernotifyinfo@fcc.gov
**Sent:** Friday, October 14, 2022 3:02 AM
**To:** tribal.notify
**Cc:** tcnsweekly@fcc.gov
**Subject:** NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8329425

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic

Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist Kyra N Lucas - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Kyra.Lucas@dos.myflorida.com - 850-245-6339 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 10/05/2022
Notification ID: 256976
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court

Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE
Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

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This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Follow-Up Documents

## Jesse Garbowski

**From:** Jesse Garbowski
**Sent:** Thursday, October 20, 2022 2:04 PM
**To:** THPO Compliance
**Subject:** Love Ministries_Section106_ECA_22-003594
**Attachments:** Love Ministries_Section106_ECA_22-003594.pdf

Hello,

Please see the below for the following project based on interest expressed by the Seminole Tribe of Florida through the FCC Tower Construction Notification System (TCNS).

**Subject:** **Section 106 Review**
**TCNS ID # 256976**
**Proposed 199-Foot Monopole Telecommunications Structure**
**(Overall Height With Appurtenances)**
**TowerCom VIII-B, LLC Site Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**ECA Project #: 22-003594**

Attached is the Section 106 Review for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Thank you.

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com

**Environmental Corp. of America**
**1375 Union Hill Industrial Court**
**Suite A**
**Alpharetta, GA 30004**

**Phone: 770-667-2040**
**Fax No.: 770-667-2041**

**From: Jesse Garbowski**
Jesse.garbowski@eca-usa.com

**Muscogee (Creek) Nation**
**PO Box 580**
**Okmulgee, OK 74447**

# TRANSMITTAL COVER SHEET

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**Date:** **October 20, 2022**

**Subject:** **Section 106 Review**
**TCNS ID # 256976**
**Proposed 199-Foot Monopole Telecommunications Structure**
**(Overall Height With Appurtenances)**
**TowerCom VIII-B, LLC Site Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**ECA Project #: 22-003594**

Attached is the Section 106 Report for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Sincerely,

Environmental Corporation of America (ECA)
770-667-2040 (office)
770-667-2041 (fax)
www.eca-usa.com

## Jesse Garbowski

**From:** Jesse Garbowski
**Sent:** Thursday, October 20, 2022 2:05 PM
**To:** THPO
**Subject:** Love Ministries_Section106_ECA_22-003594
**Attachments:** Love Ministries_Section106_ECA_22-003594.pdf

Hello,

Please see the below for the following project based on interest expressed by the Thlopthlocco Tribal Town through the FCC Tower Construction Notification System (TCNS).

**Subject:** **Section 106 Review**
**TCNS ID # 256976**
**Proposed 199-Foot Monopole Telecommunications Structure**
**(Overall Height With Appurtenances)**
**TowerCom VIII-B, LLC Site Love Ministries**
**3111 Avenue D**
**Fort Pierce, St. Lucie County, Florida**
**ECA Project #: 22-003594**

Attached is the Section 106 Review for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Thank you.

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com

Referrals

## Jesse Garbowski

**From:** towernotifyinfo@fcc.gov
**Sent:** Thursday, December 1, 2022 9:01 AM
**To:** tribal.notify
**Cc:** tcnsweekly@fcc.gov
**Subject:** Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #32968

TowerCom VIII-B, LLC
Dina M Bazzill
1375 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 11/24/2022 and 12/01/2022. Our contact with these Tribal Nations or NHOs was sent on 12/01/2022.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 12/01/2022, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

_____

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).

2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 256299 Referred Date: 11/27/2022 Location: 5232 State Route 45/Tod Avenue SW, Lordstown, OH Detailed Description of Project: 22-002849 - Proposed collocation of (6) 72" x 19.6" Panel Antennas @ RAD 185' on an existing tower structure
Tribe Name: Seneca-Cayuga Nation

TCNS# 255882 Referred Date: 11/29/2022 Location: 6084 Highway 52, Gillsville, GA Detailed Description of Project: 22-003053
Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Seminole Tribe of Florida
Tribe Name: Shawnee Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 256827 Referred Date: 11/29/2022 Location: 114 Lakeaire Terrace, Hot Springs, AR Detailed Description of Project: Smith Communications Site (Lake Hamilton) 22-003509
Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma
Tribe Name: Caddo Nation of Oklahoma
Tribe Name: Omaha Tribe of Nebraska
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Quapaw Nation
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 256947 Referred Date: 11/30/2022 Location: Off Paschel Avenue, Mary Esther, FL Detailed Description of Project: 22-003488
Tribe Name: Alabama-Coushatta Tribe of Texas
Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Mississippi Band of Choctaw Indians
Tribe Name: Seminole Tribe of Florida
Tribe Name: Thlopthlocco Tribal Town

TCNS# 256976 Referred Date: 11/29/2022 Location: 3111 Avenue D, Fort Pierce, FL Detailed Description of Project: 22-003594
Tribe Name: Seminole Tribe of Florida
Tribe Name: Thlopthlocco Tribal Town

LEGEND:
* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

_____

Tribal Clearances

THE
MUSCOGEE (CREEK) NATION
HISTORIC AND CULTURAL PRESERVATION
P.O. BOX 580 | OKMULGEE, OK 74447
T 918.732.7835 l F 918.758.0649

DAVID HILL
PRINCIPAL CHIEF
DEL BEAVER
SECOND CHIEF

November 15, 2022

Jesse Garbowski
Environmental Corporation of America
1375 Union Hill Industrial Ct., Suite A
Alpharetta, GA 30004

RE: TCNS #256976
TOWERCOM VIII-B, LLC SITE LOVE MINISTRIES
3111 Avenue D
Fort Pierce, St. Lucie County, FL

Mr. Garbowski,

In keeping with the Federal Communications Commission (FCC), the National Environmental Policy Act (NEPA)d, and Section 106 of the National Historic Preservation Act (NHPA), 36CFR Part 899, this letter is to acknowledge that the Muscogee (Creek) Nation has received the notice of the proposal to construct a 199-foot tall monopole telecommunications support structure at the above referenced location.

After reviewing all pertinent information and our records, at this time we are currently unaware of any historic cultural, religious or sacred sites at this exact location. Therefore, we recommend a finding of **"No Historic Properties in APE"** for the proposed undertaking.

Furthermore, due to the historic presence of our people within the project area, inadvertent discoveries of human remains and related NAGPRA items may occur, even in areas of existing or prior development. Should this occur, we request all work cease and the Muscogee (Creek) Nation and other appropriate agencies be immediately notified.

Should further information or comment be required please do not hesitate to contact me at (918) 732-7835, fax: (918) 758-0649, or by e-mail: clowe@mcn-nsn.gov

Sincerely,

Ms. Corain Lowe-Zepeda
TCNS Manager
Historic and Cultural Preservation Department
Muscogee (Creek) Nation
P.O. Box 580 l Okmulgee, OK 74447
T: 918-732-7835

## Jesse Garbowski

**From:** towernotifyinfo@fcc.gov
**Sent:** Wednesday, October 19, 2022 4:07 PM
**To:** tribal.notify
**Cc:** tcns.fccarchive@fcc.gov
**Subject:** Reply to Proposed Tower Structure (Notification ID: 256976) - Email ID #8343685

Dear Dina M Bazzill,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Cell Tower Coordinator Kelly Nelson of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #256976:

The Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma (ESTO) has received the documentation for the referenced TCNS project. ESTO has reviewed the project in accordance with Section 106 of the National Historic Preservation Act (NHPA). Based on the information provided and a review of our records, we find that this project will have No Adverse Effect on properties of sacred and/or cultural significance to the Tribe. The project site is within the known regional area of the Shawnee prehistorically and historically, be aware of inadvertent discoveries. However, ESTO has no objection to the project proceeding as described. Please note that any future changes to this project will require additional consultation.

In accordance with the NHPA of 1966 (16 U.S.C. § 470-470w-6), federally funded, licensed, or permitted undertakings that are subject to the Section 106 review process must determine effects to significant historic properties. As clarified in Section 101(d)(6)(A-B), historic properties may have religious and/or cultural significance to Indian Tribes. Section 106 of NHPA requires Federal agencies to consider the effects of their actions on all significant historic properties (36 CFR Part 800) as does the National Environmental Policy Act of 1969 (43 U.S.C. § 4321-4347 and 40 CFR § 1501.7(a).

However, if during construction cultural objects or human remains are inadvertently discovered, please stop work immediately and contact the Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma. (918)238-5151 x1861

Niyaawe,

Kelly Nelson
Cell Tower Coordinator
Eastern Shawnee Tribe of Oklahoma

For your convenience, the information you submitted for this notification is detailed below.

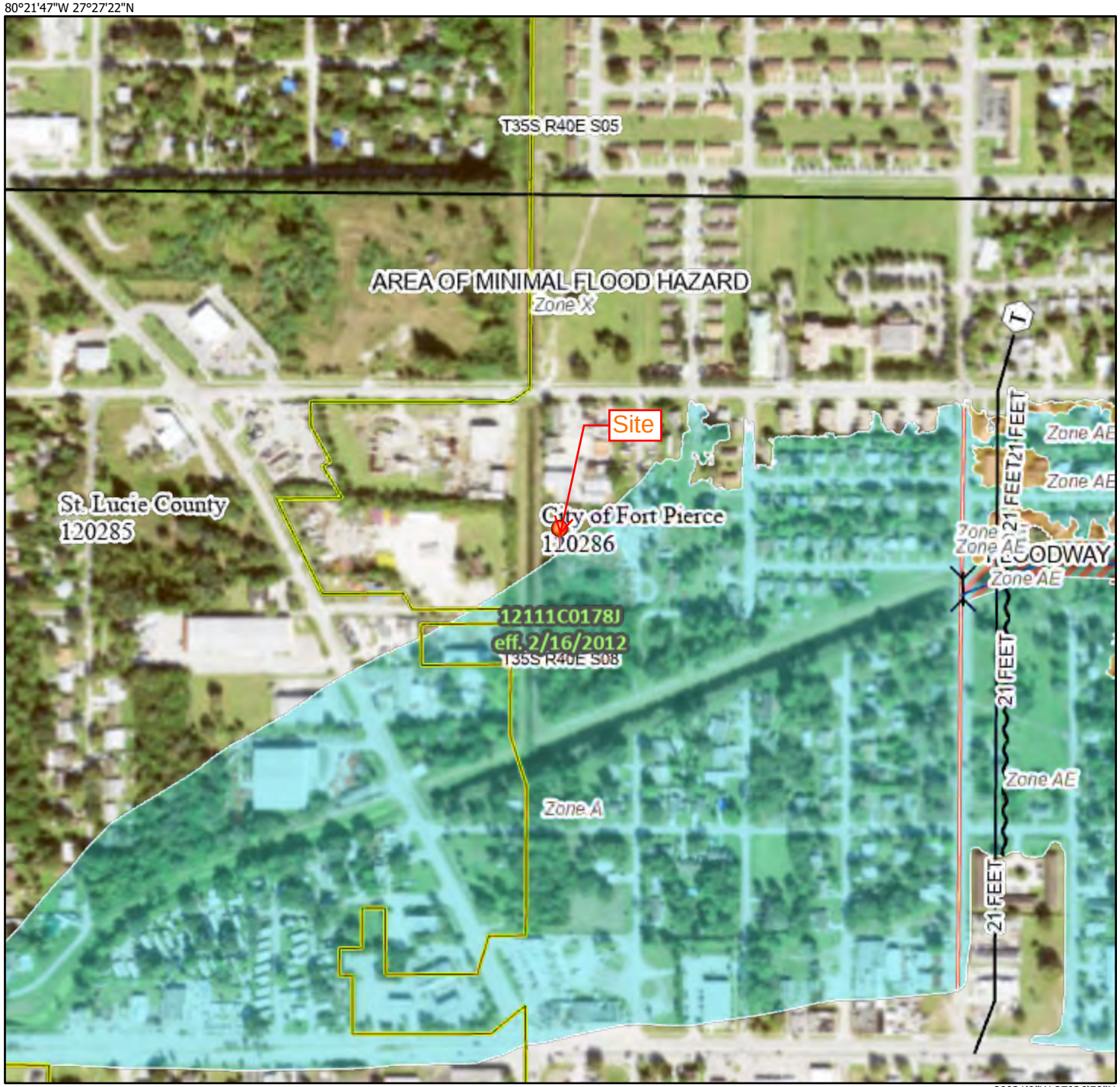
# APPENDIX F

Floodplain Information

# National Flood Hazard Layer FIRMette

FEMA

80°21'47"W 27°27'22"N




80°21'9"W 27°26'50"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

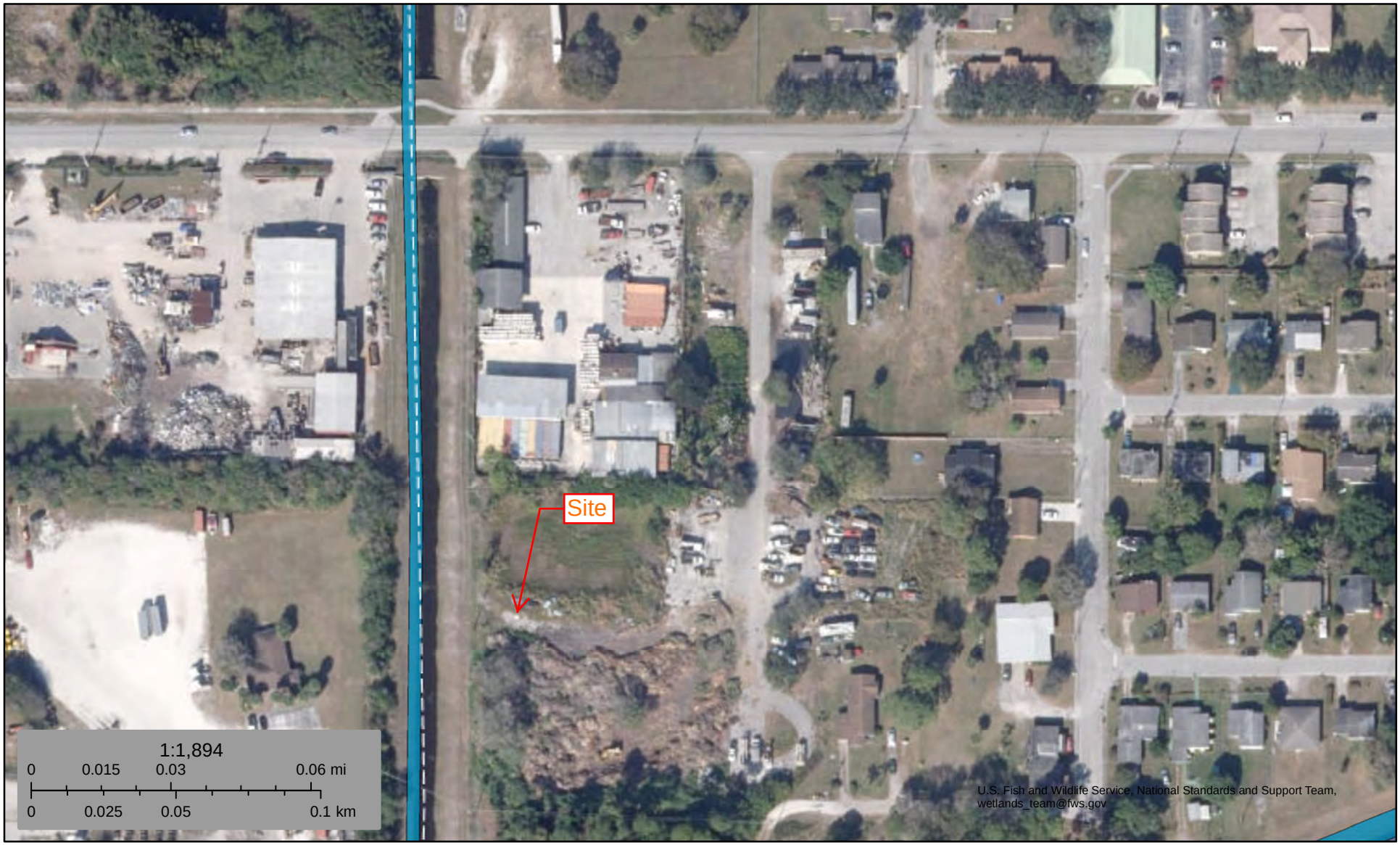
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# APPENDIX G

Wetland Information

U.S. Fish and Wildlife Service
National Wetlands Inventory

22-003594




October 3, 2022

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

# APPENDIX H

Antenna Structure Registration Information

**Treasure Coast Newspapers**
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

**INKLYNK LLC**
2300 BETHELVIEW RD STE 110-302

**CUMMING, GA 30040**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.
Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :
**10/13/2022**

Lana Kanitz

Subscribed and sworn to before on October 13, 2022:

Kathleen Allen

Notary, State of WI, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JJG 22-003594.
Pub Oct. 13th 2022
TCN5440882

Ad No: 0005440882
Customer No: 6788242330INKLE
PO #: 22-003594

# of Affidavits: 1

09/29/2022 at 08:32:51
A1223754

**FCC Form 854**
**Main Form**

Approved by OMD – 3060-0139
See instructions for public burden estimate

Reference Copy

# Application for Antenna Structure Registration

## Purpose of Filing

1) Enter the application purpose: ( **NE** )

**AM** – Amendment of a Pending Application
**AU** – Administrative Update
**CA** – Cancellation of an Antenna Structure Registration
**DI** – Notification of an Antenna Structure Dismantlement
**MD** – Modification of a Antenna Structure Registration
**NE** – Registration of a New Antenna Structure
**NT** – Required Construction/Alteration Notification
**OC** – Ownership Change
**RE** – Registration of a Replacement Antenna Structure
**WD** – Withdrawal of a Pending Application

| | |
|---|---|
| 2a) If the answer to 1 is AU, CA, DI, MD, NT, OC or RE, provide the FCC Antenna Structure Registration (ASR) Number. | FCC ASR Number: |
| 2b) If the answer to 1 is AM or WD, provide the File Number of the pending application on file. | File Number: |
| 2c) If the answer to 1 is MD or NT, provide the date the Antenna Structure was constructed or the date it was last altered (mm/dd/yyyy). | Date: |
| 2d) If the answer to 1 is DI, provide the date the Antenna Structure was dismantled (mm/dd/yyyy). | Date: |

## Antenna Structure Ownership Information

3) Select one of the entity types:

( ) Individual ( ) Unincorporated Association ( ) Trust ( ) Government Entity
( ) Corporation ( **X** ) Limited Liability Company ( ) General Partnership ( ) Limited Partnership
( ) Consortium ( ) Limited Liability Partnership ( ) Other: _____

| | | | |
|---|---|---|---|
| 4) FCC Registration Number (FRN): **0030893945** | | 5) Assignor FCC Registration Number (FRN): | |
| 6) First Name (if individual): | MI: | Last Name: | Suffix: |
| 7) Legal Entity Name (if not an individual): **TowerCom VIII-B,LLC** | | | |
| 8) Attention To: **Kathe Post** | | 9) P.O. Box: | **And/Or** |
| 10a) Street Address 1: **5611 NC Highway 55** | 10b) Street Address 2: **Suite 201** | | |
| 11) City: **Durham** | 12) State: **NC** | 13) Zip Code: **27713** | |
| 14) Telephone Number (xxx-xxx-xxxx): **(919) 666-2904** | | 15) Fax Number: (xxx-xxx-xxxx): | |
| 16) E-mail Address: **kpost@towercomenterprises.com** | | | |

**Contact Representative Information**

| 17) First Name (if individual): **Dina** | MI: | Last Name: **Bazzill** | Suffix: |
|---|---|---|---|
| 18) Business Name: **Environmental Corporation of America** | | | |
| 19) Attention To: **Dina M Bazzill** | 20) P.O. Box | | **And/Or** |
| 21a) Street Address 1: **1375 Union Hill Industrial Court** | | 21b) Street Address 2: | |
| 22) City: **Alpharetta** | 23) State: **GA** | 24) Zip Code: **30004** | |
| 25) Telephone Number (xxx-xxx-xxxx): **(770) 667-2040** | | 26) Fax Number: (xxx-xxx-xxxx): | |
| 27) E-mail Address: **dina.bazzill@eca-usa.com** | | | |

**Antenna Structure Information**

| 28a) Latitude (DD-MM-SS.S): **27- 27- 06.0** | | 28b) North or South: **North** | |
|---|---|---|---|
| 29a) Longitude (DDD-MM-SS.S): **080- 21- 27.9** | | 29b) East or West: **West** | |
| 30) Street Address or Geographic Location: **3111 Avenue D** | | 31) City: **Fort Pierce** | |
| 32) County: **ST. LUCIE** | 33) State: **FLORIDA** | 34) Zip Code: **34954** | |
| 35) Elevation of site above mean sea level (meters): | | | **6.7** meters |
| 36) Overall height above ground level (AGL) of the supporting structure without appurtenances: | | | **59.4** meters |
| 37) Overall height above ground level (AGL) of the antenna structure including all appurtenances: | | | **60.7** meters |
| 38) Overall height above mean sea level (add items 35 and 37 together): | | | **67.4** meters |

39a) Enter the type of structure on which the antenna will be mounted: ( **MTOWER** )

**B** – Building
**BANT** – Building with Antenna on Top
**BMAST** – Building with Mast
**BPIPE** – Building with Pipe
**BPOLE** – Building with Pole
**BRIDG** – Bridge
**BTWR** – Building with Tower
**GTOWER** – Guyed Structure Used For Communication Purposes
**LTOWER** – Lattice Tower
**MAST** – Mast
**MTOWER** – Monopole
**NNGTANN** – Guyed Tower Array
**NNLTANN** – Lattice Tower Array
**NNMTANN** – Monopole Array
**PIPE** – Any type of Pipe
**POLE** – Any type of Pole
**RIG** – Oil or Other Type of Rig
**SIGN** – Any type of Sign or Billboard
**SILO** – Any type of Silo
**STACK** – Smoke Stack
**TANK** – Any type of Tank (water, gas, etc.)
**TREE** – When used as a support for an antenna
**UPOLE** – Utility Pole/Tower used to provide service (electric, telephone, etc.)

| 39b) Number of Towers in Array: | 39c) Position of this Tower in the Array: |
|---|---|
| 40a) Array Center Latitude (DD-MM-SS.S): | 40b) North or South |
| 41a) Array Center Longitude (DDD-MM-SS.S): | 41b) East or West: |

Reference Copy

**Proposed Marking and/or Lighting**

42) Enter the proposed marking and/or lighting: ( 7 )
See Form 854 Item 42 Instructions for detailed tier and lighting information.

1) None
2) Paint Only
3) Other _____
4) FAA Style B
5) FAA Style D
6) FAA Style C
7) FAA Style E
8) FAA Style F
9) FAA Style A
10) FAA Style G

**FAA Notification**

| 43) FAA Study Number: | 44) Date Issued: |
|---|---|
| | |

**Environmental Compliance**

| | |
|---|---|
| 45) Does the applicant request a waiver of the Commission's rules for environmental notice prior to construction due to an emergency situation? | ( **No** ) Yes or No |
| 46a) If the answer to 45 is No, is another federal agency taking responsibility for environmental review of the Antenna Structure? | ( **No** ) Yes or No |
| 46b) If the answer to 46a is Yes, indicate why:<br>1) The Antenna Structure is on Federal Land and the landholding agency is taking responsibility for the environmental review of the Antenna Structure.<br>2) Another federal agency has agreed with the FCC in writing to take responsibility for the environmental review of the Antenna Structure. | ( ) 1 or 2 |
| 46c) If the answer to 46a is Yes, provide the name of the federal agency taking responsibility for the environmental review of the Antenna Structure. | Name: |
| 47) If the answers to 45 and 46a are No, provide the National Notice Date for the application to be posted on the FCC's website (mm/dd/yyyy). | Date: **10/20/2022** |
| 48) Is the applicant submitting an environmental assessment? | ( **No** ) Yes or No |
| 49) Does the applicant certify that grant of Authorizations at this location would not have a significant environmental effect pursuant to Section 1.1307 of the FCC's rules? | ( ) Yes or No |
| 50) If the answer to 49 is Yes, select the basis for this certification.<br>1) The construction is exempt from environmental notification (other than due to another agency's review) and it does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules?<br>2) The construction is exempt from environmental notification due to another agency's review, and the other agency has issued a Finding of No Significant Impact.<br>3) The environmental notification has been completed, and the FCC has notified the applicant that an Environmental Assessment is not required under Section 1.1307(c) or (d) of the FCC's rules, and the Construction does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules.<br>4) The FCC has issued a Finding of No Significant Impact. | ( ) 1, 2, 3, 4 |
| 51) If the answer to 50 is 3 or 4, enter the date that Local Notice was provided (mm/dd/yyyy). | Date: |

Reference Copy

**Certification Statements**

| |
|---|
| 1) The applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith. |
| 2) The applicant certifies that neither the applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. See Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification. |

**Signature** (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignee)

| | | | |
|---|---|---|---|
| 52) First Name: **Jesse** | MI: | Last Name: **Garbowski** | Suffix: |
| 53) Title: **Project Manager** | | | |
| 54) Signature: **Jesse Garbowski** | | | 55) Date: **Sep 29, 2022** |

**Signature** (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignor)

| | | | |
|---|---|---|---|
| 56) First Name: | MI: | Last Name: | Suffix: |
| 57) Title: | | | |
| 58) Signature: | | | 59) Date: |

Preference Copy

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**To : File/TRC**

**From : Selena Griffett, P.E.**

**Thru : Tracy Telle – Assistant City Engineer**

**Re : Site Plan and Conditional Use # 22-07000030**
**Love Ministries Telecom Tower**
**3111 Avenue D**
**Parcel ID 2408-123-0008-000-2**

**Date : January 18, 2023**

*Applicant Responses to ENG comments shown on page 2. in blue italic text*

This is to advise you that we have completed the review of the following documents as received by this office on January 9, 2023:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☒ Site Plan
- ☐ Test Reports & Related Documents
- ☒ Conditional Use
- ☐ Record Drawings
- ☐ Permits
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☒ Approval
- ☐ Variance 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.

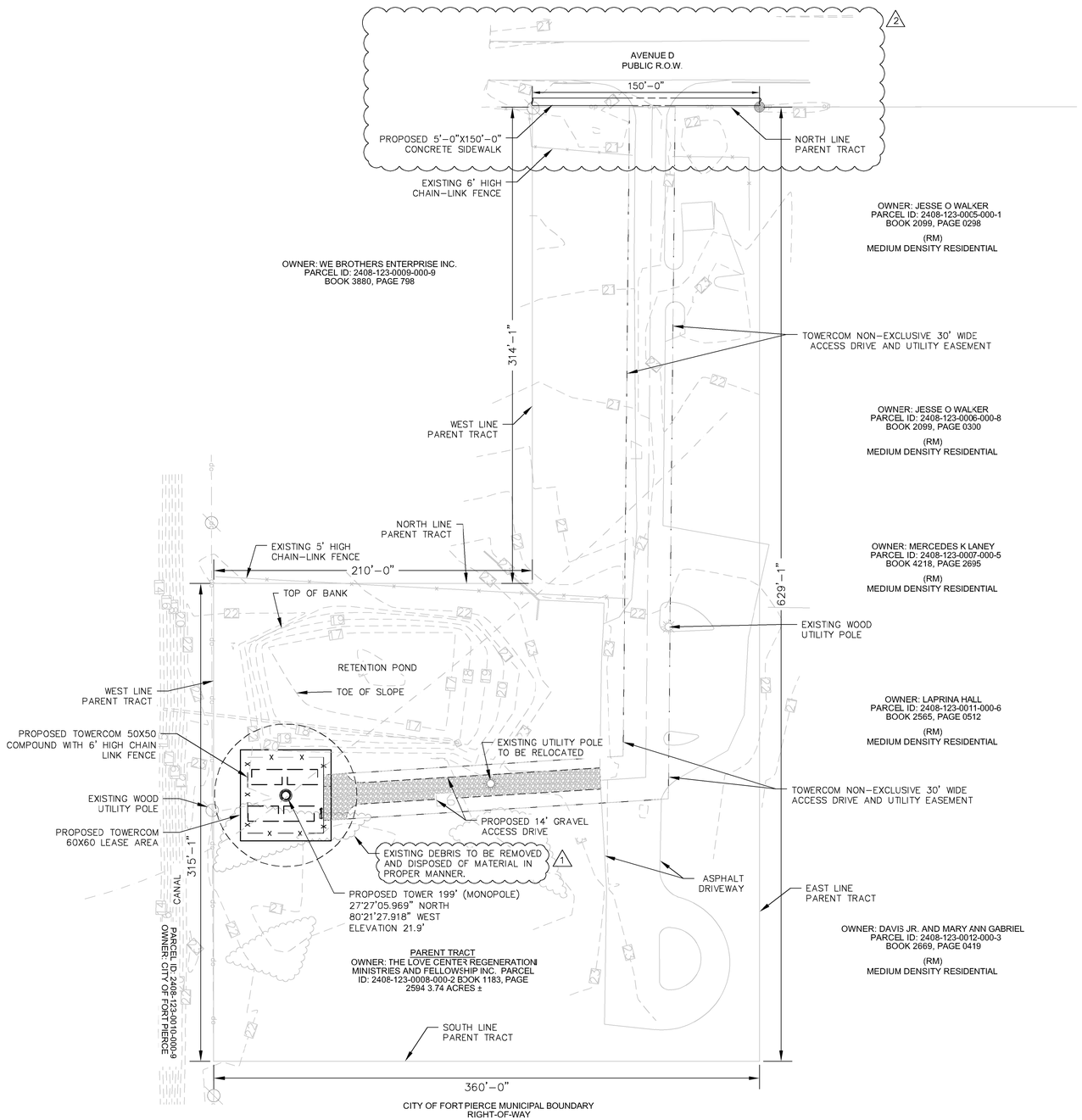
☒ See Attached for Comments



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

*Applicant Responses below indicated in blue italic text.*

1. Has the applicant received any communication from the FAA regarding the proposed tower? The cover letter dated December 15, 2022, noted that the FAA Determination of No Hazard application filing was in process, has any additional documentation been received? *Not to date. Applicant will supplement response upon receipt from the FAA*
2. Sheet C-1: Plan shows 14' wide gravel access drive, table for Total Semi Impervious Area states a 12' wide gravel access road. Please review. *Corrected and recalculated*
3. Review Total Impervious Area data on Sheet C-1, do these values include the existing asphalt driveway? *Revised calculations include existing asphalt driveway*
4. "Existing debris to be relocated" to where? Recommend removing and disposing of material in proper manner. *Note added to Sheet C-2*
5. Note 4 states "No diesel generators will be located on site. Any generator shell will be double lined, and the location must be a minimum of 500' from any potable water source." However, Sheet C-4 shows a diesel generator. Please show that all requirements stated above are met. *Note 4 removed to resolved inconsistency. See Sheet C-10 for diesel generator design details. Applicant verified with FPUA that there are no potable water sources within 500' of proposed diesel generator*
6. Sheet C-4 shows a "Proposed rout of underground fiber to R.O.W. 31st Street 650' ±." Please show this line on aerial to point of connection. Is there existing easement to cross private properties? *See POC noted on aerial. Applicant has an access/utility easement on the subject property as shown on the survey and site plan. See Sheets C-1, C-1A and C-2.*
7. Where is the water for the irrigation coming from? Is there current service at this location? No information on proposed well. *See Sheet L-3 Irrigation Plan originally submitted which shows the location of a proposed irrigation well as part of the irrigation system proposed*
8. Provide a 5' wide concrete sidewalk within the Avenue D right-of-way the limits of the property (150') *See Sheets C-1 and C-2 for location and enlarged sidewalk detail sheets C-7 and C-7A*
9. The submitted survey does not scale properly and does not include the boundary information for Parcel ID No. 2408-123-0008-0002. All other adjacent parcel information is not needed to be shown on the boundary and topographic survey. *See revised Survey*
10. Update the Compound Detail shown on the survey to identify Avenue D as opposed to the noted Avenue B. *Corrected. See revised Survey.*
11. Update the survey to include the Avenue D right-of-way width. *Revised on updated Survey to include Avenue D ROW width.*




## PARENT TRACT DETAIL(SEE SURVEY)

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

## PARENT TRACT & LEASE AREA SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: VACANT
EXISTING ZONING: C3
FUTURE LAND USE: GC, GENERAL COMMERCIAL

## UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

## HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

## PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

## IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

## PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

## SITE DATA:

| | | | |
|---|---|---|---|
| MINIMUM LOT AREA: | 10,000 | PROVIDED: | 162,914.4 S.F. |
| MINIMUM LOT WIDTH: | 70' | PROVIDED: | 150'/360' |
| MINIMUM LOT DEPTH: | 90' | PROVIDED: | 629'-1" |
| MINIMUM FRONT YARD: | 25' | PROVIDED: | 453'-9" |
| MINIMUM LOT FRONTAGE: | 50' | PROVIDED: | 150' |

## TOTAL IMPERVIOUS AREA:

| | | |
|---|---|---|
| EXISTING PARENT TRACT: | 162,914.4 ± S.F. | (100.0%) |
| EXISTING PARENT TRACT ASPHALT DRIVEWAY: | 29,549.7 ± S.F. | (0.1813%) |
| TELECOMMUNICATION TOWER FOOTPRINT: | 38 ± S.F. | (0.0002%) |
| TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'): | 192 ± S.F. | (0.0012%) |
| TELECOMMUNICATION COMPOUND CHAIN LINK FENCE : | 3,600 ± S.F. | (0.0222%) |
| TOTAL IMPERVIOUS AREA: | 33,379.7 ± S.F. | (0.2049%) |

1

## TOTAL SEMI IMPERVIOUS AREA:

| | | |
|---|---|---|
| TELECOMMUNICATION 14' GRAVEL ACCESS ROAD: | 2,834.82 ± S.F. | (0.017%) |
| TELECOMMUNICATION GRAVEL COMPOUND: | 3,600 ± S.F. | (0.022%) |
| TOTAL SEMI PERVIOUS AREA: | 6,434.82 ± S.F. | (0.039%) |

## TOTAL PERVIOUS AREA:

| | | |
|---|---|---|
| TOTAL SEMI PERVIOUS AREA: | 6,434.82 ± S.F. | (0.039%) |
| TOTAL IMPERVIOUS AREA: | 33,379.7 ± S.F. | (0.2049%) |

## TOTAL COMBINED AREA: 39,814.52± S.F. (0.24%)

## NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.

1 7. ALL GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

## FLOOD ZONE INFORMATION

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| 2 | 1/27/2023 | PER REVIEWERS REQUEST |
| 1 | 1/23/2023 | PER REVIEWERS REQUEST |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\C3's\Love Ministries_CDs_2022.11.11.dwg C-1 Jan 31, 2023 8:23am by: gary.daniel




NORTH

0 40' 80'

(Scale in feet)
Scale: 1"=40'

## PARENT TRACT WITH AERIAL OVERLAY

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**FLOOD ZONE INFORMATION**

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|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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PLANS PREPARED BY:

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT WITH AERIAL OVERLAY

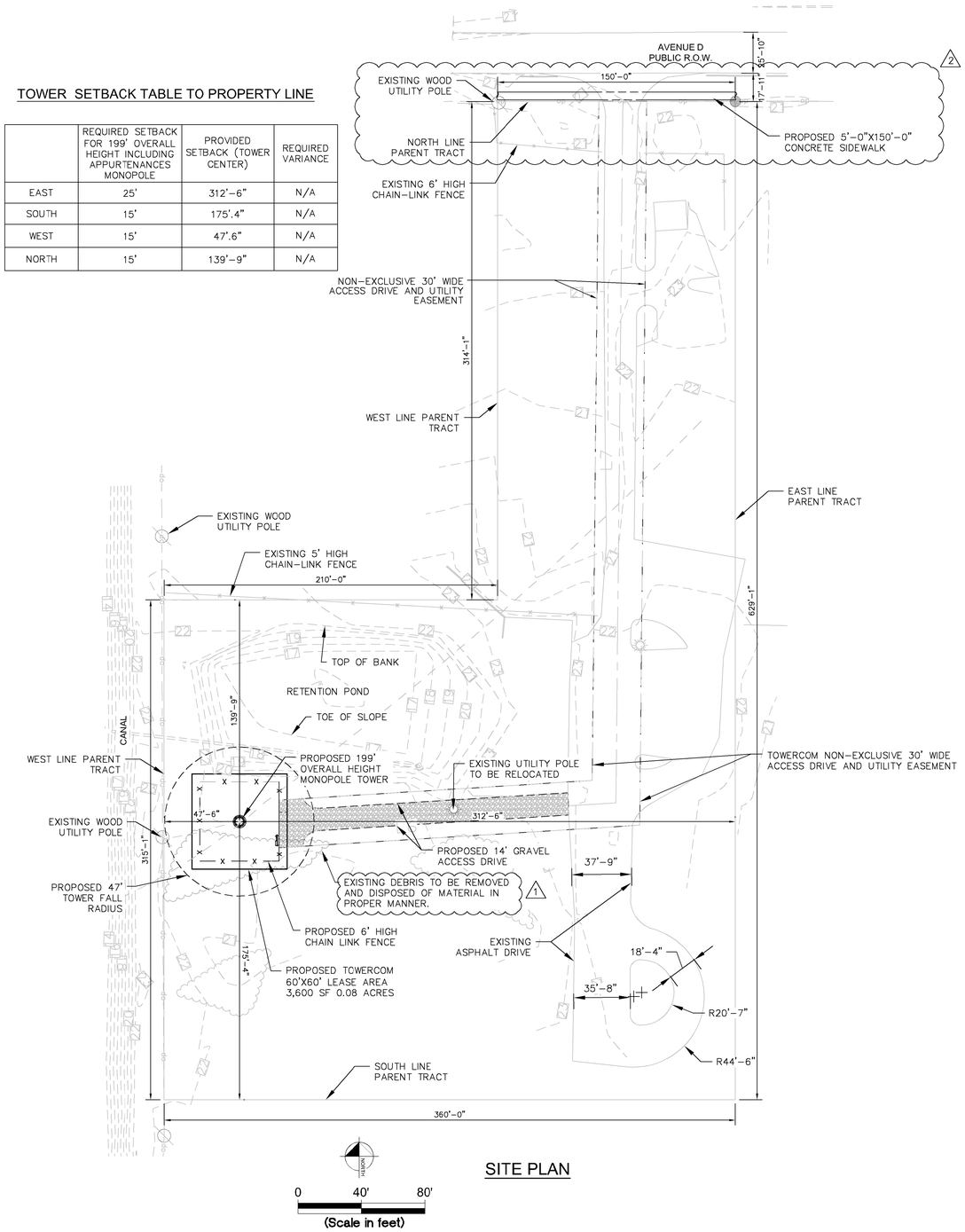
SHEET NUMBER: C-1A
REVISION:

KHA Job #: 241044000

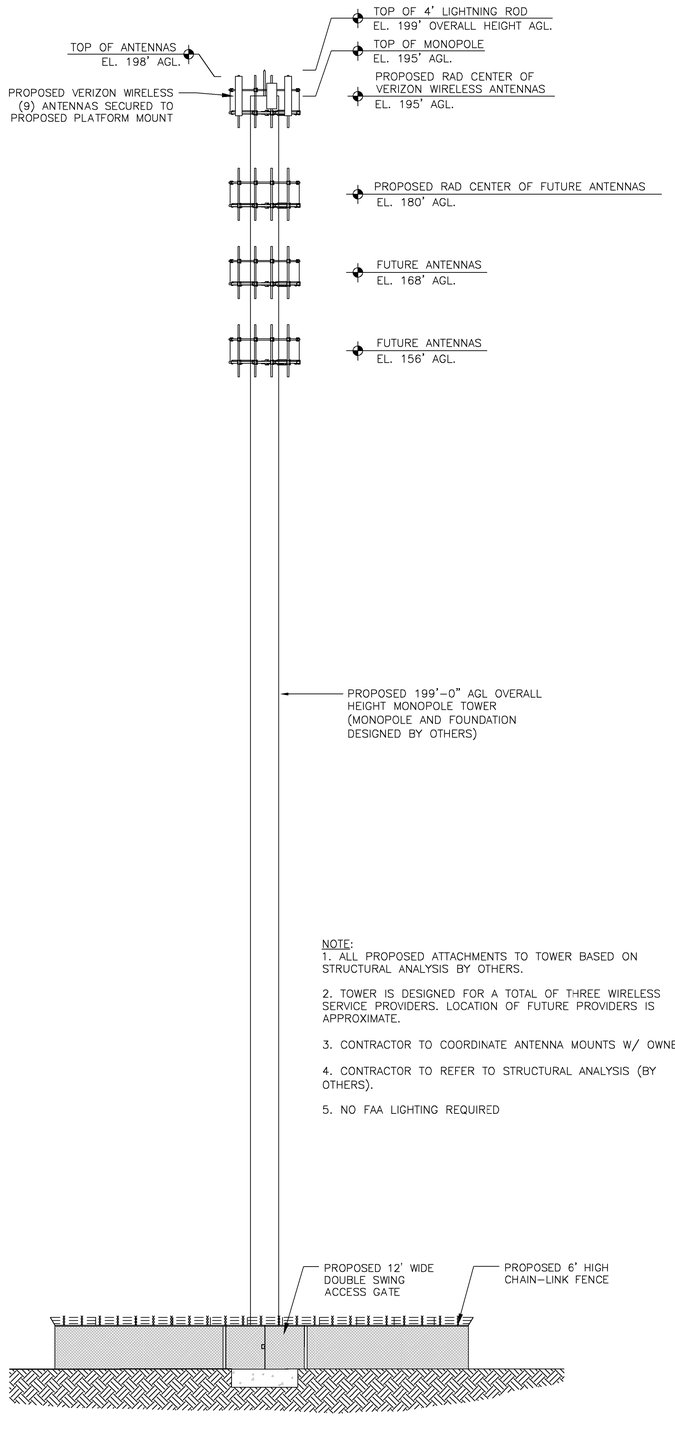
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\GS's\Love Ministries_GDb_2022.11.11.dwg C-1A Jan 31, 2023 8:22am by: garydaniel

## TOWER SETBACK TABLE TO PROPERTY LINE

| | REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE | PROVIDED SETBACK (TOWER CENTER) | REQUIRED VARIANCE |
|---|---|---|---|
| EAST | 25' | 312'-6" | N/A |
| SOUTH | 15' | 175'.4" | N/A |
| WEST | 15' | 47'.6" | N/A |
| NORTH | 15' | 139'-9" | N/A |




## SITE PLAN




## TOWER ELEVATION

N.T.S

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.

2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.

3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.

4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

5. NO FAA LIGHTING REQUIRED

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
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SEAL:

PLANS PREPARED BY:

Kimley»Horn

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(561) 845-0665
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PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

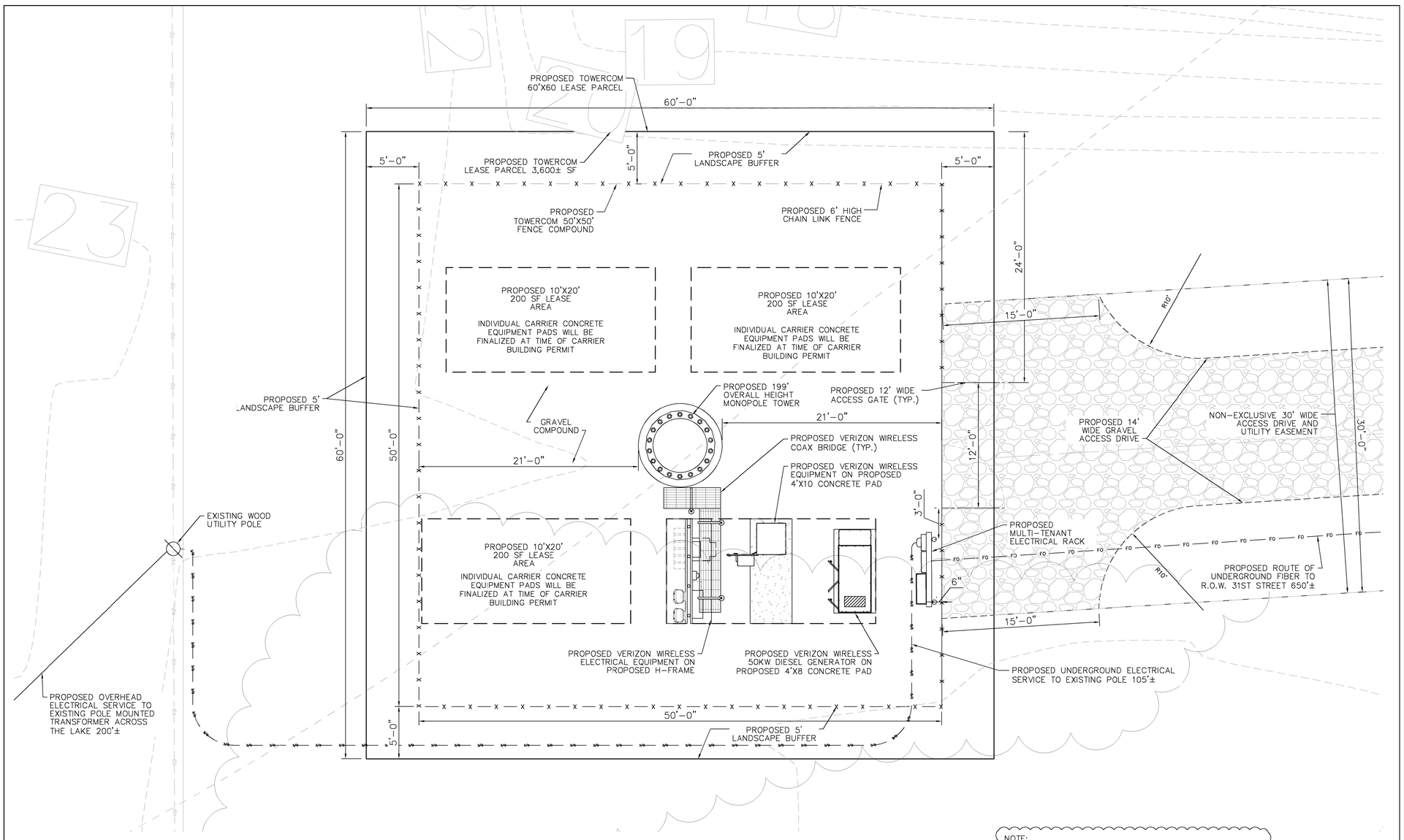
LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
TOWER ELEVATION & SITE PLAN

SHEET NUMBER: C-2
REVISION:

KHA Job #:
241044000




NOTE:
THERE ARE NO POTABLE WATER SOURCE/WELLS WITHIN 500' OF THE GENERATOR. BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, DATED 07/29/2022.

## TOWERCOM LEASE AREA DETAIL

NORTH

0 5' 10'

(Scale in feet)
Scale: 1"=5'

NOTE:

1. SITE PLAN BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC

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**FLOOD ZONE INFORMATION**

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|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

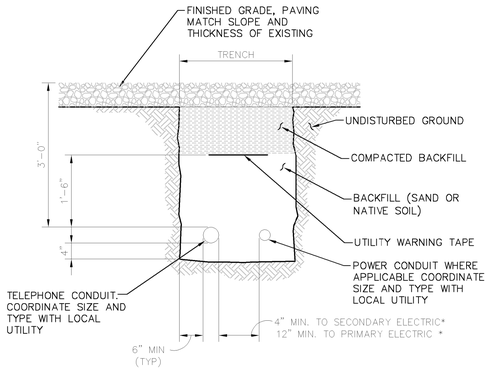
| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:
ENLARGED TOWERCOM LEASE AREA

SHEET NUMBER: C-4 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-4 Jan 31, 2023 8:33am by: gary.daniel

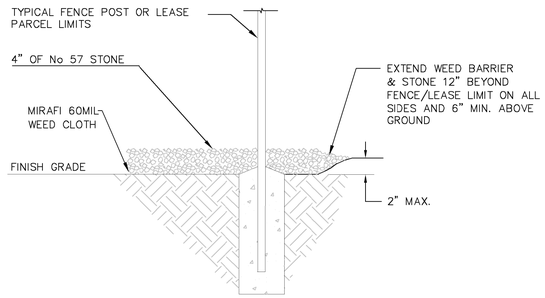



SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

BACFILL TO BE PLACED IN LIFTS NOT TO EXCEED 6".

## JOINT SERVICE TRENCH BURIED CONDUIT ELECT/ TELEPHONE

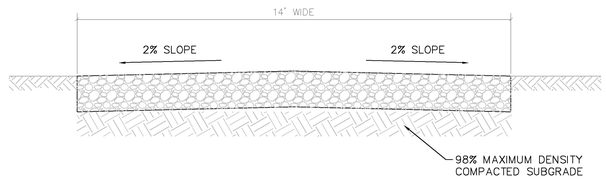
N.T.S.




## GRAVEL/WEED CLOTH DETAIL

N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

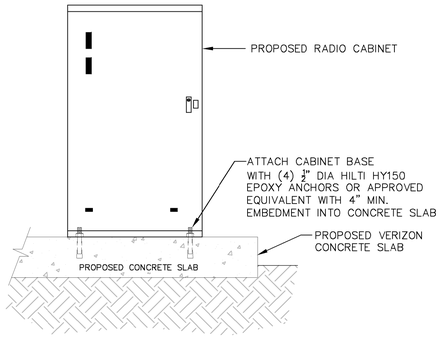



6" CRUSHED COQUINA BASE COURSE (LBR 100) (100% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557) PLACE IN TWO OR MORE LAYERS NOT LESS THAN 4" NOR MORE THAN 6"

## GRAVEL ACCESS ROAD SECTION

N.T.S.

NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.




## CABINET ANCHOR BOLTS DETAIL

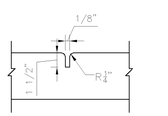
NOT TO SCALE

1. DESIGN:
   7TH EDITION (2020) FLORIDA BUILDING CODE
   WIND LOADS (ASCE 7-16)
   ULTIMATE WIND SPEED = 160 MPH
   NOMINAL WIND SPEED = 124 MPH
   RISK CATEGORY II
   WIND EXPOSURE = C
2. STRUCTURAL STEEL:
   MATERIAL:
   STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE. STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
   CONNECTIONS:
   DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
   WELDING:
   SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
   BOLTS:
   A325-X, SIZE AS SHOWN ON DRAWINGS.
   STRUCTURAL SLAB:
   CONCRETE:
   CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
   FIBER REINFORCEMENT:
   USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
3. HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF GALVANIZED PAINT.
4. CONTRACTOR / STEEL FABRICATOR:
   VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL
5. CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
6. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
7. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
8. EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS. SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
9. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WASHOUT BENEATH THE SLAB IS PREVENTED.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
11. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".
12. DESIGN BEARING PRESSURE: 2,500 psf. SOIL CLASSIFICATION: FOOTING TO BE SUPPORTED BY AT LEAST 4'-0" OF WELL COMPACTED SOIL. SEE NOTE 8.

## GENERAL STRUCTURAL NOTES

NOTES:

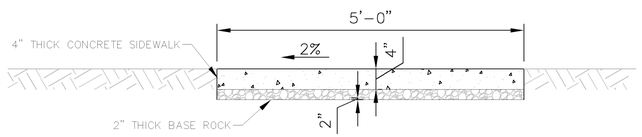
1. BASE ROCK SHALL BE 3/4"-0 OR 1"-0.
2. EXPANSION JOINTS SHALL BE 1/2" PREMOLDED ASPHALT IMPREGNATED MATERIAL OR EQUAL EXTENDING FROM SUBGRADE TO FINISH GRADE.
3. 4" THICK CONCRETE SIDEWALK (2500 P.S.I.)




5'-0" CENTER TO CENTER ON SIDEWALKS

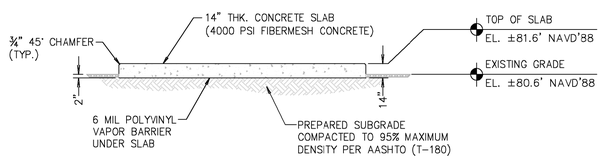
## SIDEWALK JOINTS

N.T.S.

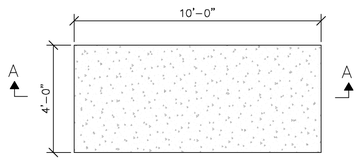



## CONCRETE SIDEWALK SECTION A-A

N.T.S.

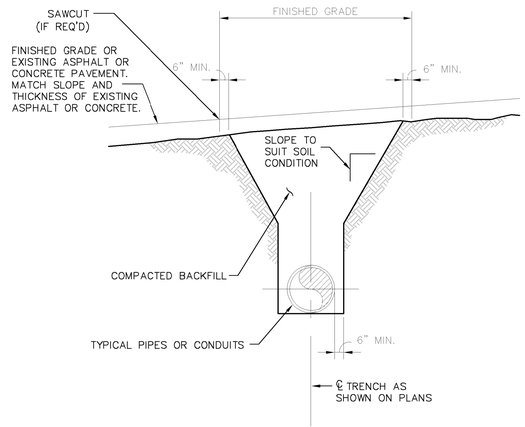



## SECTION A-A




## CONCRETE SLAB DETAIL

NOT TO SCALE




## TYPICAL TRENCH DETAIL

N.T.S.

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| 2 | 1/27/2023 | PER REVIEWERS REQUEST |

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

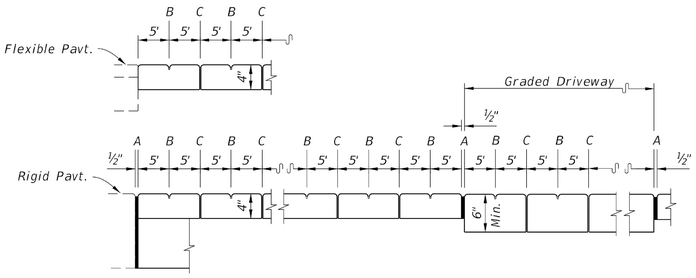
SHEET TITLE:

CONSTRUCTION DETAILS

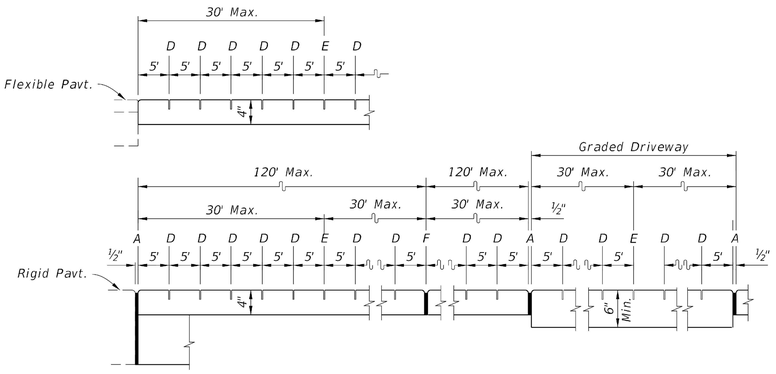
SHEET NUMBER: C-7 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-7 Jan 31, 2023 8:18am by: gary.daniel




OPEN JOINTS




SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ⅛" Formed Open Joints

D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

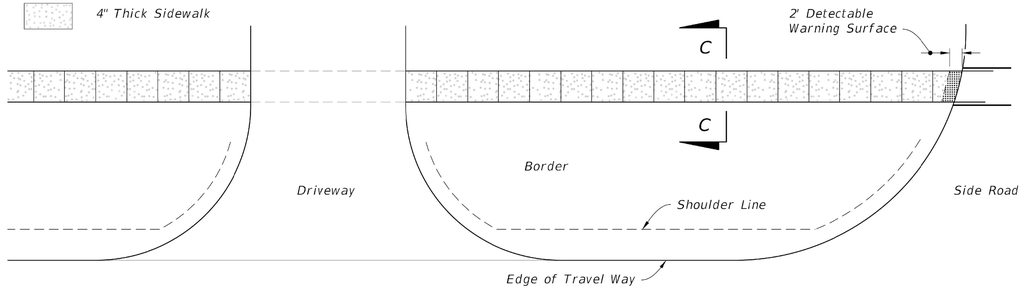
E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

SIDEWALK JOINTS

LEGEND:

4" Thick Sidewalk

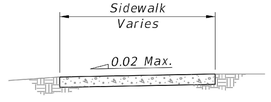



PLAN

DISCONTINUOUS SIDEWALK

GENERAL NOTES:

1. Construct sidewalk in accordance with specification section 522.
2. Include detectable warnings on sidewalk curd ramps in accordance with index 304.
3. For TURNOUTS see index 515
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils nor mare than 1/2".
5. Construct sidewalk with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans.
6. When roadways or drivways are newly constructed, reconstructed or altered, construct the cross slope for crosswalk and discontinuous sidewalk as follow:
   A. Cross slope = 0.02 for roadways or driveway controlled by "STOP" sign or "YIELD" sign.
   B. Cross slop = 0.05 for roadways or driveways controlled by traffic signaL.




SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

| LAST REVISION | REVISION | DESCRIPTION: | FDOT | FY 2023-24 STANDARD PLANS | CONCRETE SIDEWALK | INDEX | SHEET |
|---|---|---|---|---|---|---|---|
| 11/01/18 | | | | | | 522-001 | 2 of 2 |

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| 2 | 1/27/2023 | PER REVIEWERS REQUEST |

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
SIDEWALK DETAIL

SHEET NUMBER: C-7A
REVISION:

KHA Job #:
241044000

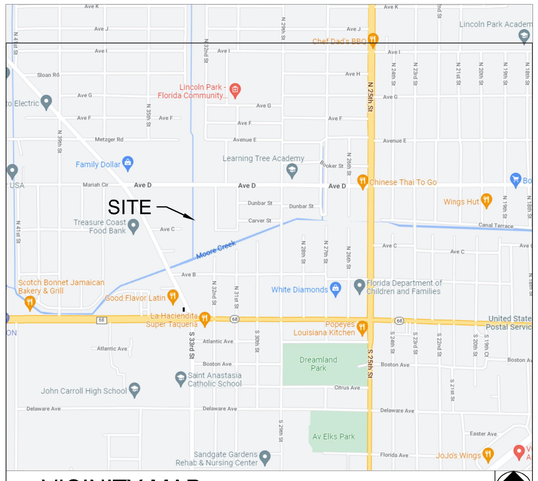
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\03's\Love Ministries_C0s_2022.11.11.dwg C-7A Jan 31, 2023 8:17am by: gary.daniel

# TOWERCOM VIII-B, LLC

241 ATLANTIC BLVD, STE 201
NEPTUNE BEACH, FL. 32266

# WIRELESS TELECOMMUNICATIONS TOWER
# LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
LATITUDE 27°27'05.969"N, LONGITUDE 80°21'27.918"W




## VICINITY MAP

FROM TOWERCOM OFFICE, PROCEED SOUTH TOWARD LEMON ST, TURN RIGHT ONTO LEMON ST, TURN LEFT ONTO 3RD ST, USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE, CONTINUE ONTO FL-202 W/BUTLER BLVD, USE THE RIGHT 2 LANES TO MERGE ONTO I-295 S TOWARD DAYTONA BEACH, KEEP LEFT AT THE FORK TO CONTINUE ON FL-9B S, FOLLOW SIGNS FOR US-1/ST AUGUSTINE, USE THE LEFT 2 LANES TO TAKE THE EXIT 4B TO MERGE ONTO I-95 S TOWARD DAYTONA BEACH, TAKE EXIT 131 TO MERGE ONTO FL-68 E/ORANGE AVE, MERGE ONTO FL-68 E/ORANGE AVE, TURN LEFT ONTO N 39TH ST, TURN RIGHT ONTO MARIAH CIR, CONTINUE ONTO AVE D, TURN RIGHT, THE SITE WILL BE ON THE RIGHT.

## DRIVING DIRECTIONS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

## PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 7TH EDITION (2020) FLORIDA BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2021
5. 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 (2016)

## CODE COMPLIANCE

## APPLICANT

MDCMC NAME: TOWERCOM VIII-B, LLC.
PROJECT MANAGER: ROBIN CLEMENT, PMP
PHONE: (919) 666-2904

## PROPERTY INFORMATION

OWNER: THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP INC.
P.O. BOX 2384
FORT PIERCE, FL 34954

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: FORT PIERCE

PCN: 2408-123-0008-000-2

ZONING: COMMERCIAL-VACANT LAND

## PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
- ☐ GUY TOWER
- ☐ SELF SUPPORT TOWER
- ☐ MONOPOLE
- ☐ ROOF TOP
- ☒ NEW TOWER (MONOPOLE)
- ☐ OTHER

## PROJECT SUMMARY

## CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

## STRUCTURAL ENGINEER:

N/A

## ELECTRICAL ENGINEER:

N/A

## SURVEYOR:

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205-252-6985)

## TOWER ENGINEER:

N/A

## PROJECT TEAM

| SHEET | DESCRIPTION | REV. |
|---|---|---|
| T-1 | COVER SHEET | 0 |
| | SURVEY | 0 |
| C-1 | GENERAL NOTES | 0 |
| C-1 | PARENT TRACT DETAIL AND NOTES | 0 |
| C-1A | PARENT TRACT WITH AERIAL OVERLAY | 0 |
| C-2 | TOWER ELEVATION & SITE PLAN | 0 |
| C-3 | ACCESS EASEMENT DETAIL | 0 |
| C-4 | ENLARGED TOWERCOM LEASE AREA | 0 |
| C-4A | DRAINAGE AND EROSION CONTROL PLAN | 0 |
| C-5 | FENCE AND GATE DETAILS | 0 |
| C-6 | PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES | 0 |
| C-7 | CONSTRUCTION DETAILS | 0 |
| 2 C-7A | SIDEWALK DETAILS | 0 |
| C-8 | VERIZON WIRELESS ANTENNA LAYOUT PLAN | 0 |
| C-9 | VERIZON WIRELESS CONSTRUCTION DETAILS | 0 |
| C-10 | VERIZON WIRELESS GENERATOR DETAILS | 0 |
| L-1 | LANDSCAPE PLAN | 0 |
| L-2 | LANDSCAPE DETAILS AND NOTES | 0 |
| L-3 | IRRIGATION PLAN | 0 |
| L-4 | IRRIGATION DETAILS AND NOTES | 0 |
| E-1 | TOWER ELECTRICAL NOTES AND RISER DIAGRAM | 0 |
| E-2 | TOWER ELECTRICAL SITE AND GROUNDING PLAN | 0 |
| E-3 | VERIZON ELECTRICAL SITE AND GROUNDING PLAN | 0 |
| E-4 | VERIZON ELECTRICAL PLAN | 0 |
| E-5 | ELECTRICAL DETAILS | 0 |

## SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2022

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241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg T-1 Jan 31, 2023 8:23am by: gary.daniel

Federal Aviation Administration

« OE/AAA

# Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

**Project Name:** TOWER-000741889-22 **Sponsor:** Tower Com (KP)

## Details for Case : Love Ministries

Show Project Summary

### Case Status

| | | | |
|---|---|---|---|
| **ASN:** | 2022-ASO-32720-OE | **Date Accepted:** | 08/19/2022 |
| **Status:** | Accepted | **Date Determined:** | |
| | | **Letters:** | None |
| | | **Documents:** | None |
| **Public Comments:** | None | | Project Documents: None |

### Construction / Alteration Information

**Notice Of:** Construction

**Duration:** Permanent

***if Temporary :*** Months: Days:

**Work Schedule - Start:**

**Work Schedule - End:**

***For temporary cranes-Does the permanent structure require separate notice to the FAA?***
***To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.***
***If it is not filed, please state the reason in the Description of Proposal.***

**State Filing:**

### Structure Summary

**Structure Type:** POLE | Monopole

**Structure Name:** Love Ministries

**FDC NOTAM:**

**NOTAM Number:**

**FCC Number:**

**Prior ASN:**

### Structure Details

| | |
|---|---|
| **Latitude:** | 27° 27' 5.96" N |
| **Longitude:** | 80° 21' 27.91" W |
| **Horizontal Datum:** | NAD83 |
| **Site Elevation (SE):** | 22 (nearest foot) PASSED |
| **Structure Height (AGL):** | 199 (nearest foot) |
| **Current Height (AGL):** ** For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal* | (nearest foot) |
| **Minimum Operating Height (AGL):** ** For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.* | (nearest foot) |
| **Requested Marking/Lighting:** | None |
| ***Other :*** | |
| **Recommended Marking/Lighting:** | |
| **Current Marking/Lighting:** | None |
| ***Other :*** | |
| **Nearest City:** | Fort Pierce |
| **Nearest State:** | Florida |
| **Description of Location:** *On the Project Summary page upload any certified survey.* | see map |
| **Description of Proposal:** | Proposed new construction with standard frequencies. |

### Proposed Frequency Bands

| Low Freq | High Freq | Freq Unit | ERP | ERP Unit |
|---|---|---|---|---|
| 6 | 7 | GHz | 55 | dBW |
| 6 | 7 | GHz | 42 | dBW |
| 10 | 11.7 | GHz | 55 | dBW |
| 10 | 11.7 | GHz | 42 | dBW |
| 17.7 | 19.7 | GHz | 55 | dBW |
| 17.7 | 19.7 | GHz | 42 | dBW |
| 21.2 | 23.6 | GHz | 55 | dBW |
| 21.2 | 23.6 | GHz | 42 | dBW |
| 614 | 698 | MHz | 1000 | W |
| 614 | 698 | MHz | 2000 | W |
| 698 | 806 | MHz | 1000 | W |
| 806 | 901 | MHz | 500 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 929 | 932 | MHz | 3500 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1670 | 1675 | MHz | 500 | W |
| 1710 | 1755 | MHz | 500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1850 | 1990 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 1990 | 2025 | MHz | 500 | W |
| 2110 | 2200 | MHz | 500 | W |
| 2305 | 2360 | MHz | 2000 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |
| 2496 | 2690 | MHz | 500 | W |

Previous Back to Search Result Next

Date: 01/19/2023

Customer Name: TowerCom VIII-B

Attn: To Whom It May Concern

SUBJECT: Project Number: 569549
Site Name: Love Ministries
Pole Designed with a Maximum Theoretical Fall Radius of 47-ft

Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures for over 50 years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication poles have proven to be very reliable products. To our knowledge Valmont has never experienced an in-service failure of a communication pole due to weather induced overloading. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

This structure is designed to the following criteria:

- Exposure Category B
- Topographical Category 1, and a Crest height of 0 feet
- Risk Category II Site Elevation 15 feet
- 158 MPH Ultimate Wind Speed (no ice) per ASCE 7-16
- 30 MPH with 0 inch ice per ANSI/TIA-222-H

The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the shafts at or above the midpoint with the upper sections folding over onto the intact lower sections. The result, if it were to fail, would be to meet a maximum theoretical fall zone radius of 47 ft.

I hope these comments address any issues that you might encounter relative to the anticipated performance of this structure.

Sincerely,

Yatong Zeng, P.E.
Design Engineer

**Valmont Industries, Inc**
PO Box 358, 28800 Ida Street
Valley, NE 68064 USA

NATHANAEL JOSEPH TOENIES
LICENSE
No. 94335
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

***By NJT1 at 10:40:42 AM, 1/19/2023***

# CITY OF FORT PIERCE
# City Commission
# CU22-07000030
## 199' WIRELESS COMMUNICATIONS FACILITY

**APPLICANT: TOWERCOM VIII-B, LLC**

**AGENT: DEBORAH L. MARTOHUE, ESQ., AICP**

**MARTOHUE LAND USE LAW P.A.**

**LOCATION: 3111 Avenue D, Fort Pierce , FL**

**April 17, 2023**

# OVERALL SITE LOCATION AERIAL

ADDRESS: 3111 Ave D

Owner: The Love Center Regeneration Ministries

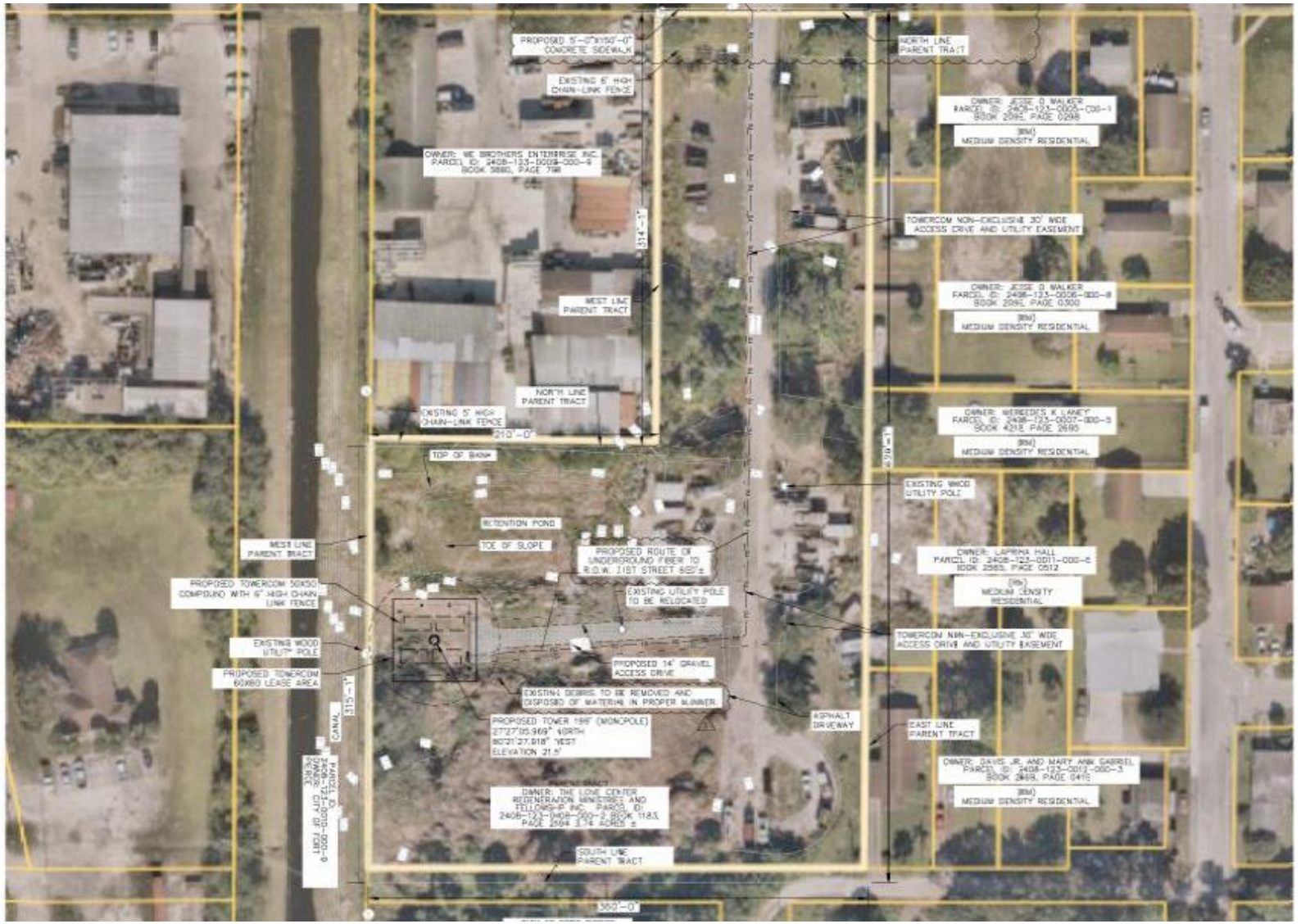
Site: Vacant 3.74 acres

North: We Brothers Enterprises - GC

South: Unimproved Ave C/ Vacant

East: Medium Density Residential

West: Existing Commercial & Light Industrial uses including Gordon Food Services directly West of Site



# SITE PLAN

Subject Parcel: 3.74 acres

Lease Area: 60’ x 60’, 3600 sf

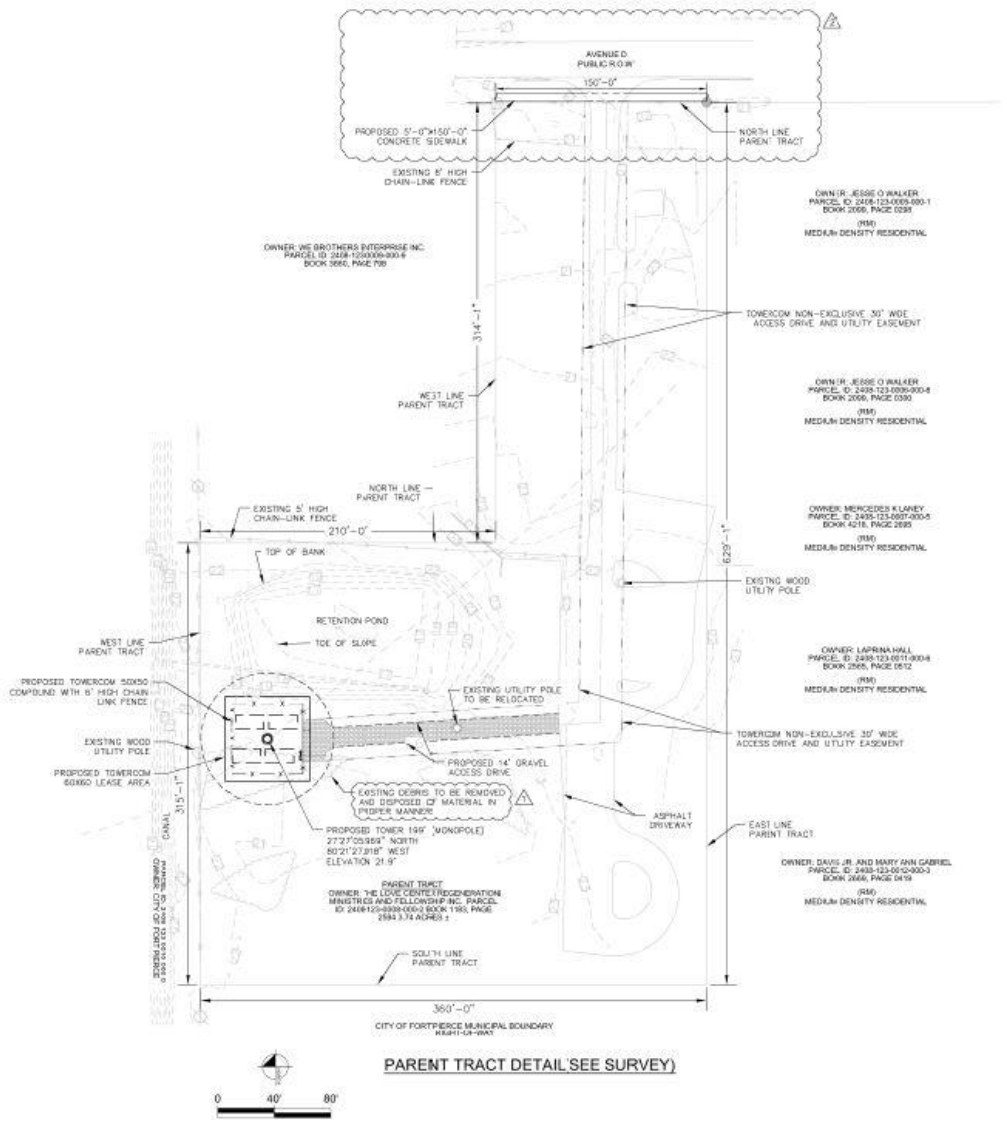
Secured Fenced Compound: 50’ x 50’, 2500 sf

30’ wide Access & Utility Easement from Avenue D

14’ stabilized gravel drive

8’ high chain link fence

5’ Landscape Buffer with shade trees & hedge including irrigation



| Parent Tract Line | Proposed Distance to Tower | Required Distance to Tower |
|---|---|---|
| North | 139’-9” | 15.0’ |
| East | 312”-6” | 25.0’ |
| South | 175”-4” | 15.0’ |
| West | 47’-6” | 21.0’ |

No Variance Needed from Tower Setback Requirements to Parent Tract Boundaries. Fall Zone radius is 47’-0”.

| Parent Tract GC Development Standards | Proposed | Required |
|---|---|---|
| Minimum Lot Area | 162,914.4 sf | 10,000 sf |
| Minimum Lot Width | 360'/150' | 70' |
| Minimum Lot Depth | 629'-1" | 90' |
| Minimum Front Yard | 314'-1" | 25' |
| Minimum Lot Frontage | 150' | 50' |

No Variance Needed from GC Site Development Standards

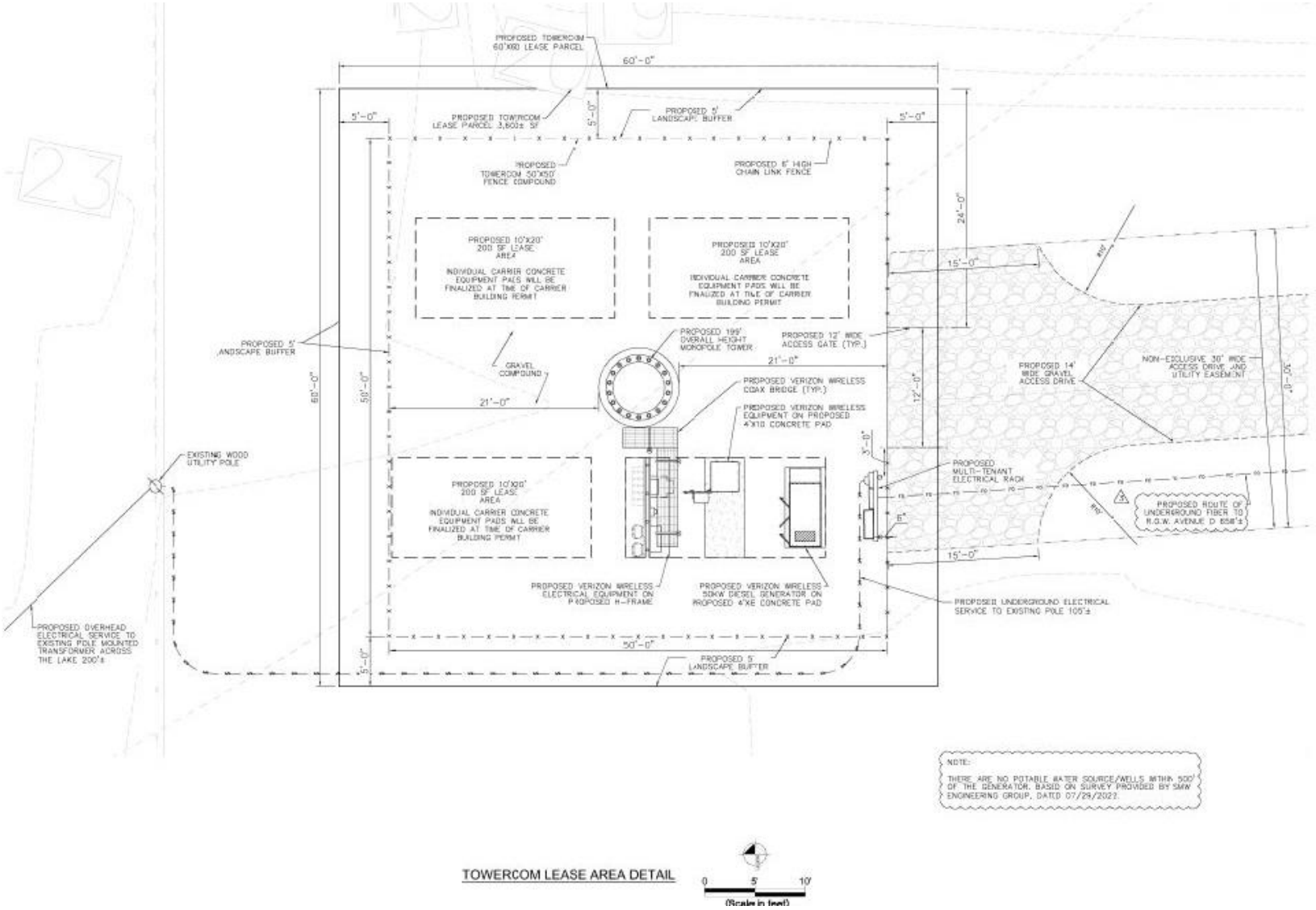
# Enlarged Detailed Lease Area Site Plan

8' Chain link Security Fence

SECURITY ACCESS GATE

DESIGNED FOR 4 COLOCATION RAD CENTERS

14' Wide Stabilized Gravel Access with "T" turnaround design



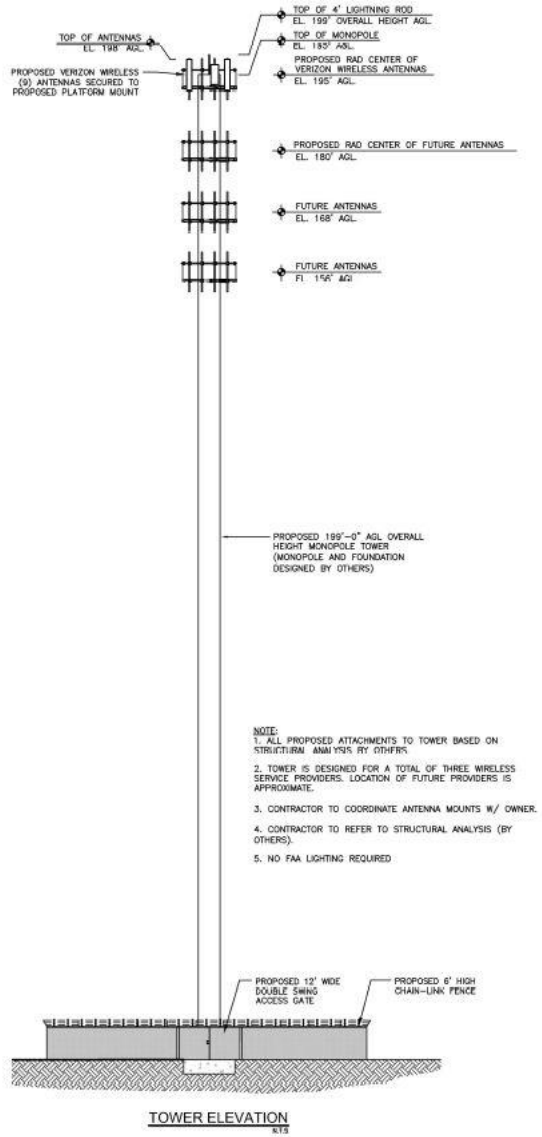
# ELEVATION

199’ Height Overall

195’ to top of pole

Designed for Minimum Four Colocation RAD Centers

No FAA Lighting Required



# AERIAL SHOWING DISTANCE TO NEAREST RESIDENTIAL 296’-5” (East)



# AERIAL SHOWING PHOTO SIM LOCATIONS



# View #1
# 440’ E-SE of Site from Ave C

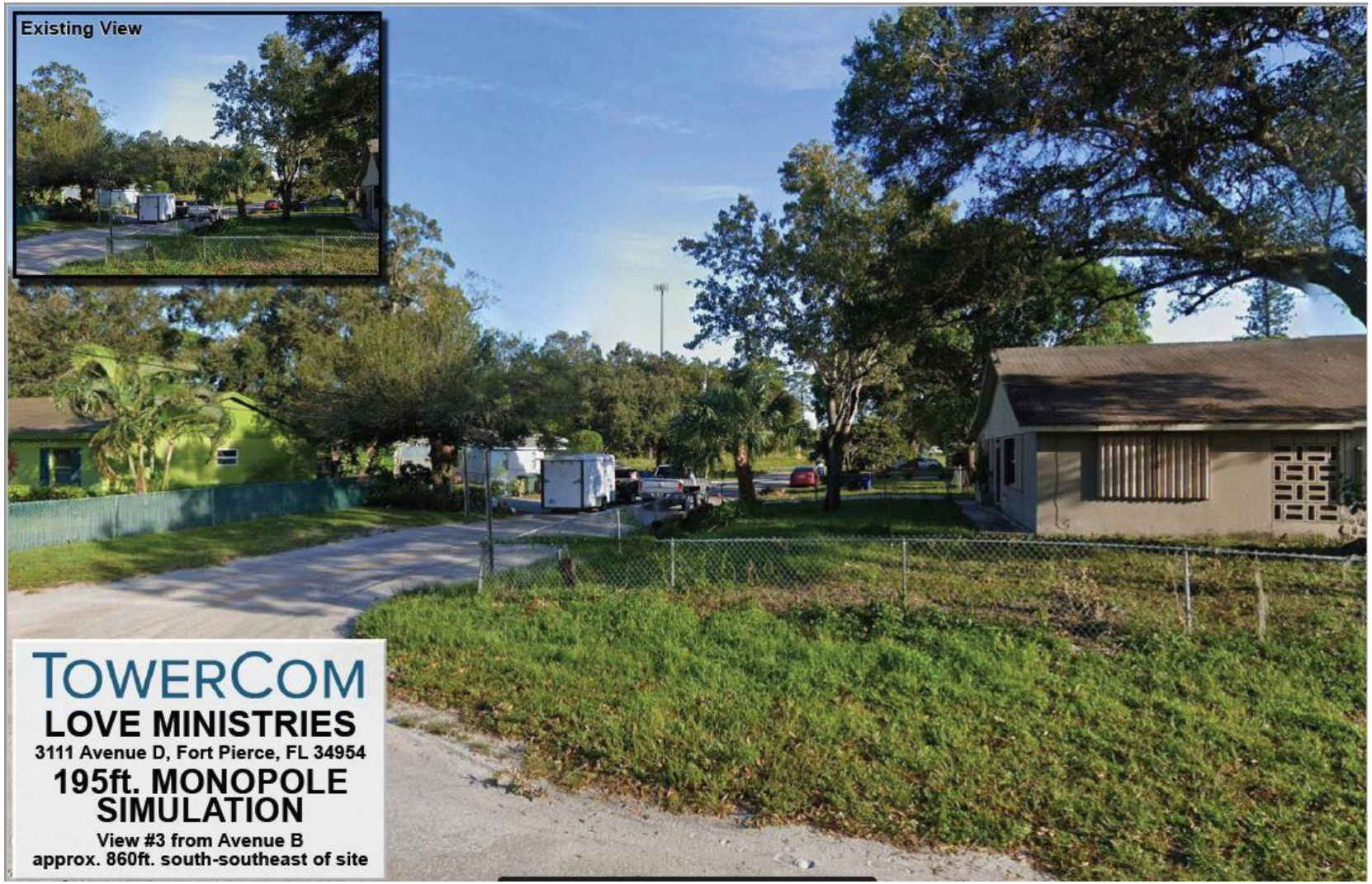


# View #2

View from Avenue D approximately 1,240’ W-NW of Site



# View #3 View from Avenue B Approximately 860’ S-SE of Site



# View #4 View from Avenue D Approximately 630' NE of the Site



# View #5
# View from Dunbar Street Approximately 1,120' E-SE of the Site



# NEAREST SURROUNDING TOWERS

## Anchor Tenant Verizon Wireless Radio Frequency Justification

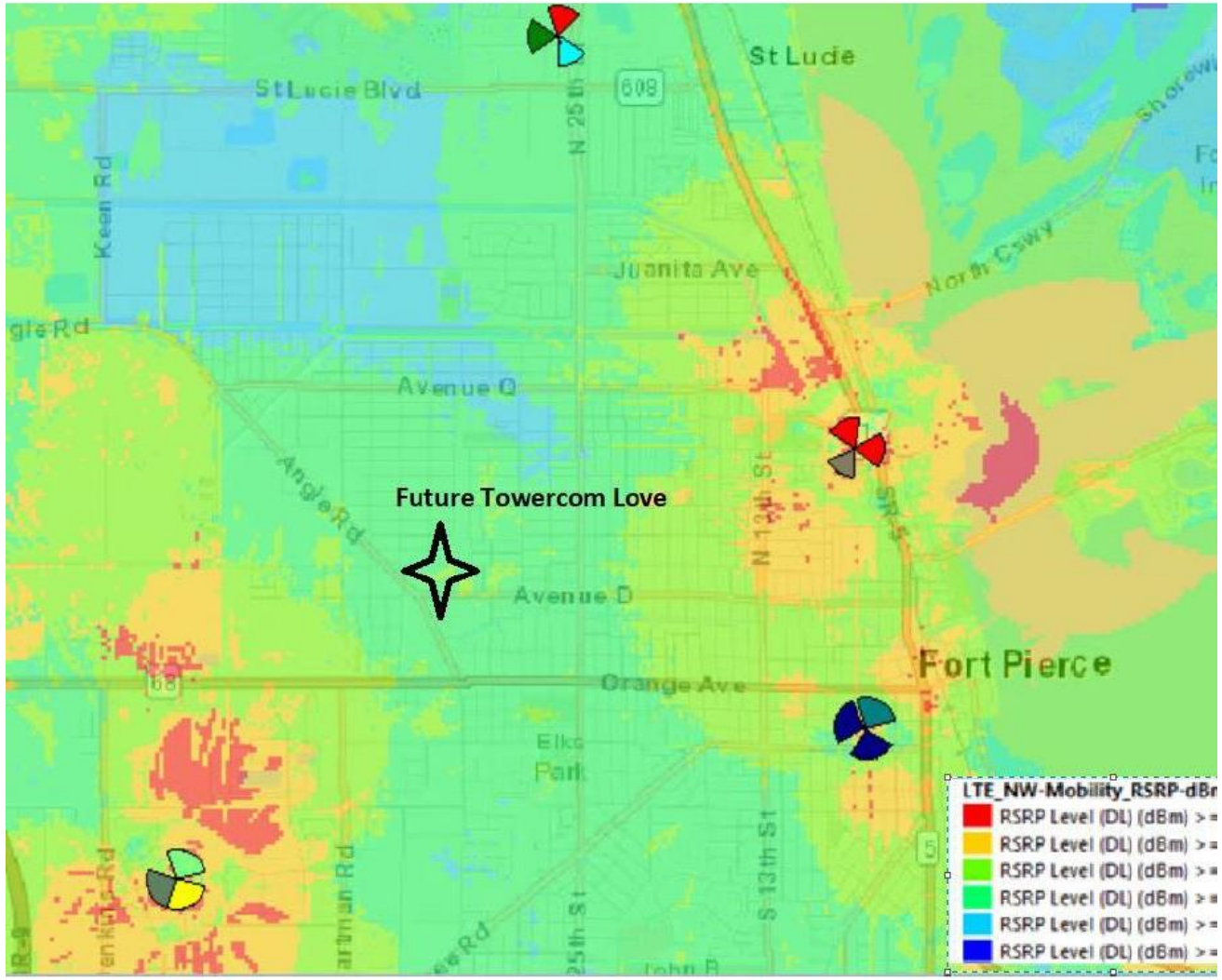
This is a Capacity site which will help our network provide improved coverage and sustainability in communications for our customers. The proposed location will assist in alleviating the signal congestion in the Lincoln Park, the busy Angle Rd/SR 68 areas and along the congested Avenue D. Verizon Wireless current surrounding sites are heavily loaded with the usage caused by the heavy traffic in the above mentioned areas. Our coverage without Towercom Love Ministries is shown in this presentation. The coverage with Towercom Love Ministries is also shown with a vast improvement in the problematic areas.

**Surrounding Existing Sites**

| TOWER OWNER | LATTITUDE | LONGITUDE | TOWER HEIGHT(ft) | COUNTY |
|---|---|---|---|---|
| AERO COMMUNICATIONS | 27.435774 | -80.37764 | 465 | ST LUCIE |
| FLORIDA HIGHWAY PATROL | 27.487224 | -80.350928 | 128 | ST LUCIE |
| CROWN CASTLE | 27.444535 | -80.330004 | 200 | ST LUCIE |
| CROWN CASTLE | 27.461861 | -80.330611 | 200 | ST LUCIE |

# Existing VERIZON Wireless Coverage

**urrent Coverage without Towercom Love**



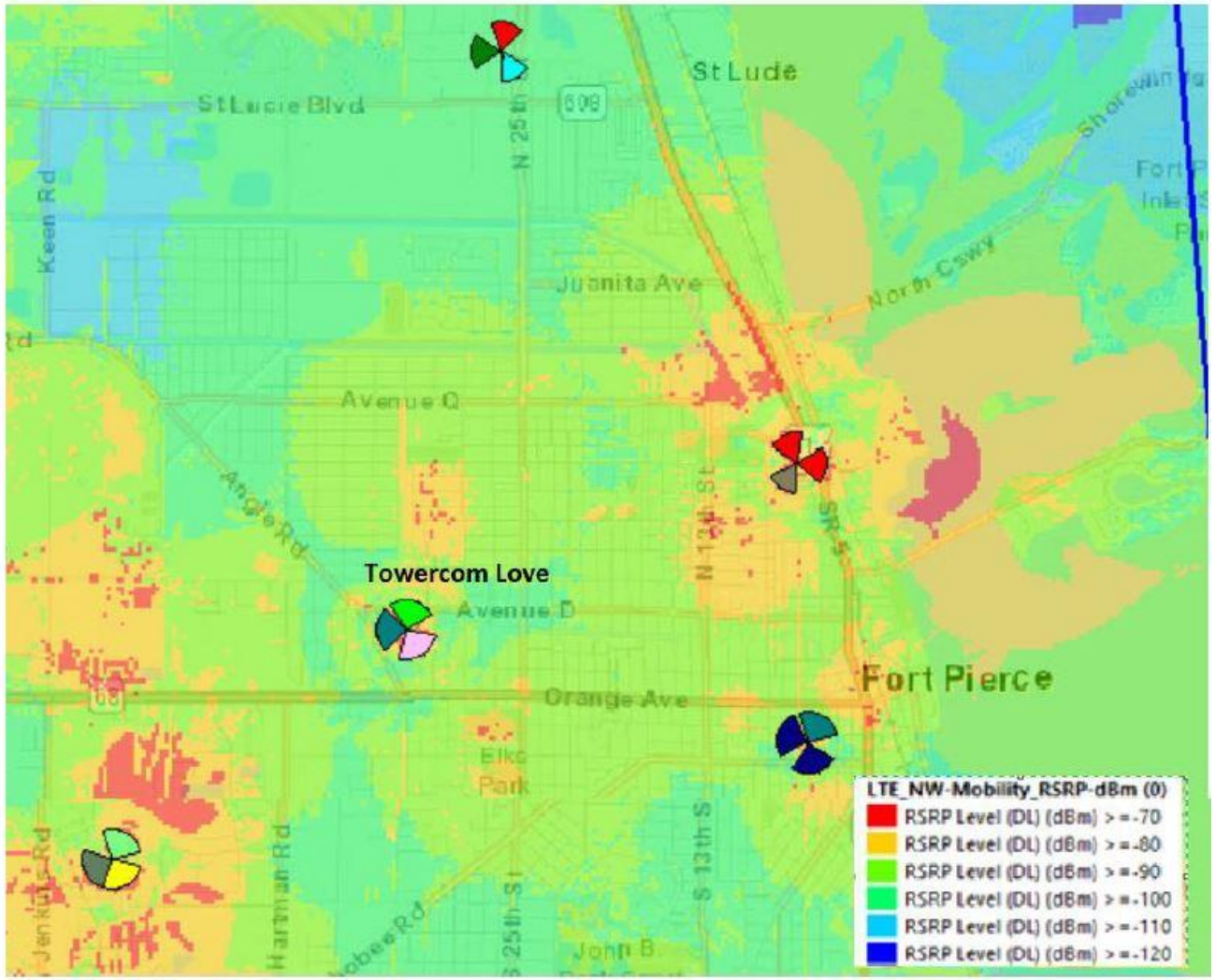
# PROPOSED VERIZON WIRELESS COVERAGE

Will provide E-911 Service

Reliable Wireless Service deemed Essential 21st Century Infrastructure Services

Statement of Non-Interference & FCC Emissions Compliance Provided

**Coverage with Towercom Love**



# Request Waiver of Imposition of 5' Sidewalk Requirement along Avenue D Upon CU Approval of WCF

WCF is Accessory Use

WCF Lease Area= 2.2% of 3.74 acre Parent Tract parcel

Property Owner has a Future Development Plan that includes installation of 5' sidewalk requirement



# REQUEST APPROVAL OF CONDITIONAL USE & WAIVER OF 5' SIDEWALK REQUIREMENT ALONG AVE D

- CONSISTENT WITH THE COMPREHENSIVE PLAN –GC ZONING DISTRICT CONSISTENT WITH GC FLU DESIGNATION. COMMUNICATIONS FACILITY PERMITTED IN GC DISTRICT UPON APPROVAL OF A CONDITIONAL USE
- NO VARIANCES REQUESTED FROM SITE DEVELOPMENT STANDARDS REQUESTED
- UNMANNED FACILITY HAS ZERO IMPACT ON PUBLIC SERVICES & FACILITIES
- VACANT SITE W/ NO IDENTIFIED ENVIRONMENTALLY SENSITIVE CONDITIONS ON-SITE
- NO COLLOCATION OPPORTUNITIES AVAILABLE
- CURES LACK OF WIRELESS COVERAGE & CAPACITY IN AREA INTENDED TO BE SERVED
- 4 COLLOCATION OPPORTUNITIES REDUCES POTENTIAL FOR FUTURE TOWER PROLIFERATION
- CONCUR WITH STAFF'S REPORT, FINDINGS, ANALYSIS & FAVORABLE RECOMMENDATION OF CONDITIONAL USE APPROVAL OF WCF ACCESSORY USE WITH CONDITION OF APPROVAL THAT 5' SIDEWALK REQUIREMENT ALONG AVENUE D BE INSTALLED WHEN PARENT TRACT DEVELOPED WITH PRINCIPAL USE BY OWNER
- HERE TO ANSWER ANY QUESTIONS
- THANK YOU



Fort Pierce
South Indian River Drive
US Highway 1
Oleander Boulevard
Virginia Avenue
Edwards Road
South 25th Street
Indian River State College
Okeechobee Road
Florida's Turnpike
Orange Avenue
Orange Ave
West Angle Road
Saint Lucie Boulevard
CR 605
CR 607A
CR 611
CR 68
FL 70
FL 68
FL 713
FL 615
FL 770
FL A1A
I 95

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Love Ministries Telecommunication's Tower

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** April 2, 2023

**NOTICE BY MAIL:** March 20, 2023

**NOTICE BY SIGNS:** April 5th, 2023

**VERIFIED BY:** Ryan Altizer **TITLE:** Senior Planner

**SIGNATURE:** Ryan Altizer **DATE:** 4/5/2023

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, April 2, 2023

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, April 17, 2023, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of the following:

1. Application for a Conditional Use with New Construction & Design Review submitted by applicant Deborah Martohue for property owner, The Love Center Regeneration Ministries, to construct a 199-ft telecommunications tower at 3111 Avenue D, more specifically located at Parcel Control Number: 2408-123-0008-000-2.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 4/2/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

March 20, 2023

Dear Property Owners:

The representative, Martohue Land Use Law PA, and property owner, The Love Center Regeneration Ministries, are requesting approval of a Conditional Use to construct a 199-monopole communications tower at approximately 3111 Avenue D. The subject site is surrounded by industrial, residential, and commercial uses. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The Parcel ID of the site is 2408-123-0008-000-2, and legal description of the property is: 8 35 40 BEG 50 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF NE 1/4, TH N 315.05 FT, TH E 210 FT, TH N 314.05 FT TO S R/W OF AV D, TH E 150 FT, TH S 630 FT M/L, TH W 360 FT TO POB (OR 1183-2594)

A public hearing is scheduled before the City Commission of the City of Fort Pierce, Florida, at their meeting on **Monday, April 17, 2023,** which begins at **5:05 p.m**. in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida. You are provided the opportunity to attend the public hearing and to speak in favor of, or in opposition to, the requested **Conditional Use**. If you have any inquiries, or would like to review the complete application, please contact me at (772) 467-3742, (772) 467-3737, or raltizer@cityoffortpierce.com. Furthermore, published agenda packets for each City Commission meeting are provided a few days in advance at the following web address: http://cityoffortpierce.com/223/Agendas-Minutes

Sincerely,

Ryan Altizer

Ryan Altizer
Senior Planner

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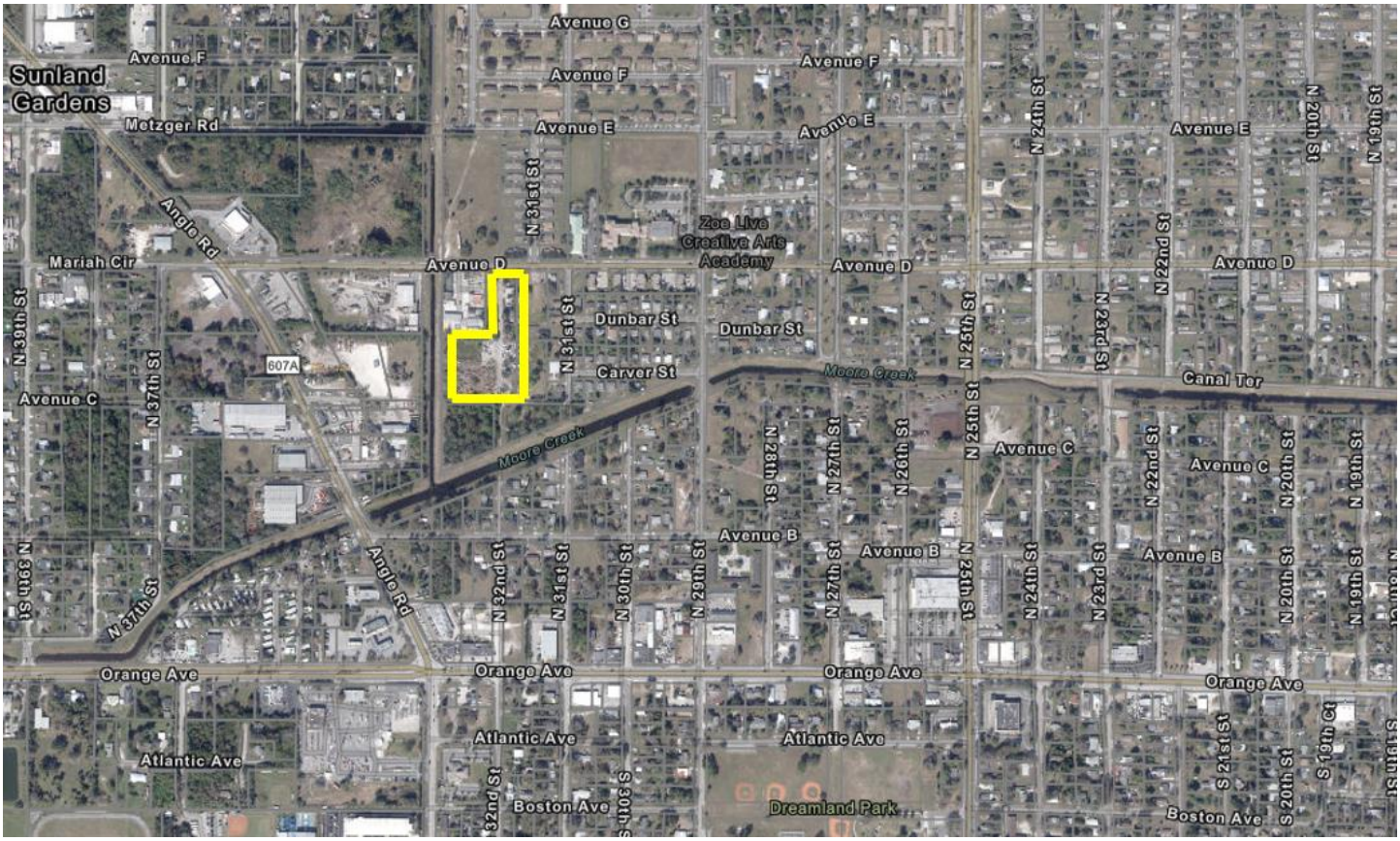
**Conditional Use– Telecommunications Tower – 3111 Avenue D**

**Phone**
772-467-3742 or 772-467-3737

**Email**
raltizer@cityoffortpierce.com

# Site Location Map
# 3111 Avenue D



2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie; FL 34986-4350

Angela Williams
PO Box 2034
Fort Pierce; FL 34954-2034

Angle Properties LLC
7999 N Federal Hwy Ste 101
Boca Raton; FL 33487-1673

ANGLE ROAD ANNEX LLC
851 Eller DR
Fort Lauderdale; FL 33316-3065

Arrie L Carlton and Adrian D Speed
3007 Dunbar ST
Fort Pierce; FL 34947-2655

Atlantic Coast Recycling Inc
3301 Avenue D
Fort Pierce; FL 34947-2536

Beatrice Noble
3007 Carver St
Fort Pierce; FL 34947-2630

Booker T Eckles Jr
5008 El Nueva Ave
Fort Pierce; FL 34946-1038

C-2 Holdings Inc
PO Box 13079
Fort Lauderdale; FL 33316

Carr Investment Properties Inc
1931 Cordova RD; Unit # 306
Fort Lauderdale; FL 33316-2157

Charles E Johnson and Gloria J Johnson
9521 Shadow Ln
Fort Pierce; FL 34951-2934

Clem C Benton Jr (EST) and Arlena Benton Lee and Margaret A Benton (EST)
PO Box 939
Fort Pierce; FL 34954-0939

Cynthia C Howard
3004 Dunbar St
Fort Pierce; FL 34947-2621

Dan Williams
PO Box 2034
Fort Pierce; FL 34954-2034

Ebony M Anderson
6950 30th Sq Apt 204
Vero Beach; FL 32966-8869

Fort Pierce Redevelopment Agency
PO Box 1480
Fort Pierce; FL 34954

FRESH LEGAL PERSPECTIVE PL (TR)
6930 W Linebaugh AVE
Tampa; FL 33625-5800

Geoffrey Phillip Albury
3401 Dale PL
Fort Pierce; FL 34947-2548

Henry G Davis
3405 Dale Pl
Fort Pierce; FL 34947-2548

Housing Auth City Of Ft Pierce
511 Orange Ave
Fort Pierce; FL 34950-4278

ISLAND AFFILIATES HOLDING LLC
520 Tumblin Kling RD
Fort Pierce; FL 34982-6940

Jeanne Arias
223 N 2nd ST
Fort Pierce; FL 34950-4433

Jesse O Walker
3002 Juanita AVE
Fort Pierce; FL 34946-7119

Kassandra Aguilar
314 Angle RD
Fort Pierce; FL 34947-2516

Laconia C Boatwright
407 N 31st St
Fort Pierce; FL 34947-2616

Lillie M Jones (EST)
3005 Dunbar St
Fort Pierce; FL 34947-2655

Lorenzo A Jones
421 N 31st ST
Fort Pierce; FL 34947-2616

Marthaniel L Alexander
3005 Carver ST
Fort Pierce; FL 34947-2630

Mary A Plain
305 N 31st St
Fort Pierce; FL 34947-3332

Mary Ann Gabriel and James Davis Jr and Patricia L Jackson
214 N 39th ST
Fort Pierce; FL 34947-2575

Mercedes K Laney
413 N 31st ST
Fort Pierce; FL 34947-2616

Monika Woloszyn
775 Amberton Close
Suwanee; GA 30024-3032

NM All Constructions LLC
550 N Grove ST
East Orange; NJ 07017-4909

Paul J Hemmers and Jessie M Hemmers
4 Palmetto DR
Stuart; FL 34996-6745

Ramon Olivo and Mariela Olivo
3291 SW Martin ST
Port St Lucie; FL 34953-4714

Regina Williams
3004 Carver St
Fort Pierce; FL 34950

Renia A Brunson and Ezekiel Daughtry
303 N 31 St
Fort Pierce; FL 34947-3332

Robert E Brown
601 N 15th ST
Fort Pierce; FL 34950-2815

Ruth M Hall (EST)
3006 Carver St
Fort Pierce; FL 34947-2652

Saint Lucie Building LLC
710 NE 126th ST
North Miami; FL 33161-4823

Shannon Bustamante
316 Payne DR
Miami Springs; FL 33166-5053

Shirley Lyons and David Reed and Donald Reed
641 SW Curtis ST
Port St Lucie; FL 34983-1932

Simon Galarza and Sandra Galarza
4706 Buchanan DR
Fort Pierce; FL 34982-7108

St Lucie County
2300 Virginia Ave
Fort Pierce; FL 34982-5632

The Love Center Regeneration Ministries and Fellowship Inc
PO Box 2384
Fort Pierce; FL 34954-2384

Thomas Sanders and Tabitha Freeman
2514 Delaware AVE
Fort Pierce; FL 34947-3661

Timothy Peregoy
2003 N Old Dixie HWY
Fort Pierce; FL 34946-1424

Ursula S Johnson
308 N 31st St
Fort Pierce; FL 34947

US Bank Trust NA (TR)
c/o Hudson Homes Management LLC
Irving; TX 75063-2296

We Brothers Enterprise Inc
8480 Man O War RD
Palm Beach Gardens; FL 33418-7721

Wilbert Johnson Jr and Effie M Johnson
303 N 32nd St
Fort Pierce; FL 34947

Yvonne Jones
3010 Carver ST
Fort Pierce; FL 34947-2652

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

**CITY OF FORT PIERCE LEGALS**
PO BOX 1480

**FORT PIERCE, FL 34954-1480**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.
Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :
**03/31/2023**

Subscribed and sworn to before on March 31, 2023:

Kaitlyn Felty
Notary, State of WI, County of Brown

3/7/27
My commission expires

KAITLYN FELTY
Notary Public
State of Wisconsin

Publication Cost: $141.96
Ad No: 0005648873
Customer No: 1309463
PO #: PUBLIC HEARING

# of Affidavits 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, April 17, 2023, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of the following:

1. Application for a Conditional Use with New Construction & Design Review submitted by applicant Deborah Martohue for property owner, The Love Center Regeneration Ministries, to construct a 199-ft telecommunications tower at 3111 Avenue D, more specifically located at Parcel Control Number: 2408-123-0008-000-2.

2. Application for a Conditional Use with No New Construction & Design Review submitted by applicant iSTEAM, Inc. to operate an Elementary School at 2817 Peters Road, more specifically located at Parcel Control Number: 2324-311-0005-000-1.

3. Application for Site Plan (Development and Design Review) submitted by property owner Visconti Holdings LLC, to construct an additional 23,456 square foot expansion together with a 4,389 square foot covered awning. The additions will be located at the Twin Vee premises at 3101 S. US HWY 1, in Fort Pierce, Florida. Parcel ID: 2427-601-0069-000-3.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

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

/s/ Linda W. Cox, City Clerk
Publish: 4/2/2023
TCN5648873

**Treasure Coast Newspapers**
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

RECEIVED
JUN 09 2023
FINANCE DEPT.

**CITY OF FORT PIERCE LEGALS**
PO BOX 1480

**FORT PIERCE, FL 34954-1480**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Lucie News Tribune, published in St. Lucie County, Florida: that the attached copy of advertisement, being a Public Notices was published on the publicly accessible website of St. Lucie County, Florida, or in a newspaper by print in the issues of, on:

**06/04/2023**

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on June 4, 2023:

Notary, State of Wi, County of Brown

3/7/27

My commission expires

KAITLYN FELTY
Notary Public
State of Wisconsin

**CITY OF FORT PIERCE**
**NOTICE OF PUBLIC HEARING**

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, June 20, 2023, hold a continued Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of an application for a Conditional Use with New Construction & Design Review submitted by applicant Deborah Martohue for property owner, The Love Center Regeneration Ministries, to construct a 199-ft telecommunications tower at 3111 Avenue D, more specifically located at Parcel Control Number: 2408-123-0008-000-2.

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/s/ Linda W. Cox, City Clerk
Publish: 06/04/2023
TCN5724430

Publication Cost: $102.96
Ad No: 0005724430
Customer No: 1309463
PO #:

# of Affidavits 1

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960


**AFFIDAVIT OF PUBLICATION**

**CITY OF FORT PIERCE LEGALS**
PO BOX 1480

**FORT PIERCE, FL 34954-1480**

STATE OF WISCONSIN
COUNTY OF BROWN

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**08/06/2023**

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on August 6, 2023:

Notary, State of WI, County of Brown

3/7/27

My commission expires

KAITLYN FELTY
Notary Public
State of Wisconsin

**CITY OF FORT PIERCE**
**NOTICE OF PUBLIC HEARING**

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, August 21, 2023, hold a continued Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of an application for a Conditional Use with New Construction & Design Review submitted by applicant Deborah Martohue for property owner, The Love Center Regeneration Ministries, to construct a 199-ft telecommunications tower at 3111 Avenue D, more specifically located at Parcel Control Number: 2408-123-0008-000-2

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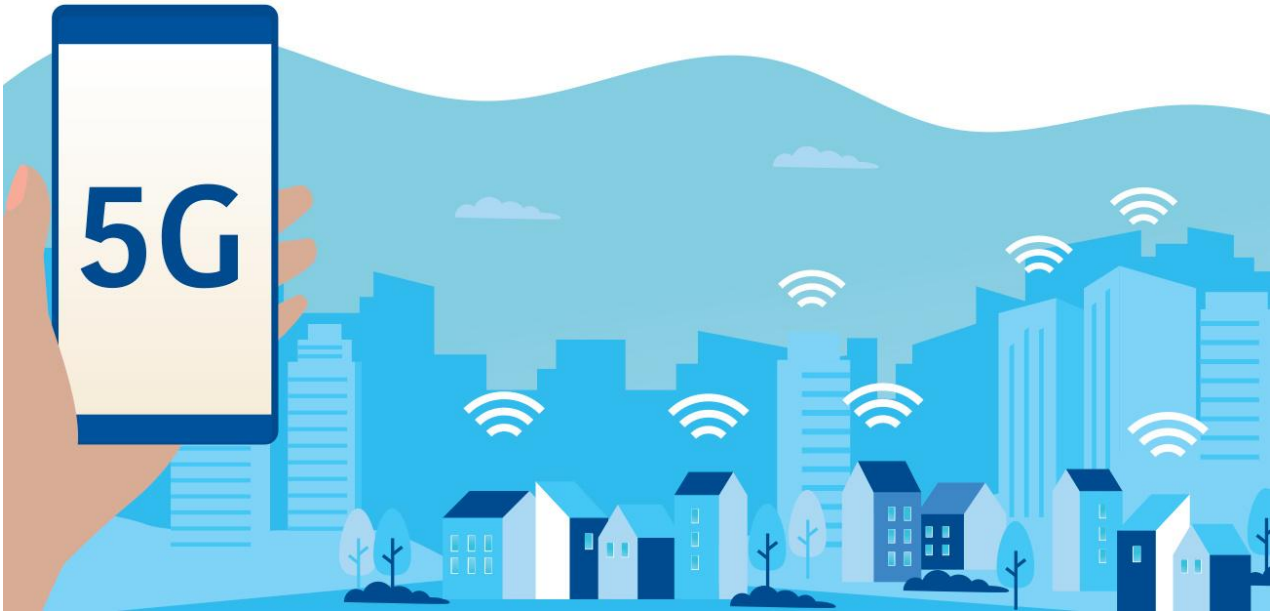
/s/ Linda W. Cox, City Clerk
Publish: August 6, 2023
TCN5790500

Publication Cost: $101.40
Ad No: 0005790500
Customer No: 1309463
PO #: CU 08.21

# of Affidavits1

**Thursday, May 20, 2021**




© KY - AdobeStock

# 5G Network Availability Becomes Major Selling Point for Homes

May 14, 2021

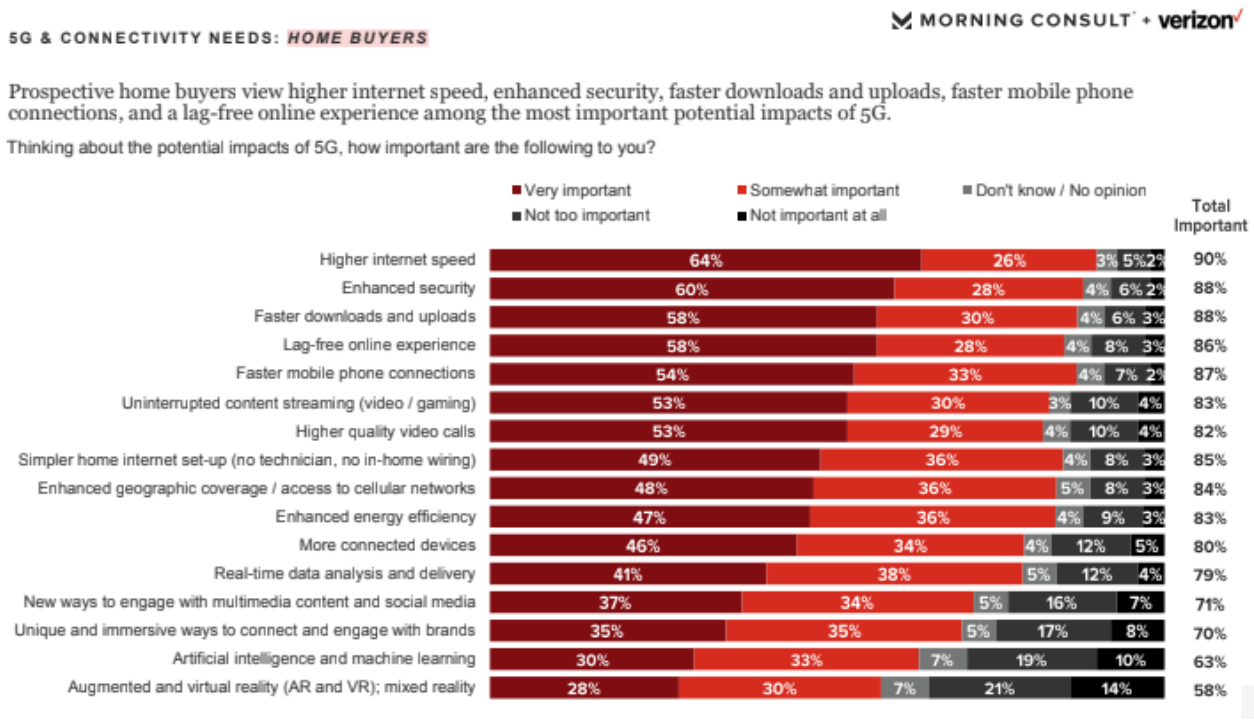
Super-fast 5G connection speeds could become a future selling point for homes. Eighty-seven percent of consumers say that a home with access to fifth-generation cellular internet speeds and networks makes the property more valuable, according to a new survey of 1,000 U.S. adults commissioned by Verizon. What's more, 62% of real estate agents believe that the next year or two will bring more opportunities to advertise home access to a 5G network.

5G is said to be up to 100 times faster than current 4G networks and promises to remove latency issues—that is, the delay in response time when transferring data.

Why 5G Matters to Real Estate

Fast cell service and home internet has become a greater priority for home buyers to stay connected socially and professionally during the coronavirus pandemic. Nine in 10 home buyers say fast, reliable cell service and home internet is a must-have for their new home, prioritizing it higher than good schools (64%), commute time (66%), modern appliances (86%), and nearby attractions and amenities (85%), according to the survey.

Sixty-nine percent of real estate professionals say their clients have sought information about access to broadband for homes they're considering more frequently over the past year than they did prior to the pandemic. The majority of agents also report clients inquiring more on information about the home's cellular service connections.




Source: "Homebuyers' 5G & Connectivity Needs," Verizon/Morning Consult (May 2021)

Comment

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### How to Address Problem Vacancies in Your Neighborhood

May 19, 2021

Community leaders share strategies for returning vacant, abandoned, and deteriorated properties to productive use.

### Study: Discrimination Limits LGBTQ in Homeownership

May 19, 2021

The LGBTQ community is estimated to have $1 trillion in buying power in the housing market. What's holding them back?

### Tech Firms Are Leading Return to the Office

May 19, 2021

They may be the most wired for remote work, but some tech giants are eager to get workers back into the office.

### New-Home Construction Slows as Costs Increase

May 19, 2021

NAR Chief Economist Lawrence Yun says the data is “discouraging at first glance” but sees a building comeback as prices moderate.

## Sellers Expect Bidding Wars, Other Perks in Hot Market

May 19, 2021

Knowing they have the upper hand in transactions right now, sellers have big expectations at resale.

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Sellers Expect Bidding Wars, Other Perks in Hot Market

Appliance, Furniture Shortages Causing Headaches

As Mask Orders Lift, Investors Swoop in on Empty Offices, Hotels

More Buyers Paying Cash to Win Bidding Wars

Where Property Taxes Are Highest

Survey: Majority of Millennial Homeowners Express Buyer's Remorse

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# Health and Safety Background

**Health and safety organizations world-wide have studied potential health effects of RF emissions for decades, and studies continue.**



**RF emissions exposure at ground level is generally well below Federal Communication Commission standards.**

**The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:**

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

**Wireless technology, equipment and network operations are highly regulated.**

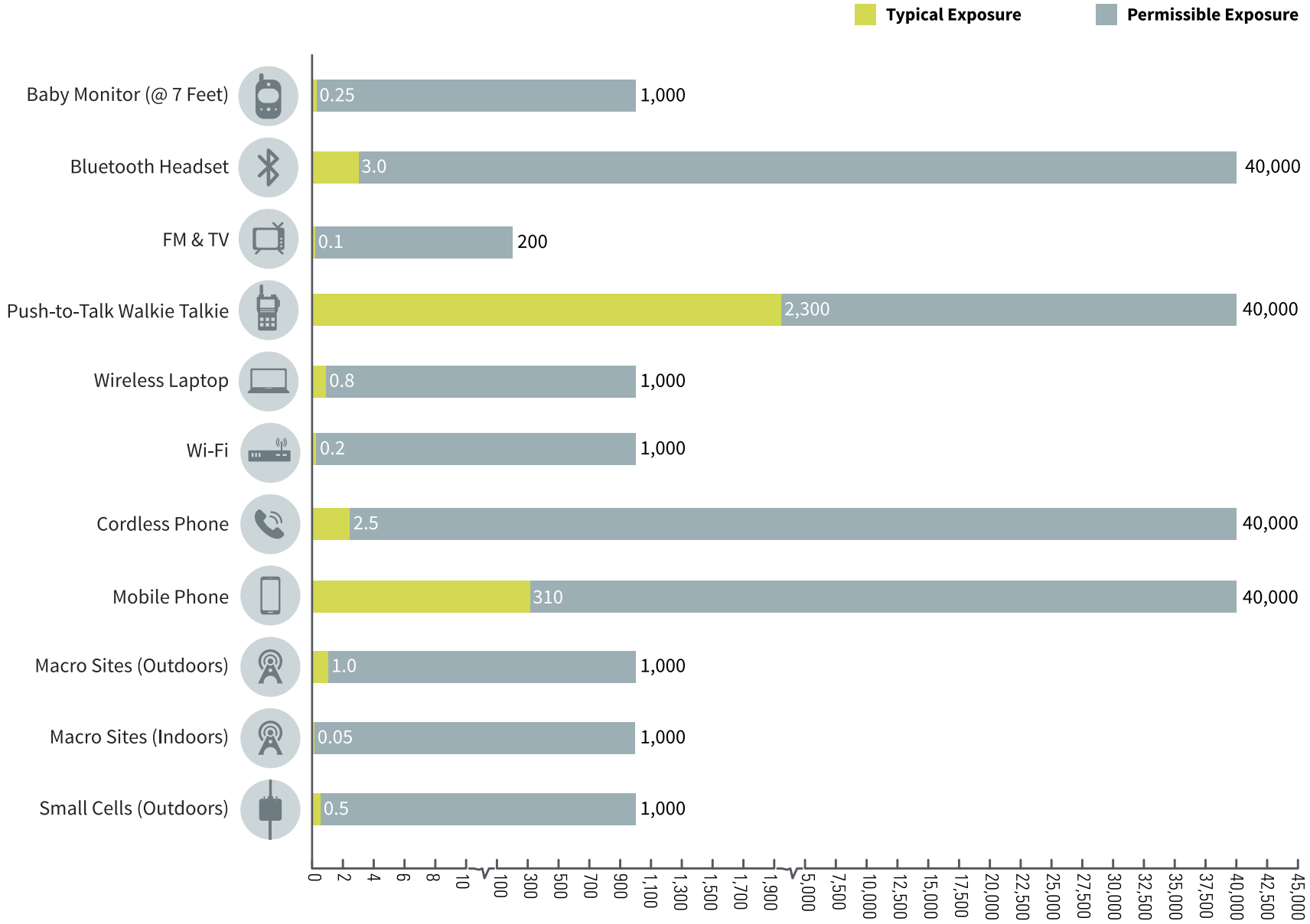
**More information can be found through these organizations:**

**Federal Communications Commission Radio Frequency Safety Program:**
http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf
http://www.fcc.gov/oet/rfsafety/
**World Health Organization:**
http://www.who.int/peh-emf/publications/facts/fs304/en/
**American Cancer Society**
http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers

MAY21

# Common Radiofrequency Exposures ($\mu W/cm^2$)

($\mu W/cm^2$) = microwatts per centimeter squared




A maximum exposure is generally taken to be a worst case (whole body) exposure value from a source whereas a typical exposure is a more realistic exposure one might expect to receive from a given source. The maximum exposure would usually exist only at a specified distance from the source whereas the typical exposure might occur at a wide range of locations and represent a more realistic exposure from a given source.

Source: Andrew H. Thatcher, Board Certified Health Physicist (c) 2020

# Comparing the Gs

## What's the difference between 5G and the other Gs?

### 1G

**Voice**

We first talk without wires - on the move, with analog technology.

### 2G

**SMS**

SMS (text) messaging debuts bringing us a new way to chat, creating a new language to chat with.

### 3G

**Data & Apps**

We begin sharing snapshots of our lives by sending images thanks to higher data transfers.

### 4G

**Video & Speed**

Video calls and new businesses are possible with wireless internet on our smart devices.

### 5G

**Transformation**

With 5G, the possiblities are limitless. The low latency, high bandwith combination will enable advancements in technology such as augmented and virtual reality, autonomous cars and connected cities.

5G gives us massive amounts of data transfer (due to the bandwidth of the spectrum) with very low latency (delay or lag time, in layman's terms).

From wireless home internet to AR/VR to mobile gaming and more, 5G will change how we live, learn, work and play.

verizon

# Human Exposure to Radio Frequency Fields: Guidelines for Cellular Antenna Sites

Primary antennas for transmitting wireless telephone service, including cellular and Personal Communications Service (PCS), are usually located outdoors on towers, water tanks and other elevated structures like rooftops and sides of buildings. The combination of antenna towers and associated electronic equipment is referred to as a "cellular or PCS cell site" or "base station." Cellular or PCS cell site towers are typically 50-200 feet high. Antennas are usually arranged in groups of three, with one antenna in each group used to transmit signals to mobile units, and the other two antennas used to receive signals from mobile units.

At a cell site, the total radio frequency (RF) power that can be transmitted from each transmitting antenna depends on the number of radio channels (transmitters) that have been authorized by the Federal Communications Commission (FCC) and the power of each transmitter. Although the FCC permits an effective radiated power (ERP) of up to 500 watts per channel (depending on the tower height), the majority of cellular or PCS cell sites in urban and suburban areas operate at an ERP of 100 watts per channel or less.

An ERP of 100 watts corresponds to an actual radiated power of 5-10 watts, depending on the type of antenna used. In urban areas, cell sites commonly emit an ERP of 10 watts per channel or less. For PCS cell sites, even lower ERPs are typical. As with all forms of electromagnetic energy, the power density from a cellular or PCS transmitter rapidly decreases as distance from the antenna increases.

Consequently, normal ground-level exposure is much less than the exposure that might be encountered if one were very close to the antenna and in its main transmitted beam. Measurements made near typical cellular and PCS cell sites have shown that ground-level power densities are well below the exposure limits recommended by RF/microwave safety standards used by the FCC.

## Guidelines

In 1996, the FCC adopted updated guidelines for evaluating human exposure to RF fields from fixed transmitting antennas such as those used for cellular and PCS cell sites. The FCC's guidelines are identical to those recommended by the National Council on Radiation Protection and Measurements (NCRP), a non-profit corporation chartered by Congress to develop information and recommendations concerning radiation protection. The FCC's guidelines also resemble the 1992 guidelines recommended by the Institute of Electrical and Electronics Engineers (IEEE), a non-profit technical and professional engineering society, and endorsed by the American National Standards Institute (ANSI), a nonprofit, privately-funded membership organization that coordinates development of voluntary national standards in the United States.

In the case of cellular and PCS cell site transmitters, the FCC's RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cellular or PCS cell site towers or in the vicinity of other, lower-powered cell site transmitters. Calculations corresponding to a "worst-case" situation (all transmitters operating simultaneously and continuously at



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the maximum licensed power) show that, in order to be exposed to RF levels near the FCC's guidelines, an individual would essentially have to remain in the main transmitting beam and within a few feet of the antenna for several minutes or longer. Thus, the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote.

When cellular and PCS antennas are mounted on rooftops, RF emissions could exceed higher than desirable guideline levels on the rooftop itself, even though rooftop antennas usually operate at lower power levels than free-standing power antennas. Such levels might become an issue for maintenance or other personnel working on the rooftop. Exposures exceeding the guidelines levels, however, are only likely to be encountered very close to, and directly in front of, the antennas. In such cases, precautions such as time limits can avoid exposure in excess of the guidelines. Individuals living or working within the building are not at risk.

**Consumer Help Center**

For more information on consumer issues, visit the FCC's Consumer Help Center at www.fcc.gov/consumers.

**Alternate formats**

To request this article in an accessible format - braille, large print, Word or text document or audio - write or call us at the address or phone number at the bottom of the page, or send an email to fcc504@fcc.gov.

Last Reviewed 10/31/16



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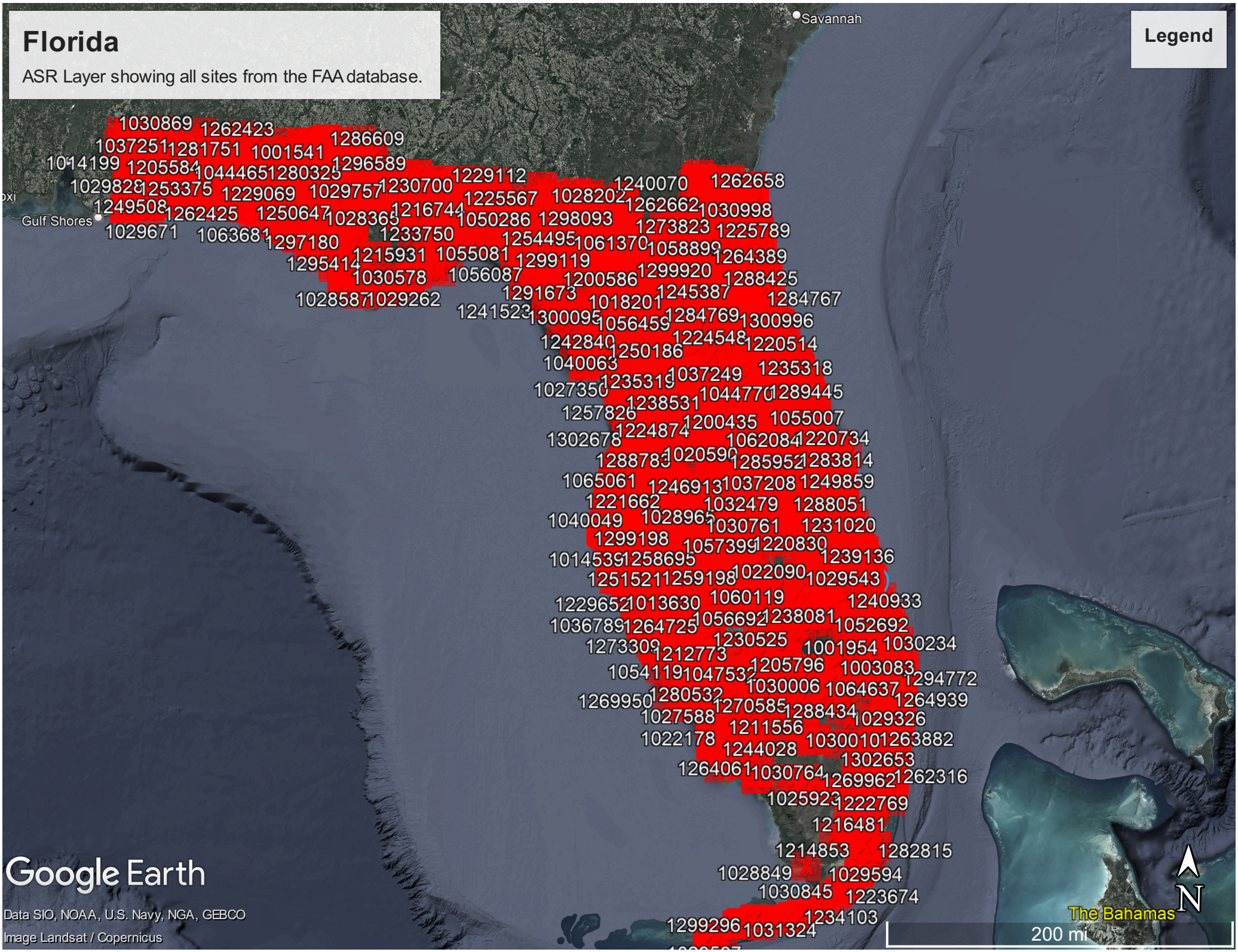
Florida
ASR Layer showing all sites from the FAA database.
Legend
Savannah
Gulf Shores
1030869 1262423 1286609
1037251 1281751 1001541
1014199 1205584 1296589
1029828 1253375 1229069 1029757 1230700 1229112
1249508 1262425 1250647 1028365 1216744 1225567 1028202 1240070 1262658
1029671 1063681 1297180 1233750 1050286 1298093 1262662 1030998
1254495 1061370 1273823 1225789
1215931 1055081 1299119 1058899 1264389
1295414 1030578 1056087 1299920 1288425
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1257826 1200435 1220734
1302678 1224874 1062084 1283814
1288783 1020590 1285952 1249859
1065061 1246913 1037208 1288051
1221662 1032479 1231020
1040049 1028965 1030761 1220830
1299198 1057399 1239136
1014539 1258695 1022090 1029543
1251521 1259198 1240933
1229652 1013630 1060119 1238081 1052692
1036789 1264725 1056692 1230525 1001954 1030234
1273309 1212773 1205796 1003083 1294772
1054119 1047532 1030006 1064637 1264939
1269950 1280532 1270585 1288434 1029326
1027588 1211556 1030010 1263882
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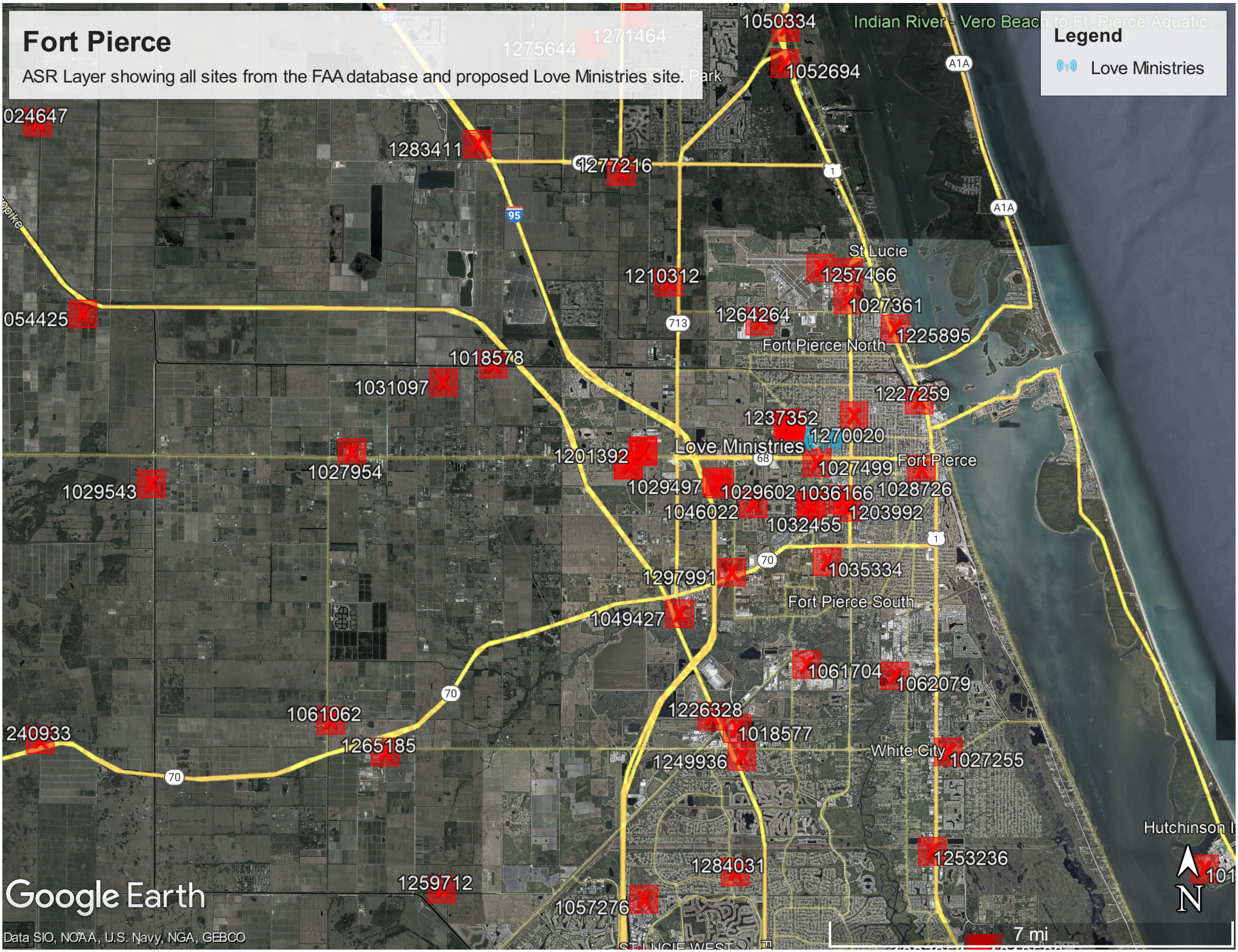
Fort Pierce
ASR Layer showing all sites from the FAA database and proposed Love Ministries site.
Legend
Love Ministries
1050334
1052694
1283411
1277216
1210312
1257466
1027361
1264264
1225895
Fort Pierce North
1018578
1031097
1227259
1237352
1270020
Love Ministries
1201392
1027954
1027499
Fort Pierce
1029543
1029497
1029602
1036166
1028726
1046022
1203992
1032455
1035334
1297991
Fort Pierce South
1049427
1061704
1062079
1061062
1226328
1018577
1265185
White City
1027255
1249936
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1284031
1259712
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N

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-ASO-32720-OE

Issued Date: 05/09/2023

Kathie Post
Tower Com (KP)
5611 NC Hwy 55
Suite 201
Durham, NC 27713

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| | |
|---|---|
| Structure: | Antenna Tower Love Ministries |
| Location: | Fort Pierce, FL |
| Latitude: | 27-27-05.97N NAD 83 |
| Longitude: | 80-21-27.92W |
| Heights: | 22 feet site elevation (SE) |
| | 199 feet above ground level (AGL) |
| | 221 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 11/09/2024 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6462, or mike.blaich@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-32720-OE.

**Signature Control No: 548522811-584660022** ( DNE )
Michael Blaich
Specialist

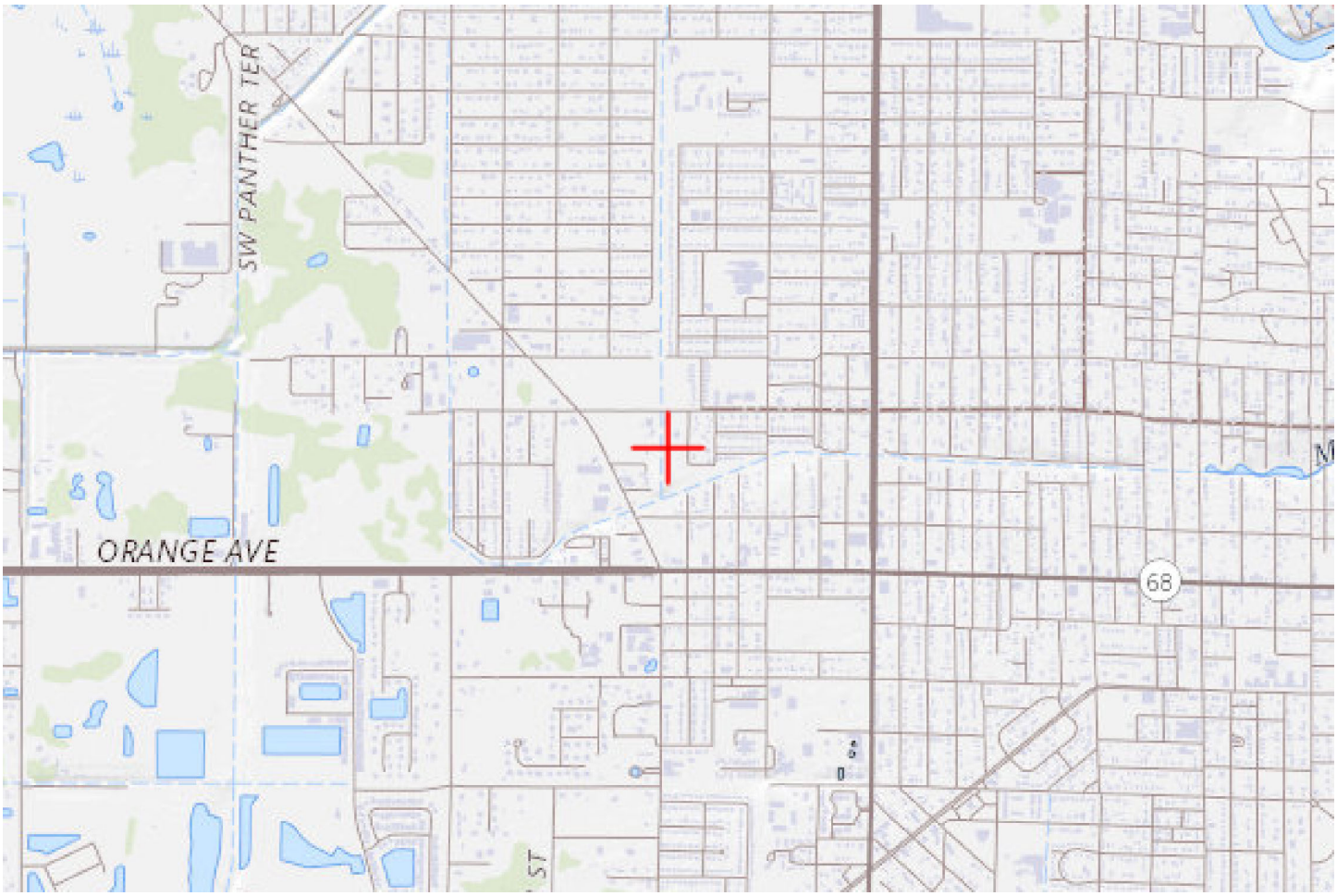
Attachment(s)
Frequency Data
Map(s)

cc: FCC

**Frequency Data for ASN 2022-ASO-32720-OE**

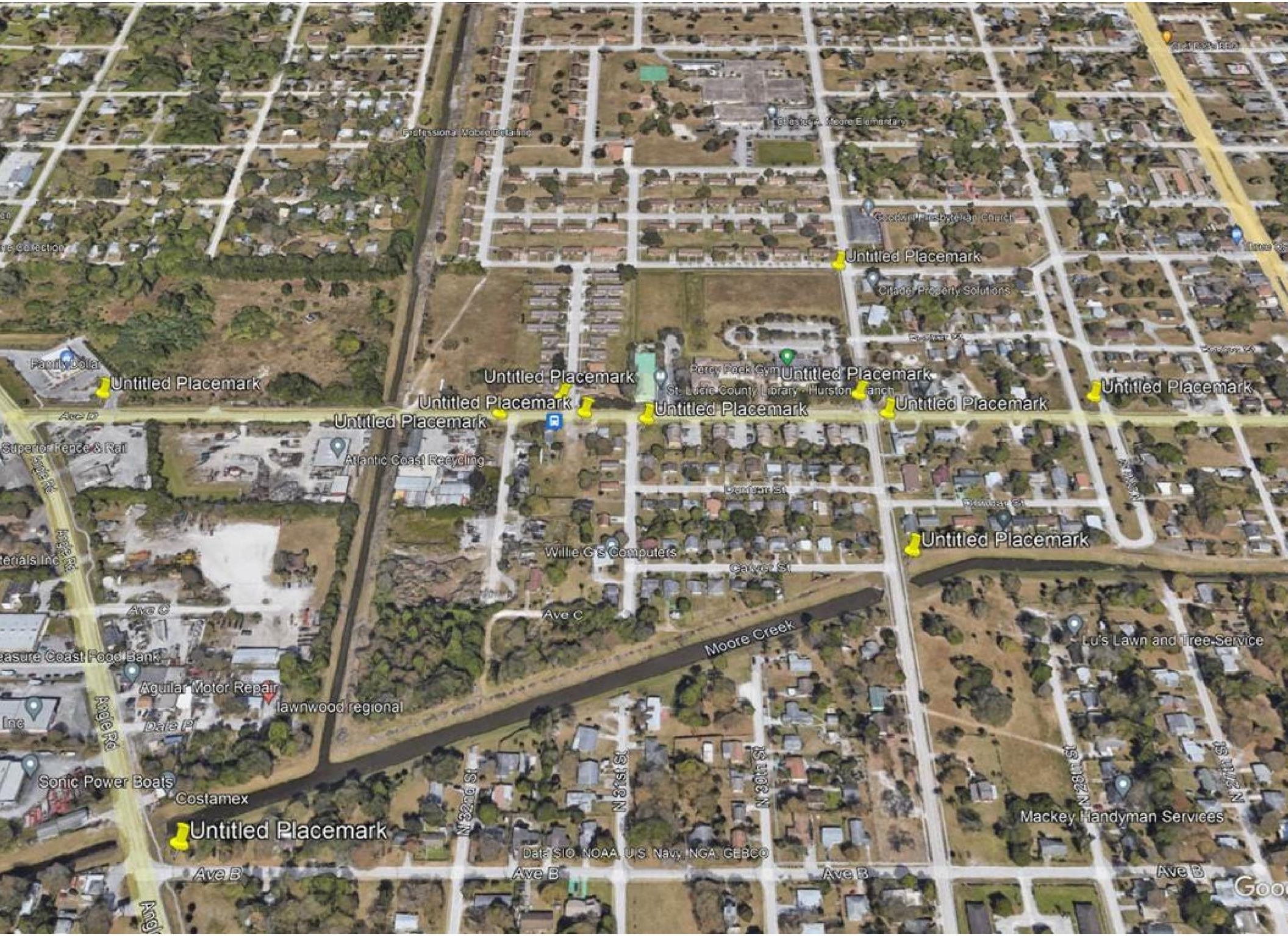
| LOW FREQUENCY | HIGH FREQUENCY | FREQUENCY UNIT | ERP | ERP UNIT |
|---|---|---|---|---|
| 6 | 7 | GHz | 55 | dBW |
| 6 | 7 | GHz | 42 | dBW |
| 10 | 11.7 | GHz | 55 | dBW |
| 10 | 11.7 | GHz | 42 | dBW |
| 17.7 | 19.7 | GHz | 55 | dBW |
| 17.7 | 19.7 | GHz | 42 | dBW |
| 21.2 | 23.6 | GHz | 55 | dBW |
| 21.2 | 23.6 | GHz | 42 | dBW |
| 614 | 698 | MHz | 1000 | W |
| 614 | 698 | MHz | 2000 | W |
| 698 | 806 | MHz | 1000 | W |
| 806 | 901 | MHz | 500 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 929 | 932 | MHz | 3500 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1670 | 1675 | MHz | 500 | W |
| 1710 | 1755 | MHz | 500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1850 | 1990 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 1990 | 2025 | MHz | 500 | W |
| 2110 | 2200 | MHz | 500 | W |
| 2305 | 2360 | MHz | 2000 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |
| 2496 | 2690 | MHz | 500 | W |

**TOPO Map for ASN 2022-ASO-32720-OE**



**Sectional Map for ASN 2022-ASO-32720-OE**

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St. Lucie County Library - Hurston Branch
Atlantic Coast Recycling
Willie G's Computers
Lu's Lawn and Tree Service
Aguilar Motor Repair
lawnwood regional
Sonic Power Boats
Costamex
Mackey Handyman Services
Moore Creek
Ave B
Ave C
Ave D
Dale P
Angle Rd
N 32nd St
N 31st St
N 30th St
N 28th St
Data SIO, NOAA, U.S. Navy, NGA, GEBCO






FOR SALE

**dmartohuelaw@outlook.com**

**From:** Deborah Martohue
**Sent:** Tuesday, June 13, 2023 5:29 PM
**To:** Linda Cox
**Cc:** Tanya Earley
**Subject:** FW: Community Meeting Information & Follow up -Love Ministries CU22-07000030
**Attachments:** 7-The_Gs_(DEC21).pdf; 2-5G Network Availability Becomes Major Selling Point for Homes _ Realtor Magazine (MAY21).pdf; 12-FCC_Consumer-Guide (10.31.16).pdf; 3-Health & Safety Background (DEC21).pptx; 6-CTIA RF Bar Graph (2020).pdf; FLORIDA ASR Layer.kmz; Image.jpeg

Good afternoon Linda:

Please include the email below and its attachments in the PH record for the captioned matter to keep the Mayor & Commissioners apprised of the information shared at the meeting as well as meeting follow up with attendees. The referenced photo simulations are already part of the Application and public record in this case.

Please confirm receipt.

Thank you

Best regards,

Deborah L. Martohue, Esq. AICP
**Martohue Land Use Law PA**
Office: 727.256.1211
Mobile: 727.460.8431
Email: dmartohuelaw@outlook.com

Please consider the environment before you print this email. Thank you.

---

**From:** George Davis <gdavis@towercomenterprises.com>
**Sent:** Monday, June 12, 2023 4:12 PM
**To:** Deborah Martohue <dmartohuelaw@outlook.com>
**Subject:** FW: Community Meeting Information

---

**From:** George Davis
**Sent:** Thursday, June 8, 2023 8:04 PM
**To:** JTsprint@comcast.net
**Subject:** Community Meeting Information

Good evening. It was a pleasure meeting you and your lovely wife last night at the community meeting. I sincerely appreciated your attendance and sharing your concerns. Hopefully, the information we provided and questions we answered was helpful for those who showed up and participated.

As requested, please find the attached information that was shared last night. I will send the photo simulations, etc under a second email. I'm also including a picture of a recent tower we built in Fuquay-Varina, NC that looks just like this one would look when finished (195' monopole w/Verizon 5G). Also attached is a Google Earth .kmz file that will mark the locations of registered towers in the state of Florida. I'm sure the sheer volume of towers will surprise you. As you navigate around you will see that towers like these exist and have been built in communities of all types in Florida. The same can be said for every other state in our country because they only provide coverage for the immediate areas in which they are located. Keep in mind this is not all towers/cell sites and some of these are radio/television towers. It also doesn't account for rooftop and other installations, small cells, DAS systems and towers under 200' that are not required to be registered with the FAA/FCC, though many are. That said, the actual number of transmitting sites that comprise the 5G network is far greater than what you can see here.

While there were several points about the benefits of this project that were made last night, I wanted to stress the one about public safety. The overwhelming number of E911 calls comes from wireless phones. This undeniably saves lives by improving response times and accuracy of where the calls are placed from to get help to where it is needed faster. In fact, nationally the number is 70% or higher in some communities. Couple that with the fact these networks are built for the highest level of survivability and resilience with battery and backup generator power cell networks are the last to fail and the first to be back online after hurricanes and other terrible events. We live in unfortunate and scary times for our youth and while some in the community might see the tower and the service from it as a specter of concern about the unknown, we do know that reliable wireless services save lives like during the recent tragedies in Nashville and Parkland, etc as first responders and 911 operators work to pinpoint where people are even in buildings.

Additionally, these towers improve the access to educational and commercial opportunities in your community. Like other utility infrastructure your part of Fort Pierce deserves to be on par with other communities. This installation will help make sure that your area does not fall behind other communities in terms of access to the latest technologies and fastest speeds offered by Verizon and others. This is often referred to as the "digital divide". If Verizon had not prioritized addressing this coverage issue in Lincoln Park, we'd likely be having a different conversation down the road about why the service in the community is worse than other parts of Fort Pierce. As I said last night, our project can't a fix all the concerns in the community, but access to fast and reliable wireless service will help support educational opportunities, business investment and improve public safety access there.

Please reply to this email to confirm your receipt. If you have any questions regarding this information or our proposed project, I would be happy to speak anytime, please feel free to contact me directly.

Thanks,

George

25 YEARS

**George W. Davis** | SVP & Managing Partner
TOWERCOM
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Corporate: 904.880.8887
Direct: 919.666.2903 | Cell: 504.400.5040
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# Creating the networks that move the world forward.



The 2021 acquisition of TracFone Wireless Inc. positions Verizon as the leading pre-paid, value, and premium wireless carrier by expanding Verizon's portfolio, bringing enhanced access to its industry-leading wireless network and comprehensive suite of mobility products and services. Other TracFone brands, including Straight Talk Wireless and Total Wireless, among others, along with Verizon's Visible brand offer additional value plans for every family and budget.

## Affordable Mobile Plans using Verizon's Nationwide Network

| | Connection | Single Line Starting Price* | With ACP Credit* | With Lifeline Credit* | With ACP & Lifeline Credit* |
|---|---|---|---|---|---|
| **SafeLink** | 4G LTE & 5G Nationwide** | Pre-paid service | Free unlimited talk / text, 10 GB data / month | Free 350 voice minutes, unlimited texts, 4.5 GB data /month | Free unlimited talk/text, 25 GB data / month, 5 GB hotspot data |
| **Verizon** | 5G Nationwide** | $35 / month per line with auto pay & paperless billing, unlimited data | $5 / month per line with auto pay & paperless billing | $25.75 / month per line with auto pay & paperless billing | Free with auto pay & paperless billing |

## Affordable Home Internet

Verizon Home Internet plans are now even more affordable for qualifying households with Fios Forward, 5G Home Internet and LTE Home Internet.

| | Speed | With ACP Credit* | General Rate* |
|---|---|---|---|
| **Fios Forward** | 300 Mbps; no data cap | Free including router at no charge | $25 / month with wireless bundle†, auto pay & paperless billing |
| **5G Home Internet** | 5G Ultra Wideband; no data cap | Free with wireless bundle†, auto pay & paperless billing | $25 / month with wireless bundle†, auto pay & paperless billing |
| **LTE Home Internet** | 4G LTE; no data cap | Free with wireless bundle†, auto pay & paperless billing | $25 / month with wireless bundle†, auto pay & paperless billing |

**Sign up for ACP with Verizon at**
**https://www.verizon.com/home/promo/affordable-connectivity-program/**

verizon

*Does not include taxes , fees or router charges. The Affordable Connectivity Program (ACP) is limited to one monthly service discount per household.
**With 5G enabled phone.
† With 5G Play More, Do More or Get More plan
Prices as of 6.15.2022



# The Affordable Connectivity Program

The Affordable Connectivity Program (ACP) was created by Congress and implemented by the Federal Communications Commission (FCC) to assist eligible households to pay for internet services. The ACP will provide assistance to customers needing to connect to jobs, healthcare, and virtual classrooms.

## Ways in which households can qualify for ACP:

- Household income
- Participation in certain government assistance programs
- Participation in Lifeline

### Income

You are eligible for the ACP if your income is 200% or less than the Federal Poverty Guidelines . The guideline is based on your household size and state.

### Participation in certain government assistance programs

You are eligible for the ACP if you (or someone in your household) participate in one of these programs:

- Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamps
- Medicaid
- Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)
- Supplemental Security Income (SSI)
- Federal Public Housing Assistance (FPHA)
- Veterans Pension and Survivors Benefit
- Free and Reduced-Price School Lunch Program or School Breakfast Program, including at U.S. Department of Agriculture (USDA) Community Eligibility Provision schools
- Received a Federal Pell Grant in the current award year

### Qualify Through Your Child or Dependent

Any member of your household can make your household eligible if they participate in one of the programs above. For example, if your child or dependent participates in the Free and Reduced-Price School Lunch Program or is enrolled in a USDA Community Eligibility Provision school, your household qualifies for the ACP benefit.

**To learn more or enroll in ACP, visit www.affordableconnectivity.gov**

verizon

# CITY OF FORT PIERCE
# City Commission
# CU22-07000030
## 199' WIRELESS COMMUNICATIONS FACILITY

**APPLICANT:** TOWERCOM VIII-B, LLC

**AGENT:** DEBORAH L. MARTOHUE, ESQ., AICP
MARTOHUE LAND USE LAW P.A.

**LOCATION:** 3111 Avenue D, Fort Pierce , FL

August 21, 2023 continued from June 20, 2023

FORT PIERCE
FLORIDA

# OVERALL SITE LOCATION AERIAL

ADDRESS: 3111 Ave D

Owner: The Love Center Regeneration Ministries

(Love Center Ministries)

**Site:** Vacant 3.74 acres

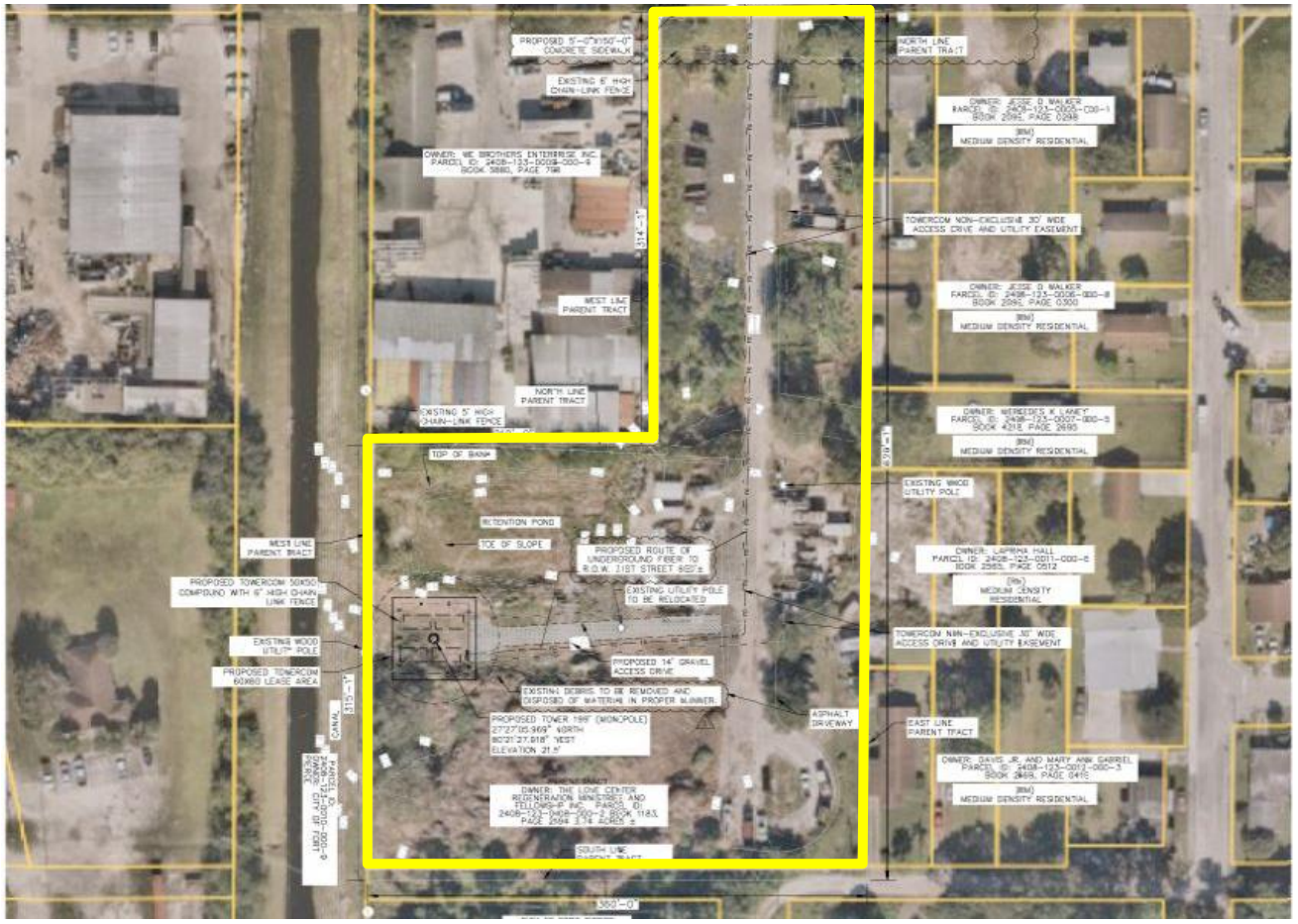
**North:** We Brothers Enterprises - GC

**South:** Unimproved Ave C/ Vacant/ Canal

**East:** Medium Density Residential

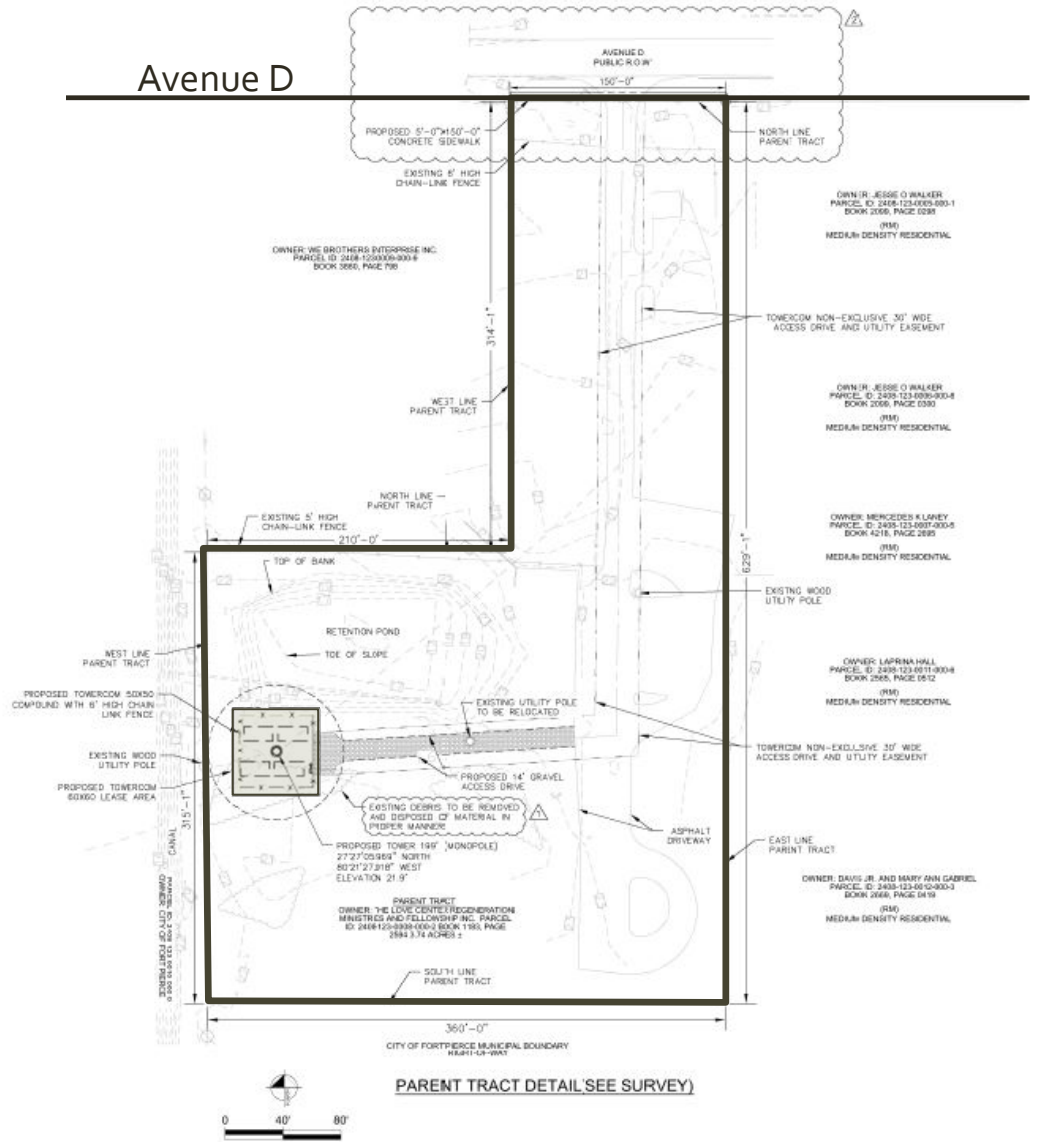
**West:** Existing Commercial & Light Industrial uses including Canal & Gordon Food Services directly West of Site

Avenue D



# SITE PLAN

- Subject Parcel: 3.74 acres
- Lease Area: 60’ x 60’, 3600 sf (2.2% of Parent Parcel acreage)
- Secured Fenced Compound: 50’ x 50’, 2500 sf
- 30’ wide Access & Utility Easement from Avenue D
- 14’ stabilized gravel drive
- 8’ high chain link fence
- 5’ Landscape Buffer with shade trees & hedge including irrigation



| Parent Tract Line | Proposed Distance to Tower | Required Distance to Tower |
|---|---|---|
| North | 139′-9″ | 15.0′ |
| East | 312″-6″ | 25.0′ |
| South | 175″-4″ | 15.0′ |
| West | 47′-6″ | 21.0′ |

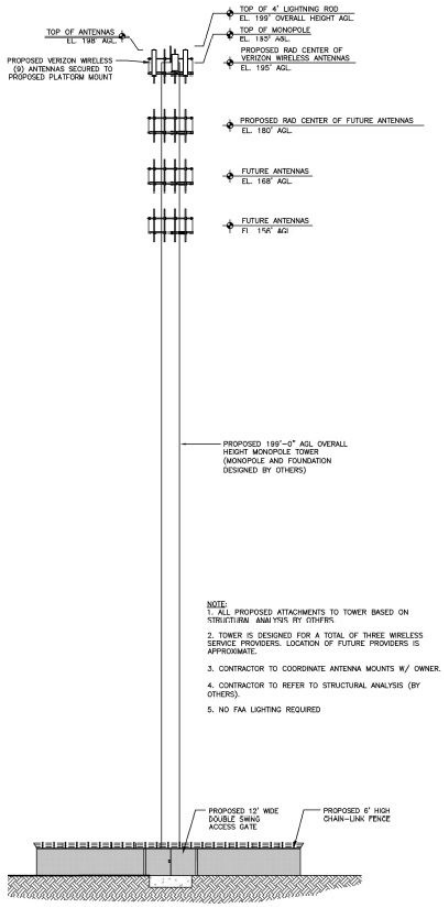
**No Variances Needed** from Tower Setback Requirements to the Parent Tract Boundaries. Fall Zone radius is 47′-0″. **Setback from the East Boundary is 12.5 times the required 25′ setback**

# ELEVATION

199’ Height Overall

195’ to top of pole

- Designed for Minimum Four
- Colocation RAD Centers
- No FAA Lighting Required
- FAA Determination of No Hazard issued 5/9/2023



TOWER ELEVATION

# COMMUNITY MEETING OCCURRED ON JUNE 7, 2023 at 6PM at Goodwill Presbyterian Church on N. 29th Street

- 12 Signs were posted on 5/31/2023 within a ½ mile of the project site and remained posted through the date of the meeting

- Notice to Commission Members & Staff was provided prior to the Meeting

- 13 Attendees plus the Property Owner, Jerome Rhyant and the Applicant's Team

- Meeting audio filed with City Clerk








# June 7th **Community Meeting**

- **ATTENDEES:** Meeting was hosted by George Davis, Senior VP and Managing Partner of TowerCom (26 years experience). Tod Mowery of Redtail and Jerome Rhyant of Love Ministries (LL) also participated.
- **TOPICS:** Various handouts were presented to cover a number of topics including explaining 5G, RF emissions safety, real estate concerns, and the like. Enlargements of the photo sims, site plan, and map of existing Verizon cell sites in Ft. Pierce/St. Lucie were displayed.
- **RECORDS:** The meeting was videoed by a member of the community and audio recorded by the applicant.
- **SUMMARY:** Overall, the meeting was respectful and productive. We spoke for approximately 1.5 hours in a town hall type format along with some one-on-one follow up. Various questions and concerns were raised, and a few even expressed the need for better coverage in the community.

# June 7th Community Meeting cont'd

# Concerns, Questions, Responses & Follow-up

- **LONG TERM HEALTH EFFECTS** – several members of the community expressed their concerns about the unknowns of public safety from 5G/RF.
- **RESPONSE:** Provided multiple handouts covering common RF exposure limits, FCC consumer handout for radio frequency exposure, reference sheet for various credible American and international organizations for information on health effects, World Health Organization article from 2/27/20 on 5G and health. We acknowledged that this was a subject we could not engage in much debate on as these are Federal matters for all including the City Commission but that Verizon, TowerCom and future tenants would adhere to all regulations to ensure safe operation of the facility within the community as required by local, state and federal law.
- **LOCATION** – members of the community expressed concerns about the location in the Lincoln Park community, residential communities and near public housing.
- **RESPONSE**: A map was provided showing the distribution of Verizon sites in the Fort Pierce/North St. Lucie area of which 15 are currently operating in 5G and the rest are all in process of being upfit. George Davis and Tod Mowery shared examples of towers in other parts of Fort Pierce, Florida and their own communities where towers are in or adjacent to residential areas, schools and the like. As a follow up a Google Earth .kmz file showing the location of FCC registered structures in the Florida was provided to a few attendees to show that cellular towers just like this one are in residential communities of all socio-economic backgrounds throughout Florida and all over the US, Europe and other parts of the developed world.
- **EDUCATIONAL MATERIALS:** handouts from Realtor Magazine noting the connection between reliable and enhanced 5G wireless coverage and homes sales/values were provided. The ability to be wireless only and having access to the fastest speeds available for educational, safety and business opportunities was also noted.

# June 7th Community Meeting cont'd

# Concerns, Questions, Responses & Follow-up cont'd:

- **NEED/AFFORDABILITY** – Members of the community expressed concerns about the need for the tower, 5G and Verizon service/affordability and network enhancements.
- **RESPONSE:** A map was provided showing the locations of the sites that previous provided coverage to the community and how those sites can no longer cover that same area from a capacity and 5G level of service perspective. We stressed that the coverage for the tower would directly serve the community and not some other distant location. The tower covers the immediate area in which it is located and that is why it is proposed in this location. Examples of other types of common infrastructure like public water were cited as examples. As a follow up Verizon has provided a link to a program for assistance with phones and service plans for underserved communities.
- **AFFORDABILITY CONNECTIVITY PROGRAM:** Verizon is committed to closing the digital divide and participates in various programs to assist underserved communities. One of the most impactful program is the Affordable Connectivity Program (ACP). ACP information has been provided to community leaders that attended the Community Meeting
- **5G CONCERNS:** Attendees expressed concerns about 5G and is the tower 4G or 5G?
- **RESPONSE:** A handout entitled "Understanding the G's" was provided and explained. The applicant stressed that the tower is neither 4G nor 5g; it is simply a support structure. What equipment and transmitting frequencies are used at this location make it 4G or 5G. The tripod supporting the video camera in the room was used as an example of this distinction. We covered both the hardware and frequency changes associate with 5G and that it is an improvement of existing 4G sites not a replacement.

# COMPARING & UNDERSTANDING THE Gs

## What's the difference between 5G and the other Gs?

### 1G
**Voice**

We first talk without wires - on the move, with analog technology.

### 2G
**SMS**

SMS (text) messaging debuts bringing us a new way to chat, creating a new language to chat with.

### 3G
**Data & Apps**

We begin sharing snapshots of our lives by sending images thanks to higher data transfers.

### 4G
**Video & Speed**

Video calls and new businesses are possible with wireless internet on our smart devices.

### 5G
**Transformation**

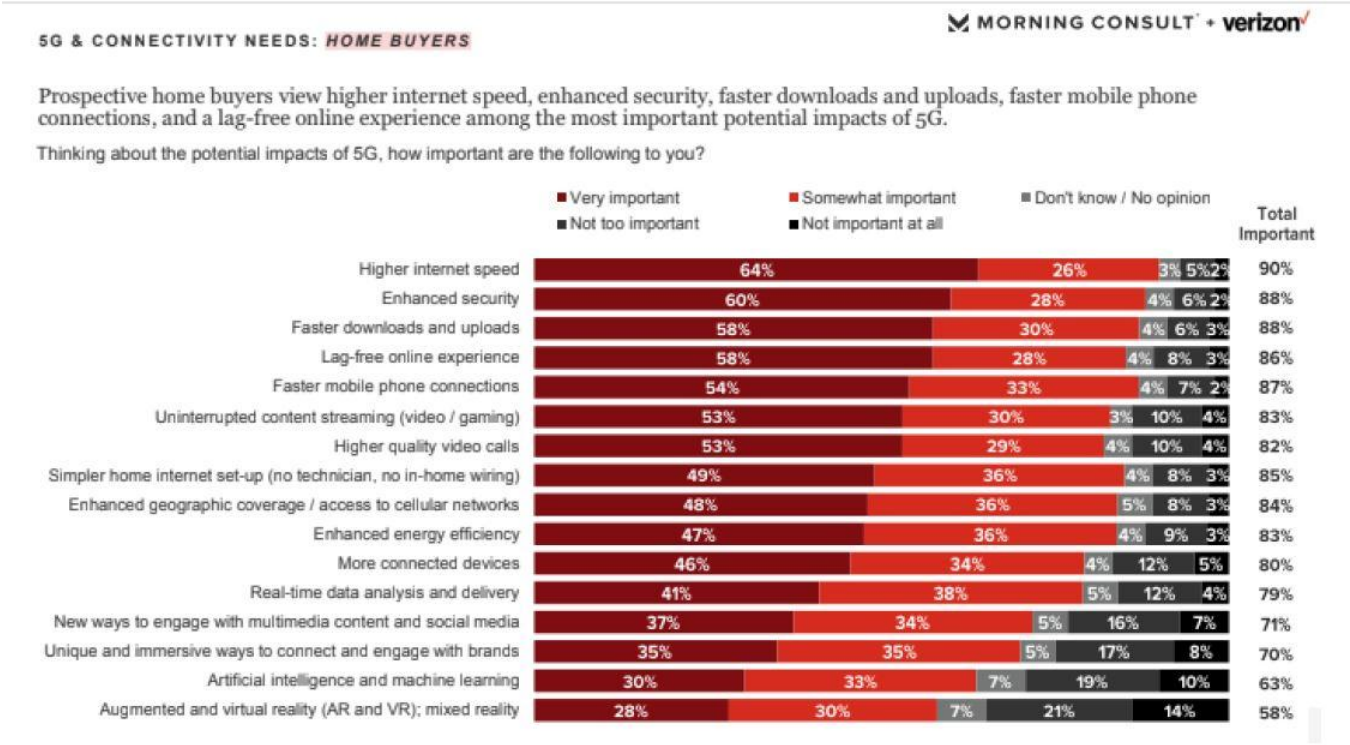
With 5G, the possiblities are limitless. The low latency, high bandwith combination will enable advancements in technology such as augmented and virtual reality, autonomous cars and connected cities.

5G gives us massive amounts of data transfer (due to the bandwidth of the spectrum) with very low latency (delay or lag time, in layman's terms).

From wireless home internet to AR/VR to mobile gaming and more, 5G will change how we live, learn, work and play.

# 5G & CONNECTIVITY NEEDS SURVEY OF HOMEBUYERS

SOURCE: Verizon Morning Consult (May 2021)



# AN EXCERPT OF THE HEALTH & SAFETY INFO PROVIDED AT THE COMMUNITY MEETING

Note: NOT OFFERED AS EVIDENCE IN VIOLATION OF THE Federal TCA of 1996, rather offered merely to show that Applicant listened to health concerns expressed and provided information to attendees





04

## Health and Safety

### Could 5G be detrimental to my health?

A large number of studies into radio frequencies are relevant to 5G and many 5G specific studies show the new technology complies with international safety guidelines.[8] High-quality scientific research aligned with WHO priorities should continue to be our lighthouse on health and safety. The international public safety guidelines were updated in early 2020 and confirmed that existing safety guidelines retain a high level of protection, with limits well below the thresholds for established hazards for all radio frequencies for 2G to 5G.

The WHO[9] says about 5G:

*"As the frequency increases, there is less penetration into the body tissues and absorption of the energy becomes more confined to the surface of the body (skin and eye). Provided that the overall exposure remains below international guidelines, no consequences for public health are anticipated."*

The WHO continues to monitor research.

8. https://www.emf-portal.org/en/article/overview/mobile-communications-5g
9. https://www.who.int/news-room/q-a-detail/radiation-5g-mobile-networks-and-health

### What radio frequencies are used for 5G?

5G uses radio waves to send and receive data from mobile devices, connecting them to each other and the internet, similar to 4G and 3G before that.

Existing 4G signals generally sit between 800 MHz and 2.6 GHz, while Wi-Fi operates in the 2.4 and 5.8 GHz bands. In Europe, the main band for current 5G deployments is around 3.5 GHz (previously used in some countries for wireless internet connections). Future 5G deployments will use 700 MHz (formerly used for TV) and 26 GHz (close to some satellite services).

These signals are far below the frequencies of visible light (430- 770 THz), another form of electromagnetic energy.

World Health Organization (WHO)[10] maintains,

*"To date, and after much research performed, no adverse health effect has been causally linked with exposure to wireless technologies."*




10. https://www.who.int/news-room/q-a-detail/radiation-5g-mobile-networks-and-health

# Health and Safety Background



**Health and safety organizations world-wide have studied potential health effects of RF emissions for decades, and studies continue.**

**The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:**

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

**Wireless technology, equipment and network operations are highly regulated.**

**More information can be found through these organizations:**

**Federal Communications Commission Radio Frequency Safety Program:**
http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf
http://www.fcc.gov/oet/rfsafety/
**World Health Organization:**
http://www.who.int/peh-emf/publications/facts/fs304/en/
**American Cancer Society**
http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers

# View #1
# 440’ E-SE of Site from Ave C



# View #2

View from Avenue D approximately 1,240' W-NW of Site



# View #5 View from Dunbar Street Approximately 1,120' E-SE of the Site



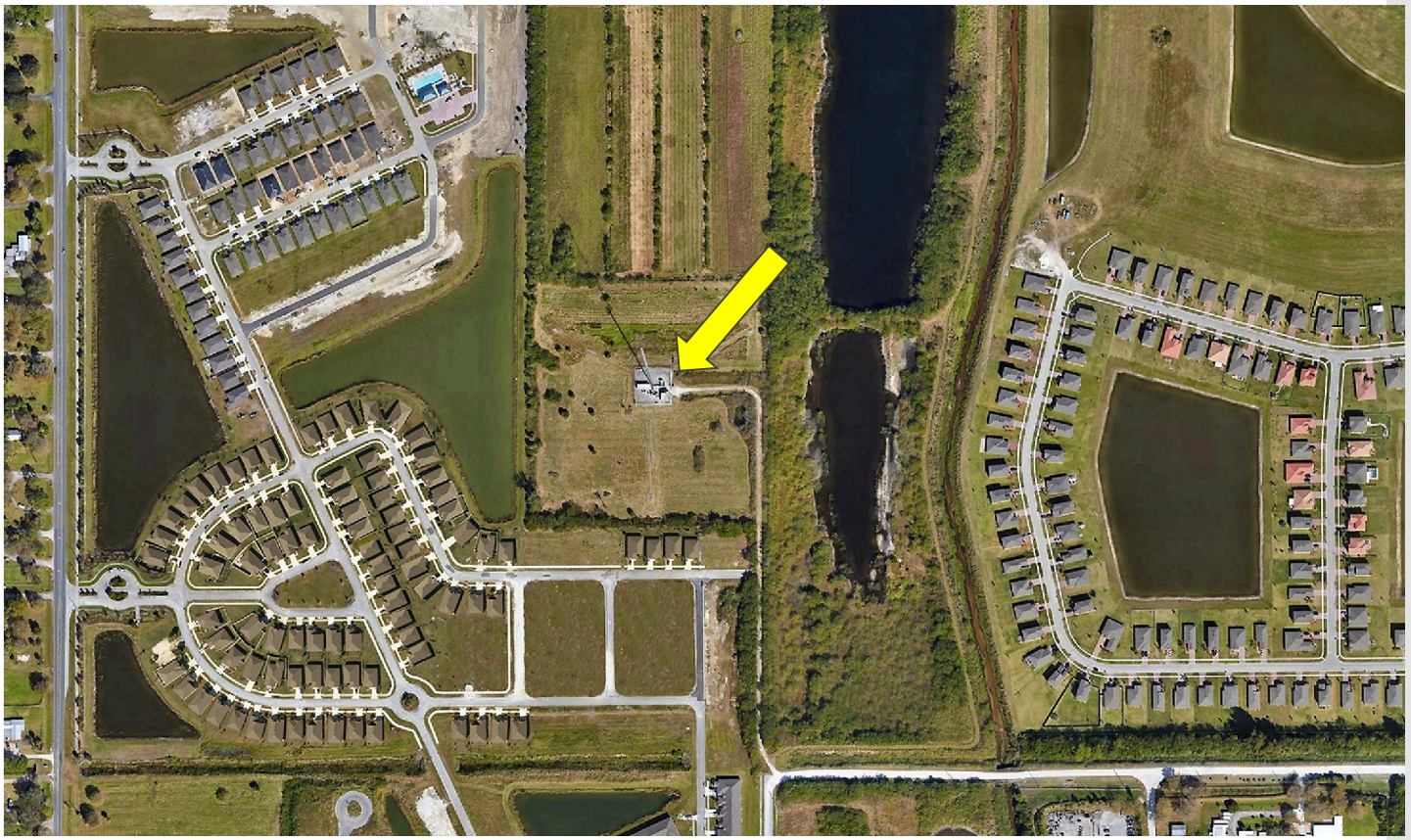
# EXISTING VERIZON LOCATIONS IN FORT PIERCE.

15 of 19 sites are already upgraded to 5G service



# Examples of Cell Towers Located in Other County Residential Areas

JENKINS RD/
BENT CREEK



# JENKINS RD / BENT CREEK



# Cell Towers Located in Other County Residential Areas –

# TORINO ROAD



# TORINO VIEW

Closest home just to the south.



# Cell Towers Located in Other County Residential Areas –

# SAWGRASS LAKES



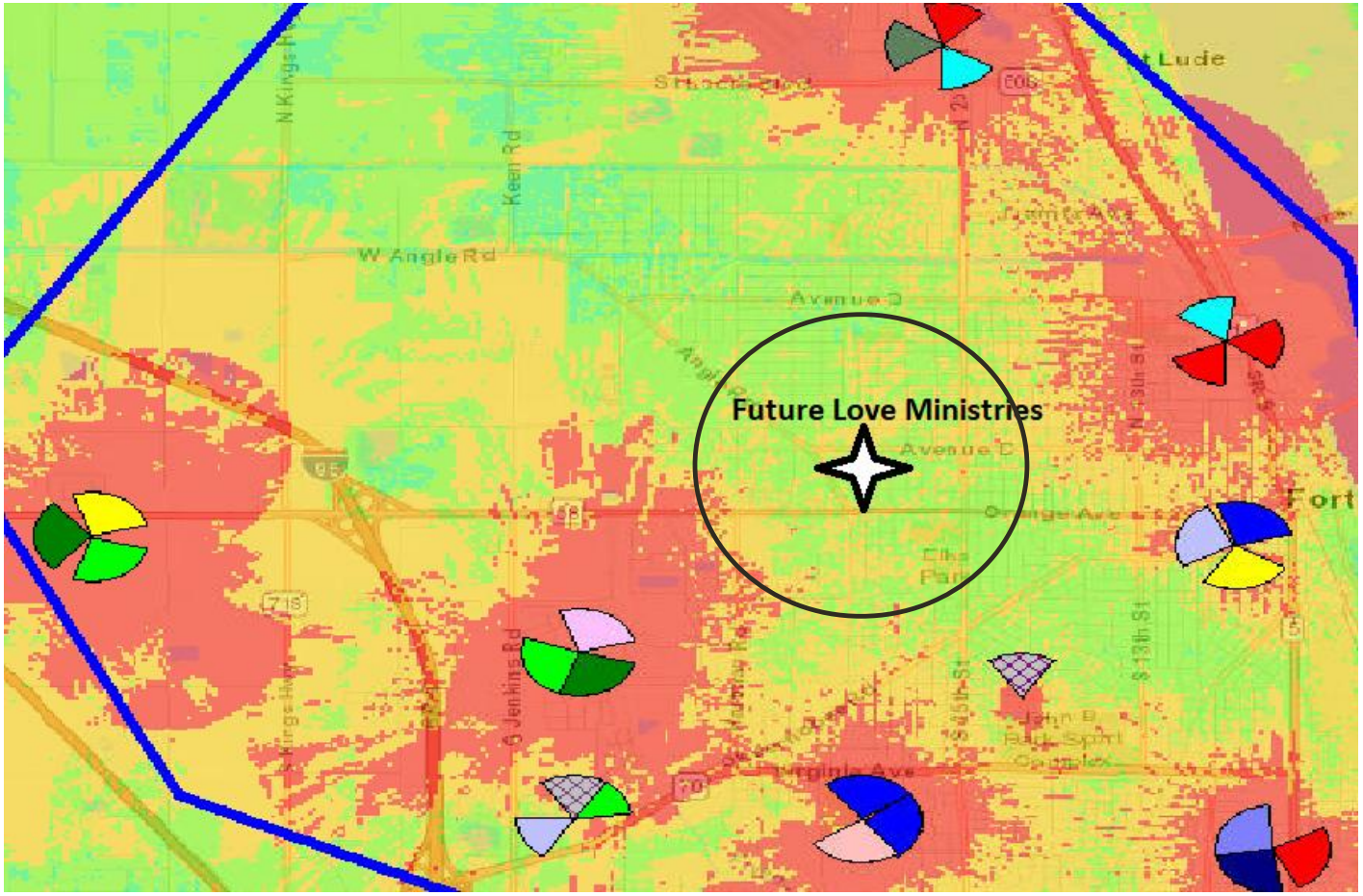
# SAWGRASS LAKES

View
Looking East



# Existing VERIZON Wireless Coverage

Current Coverage Map



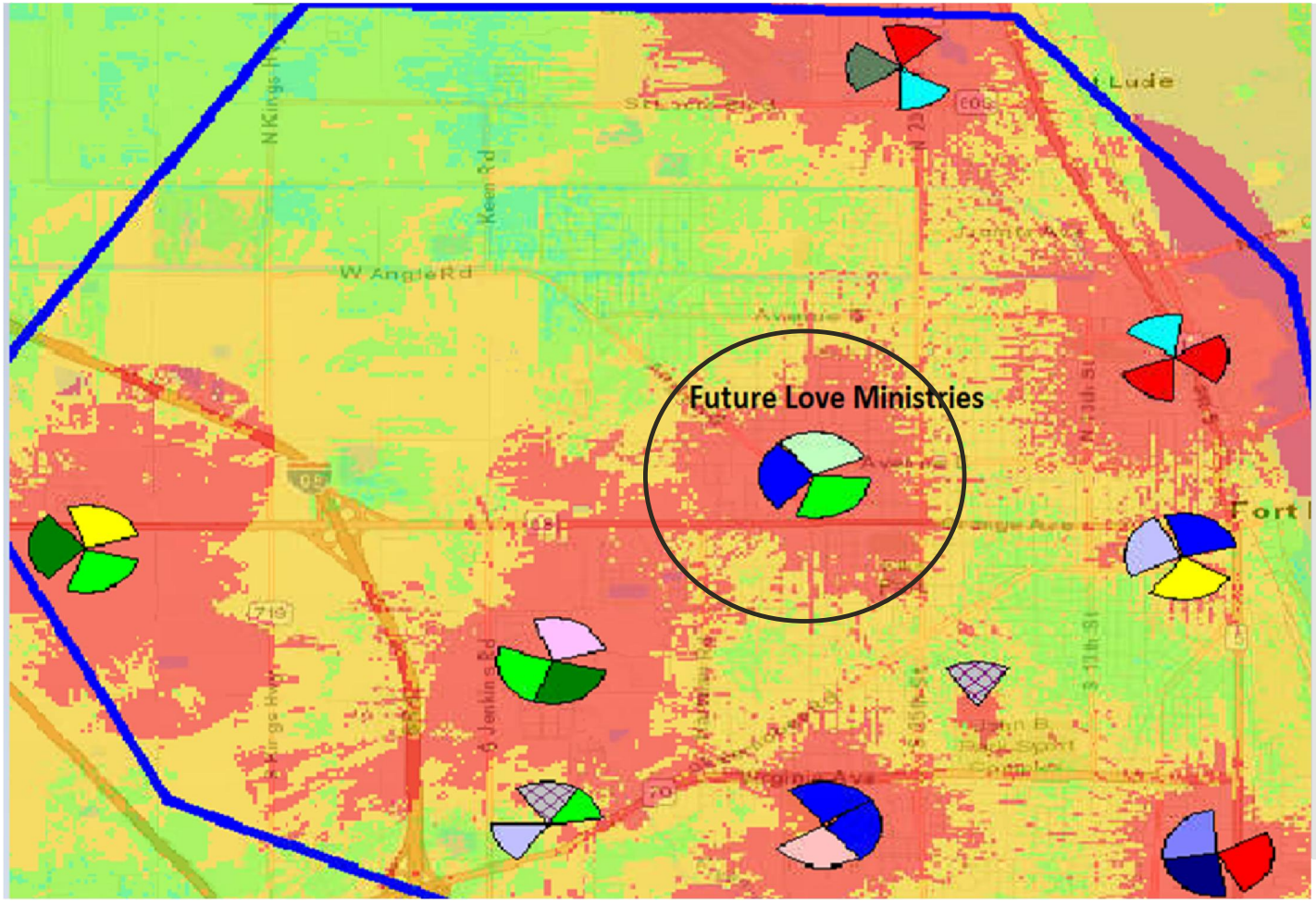
# PROPOSED VERIZON WIRELESS COVERAGE

Will provide E-911 Service

Verizon coverage & capacity improvements will also serve pre-paid and post-paid consumers of Straight Talk, Xfinity and other similar services

Reliable Wireless Service deemed Essential 21st Century Infrastructure Services

Statement of Non-Interference & FCC Emissions Compliance Provided



# COLOCATION INTEREST

dish wireless

June 20, 2023

RE: TowerCom "Love Ministries" Letter of Support for Pending CUP
Property Location: 3111 Avenue D, Fort Pierce, FL
Parcel ID: 2408-123-0008-000-2

TO WHOM IT MAY CONCERN:

This letter is being provided in support of the pending CUP application for the construction of a 199' monopole telecommunication tower located at the above address in Fort Pierce, FL. DISH Wireless is currently building America's first standalone 5G Network. The proposed tower is located in an area of interest for our future coverage throughout portions of the city and the neighboring communities. DISH Wireless has partnered with TowerCom to utilize existing and planned wireless telecommunication facilities across the United States in an effort to complete the buildout of our national network.

Respectfully,

Bene Dituri

Bene Dituri
Manager, National Contracting & Site Advocacy

# EXAMPLES OF WIRELESS FACILITY LEASES WITH FL HOUSING AUTHORITIES

## CLEARWATER HOUSING AUTHORITY

This Document Prepared By:
ALLTEL Communications, Inc.
One Allied Drive, P.O. Box 2177
Little Rock, AR 72202
Attn: Property Management Department

**MEMORANDUM OF LEASE**

This Memorandum of Lease ("Memorandum") is executed this 20 day of June, 2007 by and between Clearwater Housing Authority ("Owner") and ALLTEL Wireless Holdings, LLC (Tenant) and evidences that on the 20 day of June, 2007 a Communications Site Lease Agreement was executed for the Property as that term is hereinafter defined.

## FT. MYERS HOUSING AUTHORITY

Upon Recording, Return to:

Tirso M. Carreja, Jr., Esq.
Shutts & Bowen LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, Florida 33607

STATE OF FLORIDA )
)
COUNTY OF LEE )

**MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT**

This Memorandum of Building and Rooftop Lease Agreement (the "Memorandum") is made this 21st day of July, 2017, between the Housing Authority of the City of Fort Myers, a housing authority created and existing under the laws of the State of Florida, with its principal offices located at 4224 Renaissance Preserve Way, Fort Myers, Florida 33916, hereinafter designated LESSOR and Verizon Wireless Personal Communications LP, a Delaware limited partnership d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

# LOVE MINISTRIES & JEROME RHYANT - LONGTIME LOCAL COMMUNITY MEMBERS

- **JEROME RHYANT** grew up 3 blocks from the subject property. He is a long- standing member of not only Fort Pierce, but also this neighborhood.
- **LOVE CENTER MINISTRIES** is a non-profit 501C3 and purchased their current home building in 1995
  - it was the former site of an infamous night club that hosted many known national acts including Little Richard, BB King, James Brown and others.
  - as a recovery and resource center for drug recovery, prison reentry and homeless housing until 2017. Then they changed their focus on youth and developed a successful K-5 private school that operates today.
- **LOVE CENTER MINISTRIES COMMUNITY INVESTMENT:** - $10M in the local community to date.
- **FUTURE PLANS** include additional improvements and investment in the Ave D. subject property separate from our tower.

# REQUEST APPROVAL OF CONDITIONAL USE & TEMPORARY WAIVER OF 5' SIDEWALK REQUIREMENT ALONG AVE D

- **CONSISTENT WITH THE COMPREHENSIVE PLAN:** GC Zoning District is Consistent with GC FLUM designation. A Communications facility is permitted in the GC District upon approval of a Conditional Use recognizing wireless services are an essential service.
- **ADJACENT TO COMMERCIAL & INDUSTRIAL USES TO THE NORTH & WEST, VACANT LAND TO THE SOUTH** to minimize proximity to existing residential uses.
- **EAST SETBACK MAXIMIZED.** Setback to the east is 12.5 times the Required 25' Setback. On-site location maximizes distance from existing residential to the east.
- **NO VARIANCES REQUESTED** from site development standards
- **UNMANNED FACILITY HAS ZERO IMPACT ON PUBLIC SERVICES & FACILITIES**
- **NO IDENTIFIED ENVIRONMENTALLY SENSITIVE CONDITION ON-SITE.**
- **NO EXISTING COLLOCATION OPPORTUNITIES AVAILABLE**
- **CURES LACK OF WIRELESS COVERAGE & CAPACITY IN TARGET AREA**
- **SITE WILL SERVE CONGESTED AREA** along Ave. D, Angle Road and Orange Ave Corridors & surrounding businesses & Neighborhoods.
- **4 COLLOCATION OPPORTUNITIES ENCOURAGES COLLOCATION & REDUCES TOWER PROLIFERATION** to protect the aesthetic integrity of City while balancing need for reliable ubiquitous wireless service
- **PLANNING BOARD RECOMMENDED APPROVAL BY A 7-0 VOTE**
- **CONCUR WITH STAFF'S REPORT & FAVORABLE RECOMMENDATION**

TOWERCOM REQUESTS APPROVAL WITH CONDITIONS OF CU22-07000030

THE TOWERCOM TEAM IS HERE TO ANSWER ANY QUESTIONS

THANK YOU

# IF NOT HERE, WHERE?

- If the subject site that has a FLUM designation of General Commercial and a Zoning District classification of General Commercial surrounded on 3 sides with commercial and industrial zoning classifications and uses or vacant proximate to major transportation corridors is not an acceptable site for a communications tower, where is?
- Wireless service providers do need to provide reliable service not only to businesses and the traveling public but also in-building service to residential homes. Increasingly, Americans rely solely on wireless services in their homes and have forgone the use of landlines. As such, wireless service has become an essential service that includes E-911 in the 21st century

# Comparison to the Tilman Infrastructure site

- On 11/7/2022, the City Commission denied a CU Application for a 160' Monopole Communications Tower proposed to be located at 1601 N. 25th Street (Tilman Tower)
- While both the proposed TowerCom & Tilman Towers are Monopole designs, and both proposed on property zoned General Commercial, there are significant differences between the 2 applications that demonstrate why the TowerCom facility is proposed at a superior location that meets the City's Code criteria as well as purpose and intent to balance the public benefit derived from having efficient, reliable and essential wireless service to its community with aesthetic and compatibility issues
- The TowerCom Tower is proposed on land with a FLUM designation of General Commercial. The Tilman Tower site FLUM designation is Residential Medium
- The Tilman Tower site is wholly surrounded by existing zoned and residential uses in the middle of a residential neighborhood
- The TowerCom Tower site is surrounded on 3 sides by commercial, industrial and vacant land and is located along and proximate to major transportation corridors – Avenue D, Angle Road and Orange Avenue.
- The Tilman Tower on-site location would have required the removal of mature tree canopy. The TowerCom Tower on-site location not only does not require removal of mature trees, rather, it will mitigate visual impact through sensitive locational siting that takes advantage of surrounding mature trees. See photo simulations.
- The TowerCom Tower also blends in with nearby existing power line infrastructure. See photo simulations.

# THE SITE SEARCH PROCESS, PRE-APP & VOLUNTARY COMMUNITY OUTREACH

- Verizon identified a need for improved service and capacity within the vicinity of Avenue D, Angle Road and Orange Avenue corridors and surrounding neighborhoods based upon existing customer demands and predictive customer data
- Verizon exhausted opportunities for any equipment upgrades on surrounding existing towers that could be installed to improve service and capacity in the subject area identified as deficient
- A site acquisition specialist was engaged to identify any existing towers or structures of sufficient height that might be available for collocation within the identified area of need. No such towers or structures exist
- The next step by the site acquisition specialist was to review the City Code to identify what land use and zoning districts allow the construction of a new communications tower and what the process of approval would be
- Based upon the City Code, the site acquisition specialist targeted his search on parcels zoned commercial and industrial within the defined Verizon RF Search Area that minimized proximity to existing residential uses
- The subject Property owned by Love Ministries located at 3111 Avenue D was identified.
- Love Ministries was willing to enter into a lease agreement with TowerCom to pursue the necessary zoning approvals for construction of a communications tower that would meet the network engineering needs previously identified by Verizon
- Preliminary discussions with City Staff occurred in Fall of 2022 regarding zoning feasibility and requirements
- Voluntary Community Outreach by TowerCom via informational letters describing the project and including a site plan and photo simulations were mailed to 57 residential parcel owners directly East of the Love Ministries site on 11/15/2023
- TowerCom received only one inquiry and responded via phone on 12/3/2023. The Call was not returned
- TowerCom filed its Conditional Use application on 12/19/2022.


Fort Pierce
RECYCLES

## Sec. 125-361. Antenna support structure.

(a) *Preapplication conference for approval process.* Construction of any antenna support structure shall require a permit, to be issued upon approval following completion of procedures provided by this section. Any applicant or agent thereof seeking to construct an antenna support structure shall schedule a courtesy review with the department of planning prior to the submission of the permit application, in order to review the requirements of this section. The applicant shall bring to the conference the legal description of the proposed antenna support structure site and zoning lot, a conceptual plan of the antenna support structure, and an elevation drawing of the antenna support structure site improvements.

(b) *Submission requirements.* All applications for an antenna support structure permit shall contain the following items:

(1) The applicant shall be the antenna support structure owner or authorized agent. The application shall be signed and notarized by the owner of the property upon which the antenna support structure is being built, with the property owners acknowledgment of the requirements relating to abandonment of antenna support structures, as provided in section 125-365. Documentation shall be submitted as to telecommunication carrier utilizing the antenna support structure.

(2) Site and landscape plan drawn to scale, legal description of the antenna support structure site and zoning lot, north arrow and demonstration of compliance with applicable land development regulations.

(3) An elevation, drawn to scale, of the zoning lots view from city right-of-way and any abutting residential use or property.

(4) Documentation of compliance with FAA and any applicable local aviation authority regulations.

(5) Documentation to ensure that any antennas to be placed on the antenna support structure meet all relevant FCC regulations and radio frequency emission standards.

(6) Copies of any relevant easements.

(7) The applicant must include in the application an affidavit of good faith intent to allow the co-location of wireless communication antennas by other telecommunication carriers at a reasonable market rate.

(8) The applicant shall provide a notice of the proposed location to other telecommunication carriers with potential interest in co-location by satisfactory evidence of actual notice. Copies of any such notices must be submitted with the application. Notice shall direct the carriers interested in collocation to contact the planning department. If a potential user requests co-location in writing to the planning department, the burden shall be on the applicant to demonstrate that co-location cannot be accommodated pursuant to subsection (b)(10) of this section.

(9) The applicant shall provide the applicable propagation models and/or search ring maps for the telecommunication carrier which has demonstrated an intent to locate a wireless communication antenna on the proposed antenna support structure and shall identify all existing structures within the telecommunication carrier's search ring of equal or greater height than the proposed antenna support structure.

(10) The applicant must demonstrate by provision of an affidavit from a registered professional engineer with expertise in the telecommunications industry that the wireless telecommunication antenna to be attached to the antenna support structure cannot be accommodated on the identified existing structures or on a commercial communication tower within the telecommunication carrier search ring due to one or more of the following reasons:

a. Both the owner/operator of the existing antenna support structure and the applicant have verified that an additional antenna array would exceed the structural capacity of the existing support structure, and the existing antenna support structure cannot reasonably be replaced with a new tower at its current location.

b. Documentation from a registered professional engineer with expertise in the telecommunication industry that the wireless telecommunication antennae would cause RF or other type of interference to be interfered with by the operation of existing or proposed wireless telecommunication antennas, located on or near the existing structure.

c. The existing antenna support structure does not have the space or availability at the required height, or adequate area upon which to locate and operate the necessary equipment effectively and reasonably.

d. The lease terms on an existing tower are not economically reasonable or are substantially higher than current market rates.

(11) Documentation establishing the structural integrity for the antenna support structures proposed use.

(12) An affidavit from the property owner or applicant acknowledging acceptance of the requirements of section 125-365.

(13) A lease agreement demonstrating that one or more telecommunication carriers intend to locate wireless communication antenna on the proposed antenna support structure.

(14) An affidavit from the applicant documenting the specific number of antennas the proposed antenna support structure is designed to carry.

(15) Prior to issuance of a certificate of completion, the applicant shall document liability coverage in an amount satisfactory to the department as reasonably commensurate with the nature of the structure.

(c) *Action on application.* The following procedures and requirements shall apply to any application for construction of an antenna support structure:

(1) The planning department will review the completed application to ensure conformity with this article. Such review shall be completed within a period of 30 days. If there are no violations, the department shall forward such completed application to the city planning board with a written report.

(2) The city planning board shall review the proposed application and make a recommendation to the city commission. If the board recommends disapproval, the reason shall be stated.

(3) The city commission shall hold a hearing and approve or disapprove the proposed application. In so doing, it shall adopt written findings, based upon competent substantial evidence. The application may not be approved in the event public health, safety and general welfare are not properly provided for.

(d) *Standards for review.* It is the intent of this section to provide reasonable opportunities for siting of telecommunications towers and other wireless facilities consistent with federal and state guidelines while also providing for protection of the public welfare through the city's exercise of its police powers. The city shall consider and weigh the aesthetic impact and compatibility issues of the proposed antenna support structure with the public benefit derived from having an efficient and reliable wireless communications system when determining whether or not to approve the application. Consideration shall be based upon these factors:

(1) Height of the proposed antenna support structure.

(2) Proximity of the antenna support structure to residential structures and residential district boundaries.

(3) Nature of uses on adjacent and nearby properties.

(4) Surrounding topography.

(5) Surrounding tree coverage and foliage.

(6) Design of the antenna support structure, with particular attention to design characteristics which have the effect of reducing or eliminating visual obtrusiveness, to the extent reasonably possible.

(7) Proposed ingress and egress.

(8) Availability of suitable existing antenna support structures and other structures. No new antenna support structure may be permitted unless the applicant demonstrates to the city's reasonable satisfaction that no existing antenna support structure or other suitable structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing antenna support structure or other structure can accommodate the applicant's proposed antenna may consist of any of the following:

a. No existing antenna support structures or other suitable structures are located within the geographic area required to meet the applicant's engineering requirements;

b. Existing antenna support structures or other suitable structures are not of sufficient height to meet the applicant's engineering requirements;

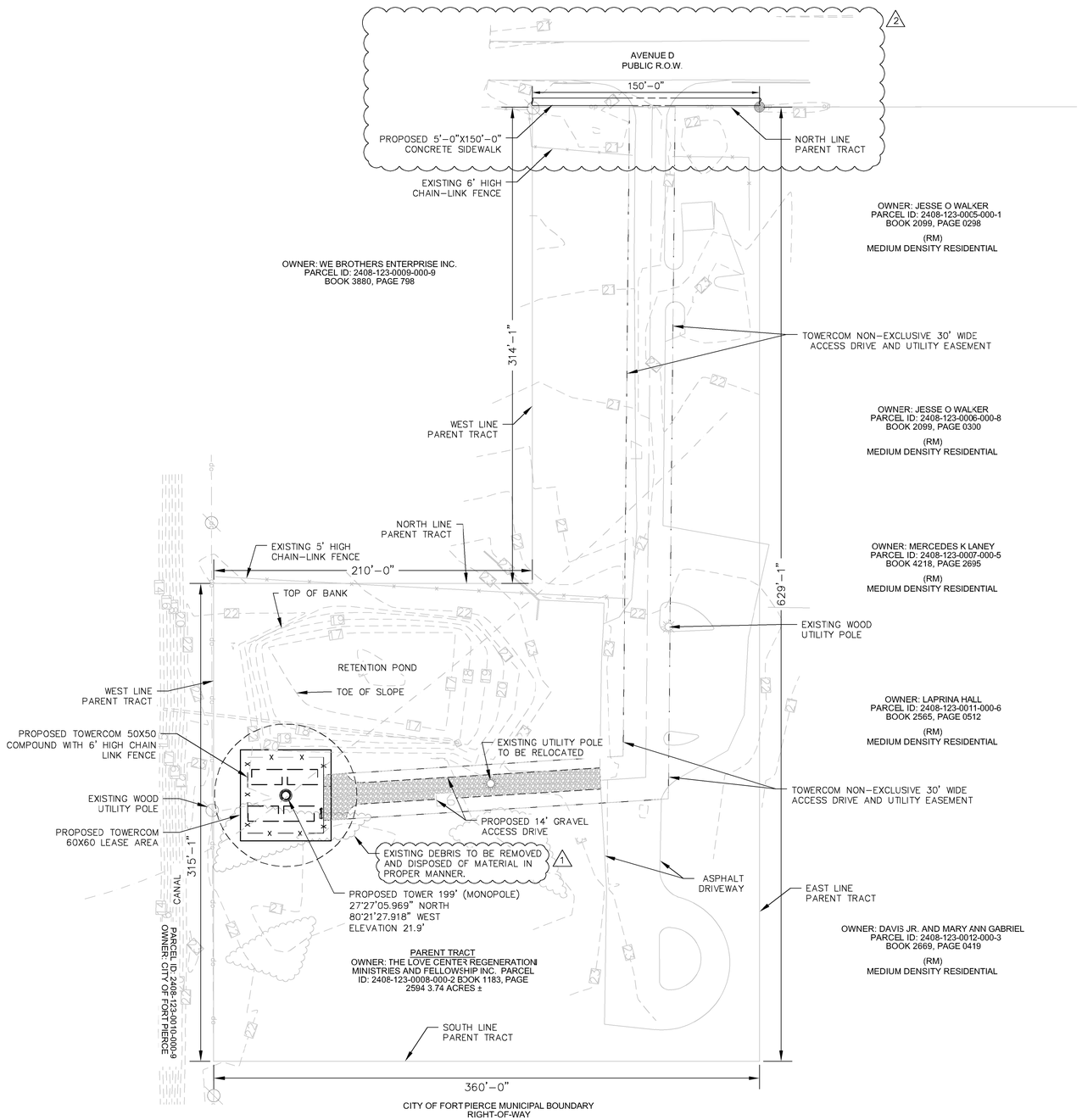
c. Existing antenna support structures or other suitable structures do not have sufficient structural strength to support the applicant's proposed antenna and related equipment;

d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing antenna support structure or other suitable structure, or the antenna on the existing antenna support structure would cause interference with the applicant's proposed antenna;

e. The fees, costs or contractual provisions required by the applicant in order to share an existing antenna support structure or other structure or to adapt such structure for sharing are unreasonable. Costs exceeding a new antenna support structure are presumed to be unreasonable.

f. The applicant demonstrates that there are other limiting factors that render existing antenna support structures or other structures unsuitable.

(Code 1983, § 22-159; Ord. No. J-452, § 1, 9-21-1998; Ord. No. K-128, §§ 1, 2, 1-22-2002)




## PARENT TRACT DETAIL(SEE SURVEY)

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## PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

## PARENT TRACT & LEASE AREA SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: VACANT
EXISTING ZONING: C3
FUTURE LAND USE: GC, GENERAL COMMERCIAL

## UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

## HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

## PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

## IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

## PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

## SITE DATA:

| | | | |
|---|---|---|---|
| MINIMUM LOT AREA: | 10,000 | PROVIDED: | 162,914.4 S.F. |
| MINIMUM LOT WIDTH: | 70' | PROVIDED: | 150'/360' |
| MINIMUM LOT DEPTH: | 90' | PROVIDED: | 629'-1" |
| MINIMUM FRONT YARD: | 25' | PROVIDED: | 453'-9" |
| MINIMUM LOT FRONTAGE: | 50' | PROVIDED: | 150' |

## TOTAL IMPERVIOUS AREA:

| | | |
|---|---|---|
| EXISTING PARENT TRACT: | 162,914.4 ± S.F. | (100.0%) |
| EXISTING PARENT TRACT ASPHALT DRIVEWAY: | 29,549.7 ± S.F. | (0.1813%) |
| TELECOMMUNICATION TOWER FOOTPRINT: | 38 ± S.F. | (0.0002%) |
| TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'): | 192 ± S.F. | (0.0012%) |
| TELECOMMUNICATION COMPOUND CHAIN LINK FENCE : | 3,600 ± S.F. | (0.0222%) |
| TOTAL IMPERVIOUS AREA: | 33,379.7 ± S.F. | (0.2049%) |

1

## TOTAL SEMI IMPERVIOUS AREA:

| | | |
|---|---|---|
| TELECOMMUNICATION 14' GRAVEL ACCESS ROAD: | 2,834.82 ± S.F. | (0.017%) |
| TELECOMMUNICATION GRAVEL COMPOUND: | 3,600 ± S.F. | (0.022%) |
| TOTAL SEMI PERVIOUS AREA: | 6,434.82 ± S.F. | (0.039%) |

## TOTAL PERVIOUS AREA:

| | | |
|---|---|---|
| TOTAL SEMI PERVIOUS AREA: | 6,434.82 ± S.F. | (0.039%) |
| TOTAL IMPERVIOUS AREA: | 33,379.7 ± S.F. | (0.2049%) |

## TOTAL COMBINED AREA: 39,814.52± S.F. (0.24%)

## NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.

1 7. ALL GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

## FLOOD ZONE INFORMATION

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| 2 | 1/27/2023 | PER REVIEWERS REQUEST |
| 1 | 1/23/2023 | PER REVIEWERS REQUEST |

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PLANS PREPARED BY:
Kimley»Horn
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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\C3's\Love Ministries_CDs_2022.11.11.dwg C-1 Jan 31, 2023 8:23am by: gary.daniel




NORTH

0 40' 80'

(Scale in feet)
Scale: 1"=40'

## PARENT TRACT WITH AERIAL OVERLAY

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**FLOOD ZONE INFORMATION**

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|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
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|---|---|---|
| GD | LF | KKM |

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT WITH AERIAL OVERLAY

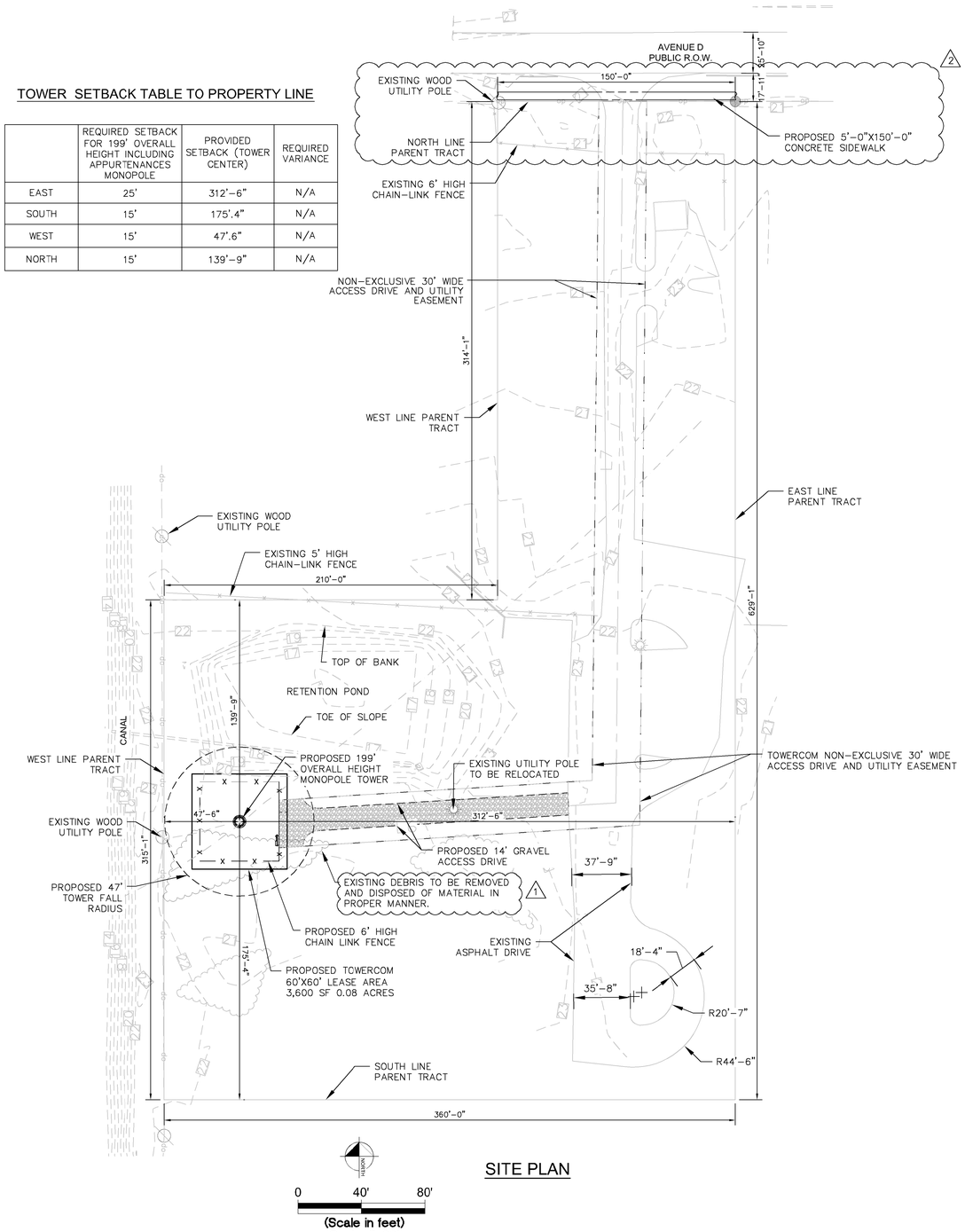
SHEET NUMBER: C-1A
REVISION:

KHA Job #: 241044000

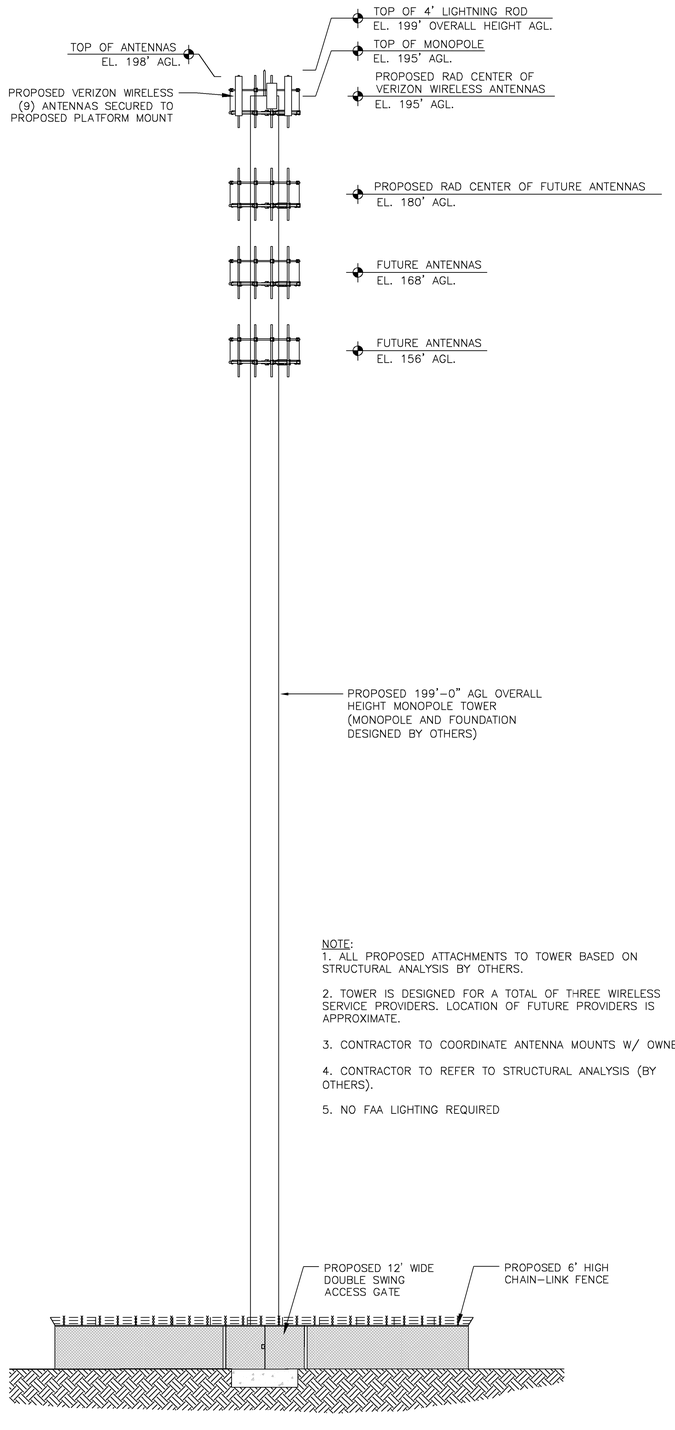
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\GS's\Love Ministries_GDb_2022.11.11.dwg C-1A Jan 31, 2023 8:22am by: garydaniel

## TOWER SETBACK TABLE TO PROPERTY LINE

| | REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE | PROVIDED SETBACK (TOWER CENTER) | REQUIRED VARIANCE |
|---|---|---|---|
| EAST | 25' | 312'-6" | N/A |
| SOUTH | 15' | 175'.4" | N/A |
| WEST | 15' | 47'.6" | N/A |
| NORTH | 15' | 139'-9" | N/A |




## SITE PLAN




## TOWER ELEVATION

N.T.S

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.

2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.

3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.

4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

5. NO FAA LIGHTING REQUIRED

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Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\C2's\Love Ministries_C2s_2022.11.11.dwg C-2 Jan 31, 2023 8:21am by: gary.daniel

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
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|---|---|---|
| GD | LF | KKM |

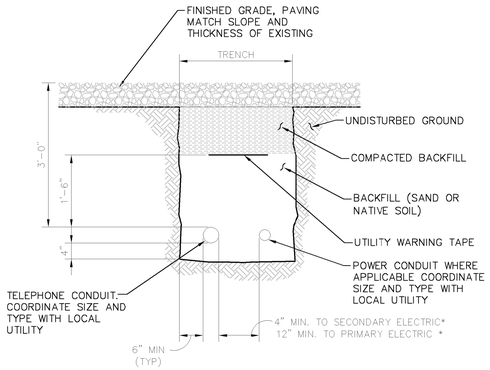
LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
TOWER ELEVATION & SITE PLAN

SHEET NUMBER: C-2
REVISION:

KHA Job #:
241044000

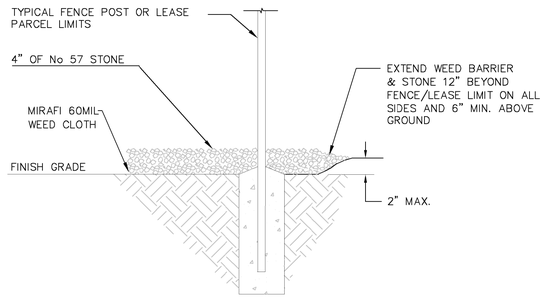



SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

BACFILL TO BE PLACED IN LIFTS NOT TO EXCEED 6".

## JOINT SERVICE TRENCH BURIED CONDUIT ELECT/ TELEPHONE

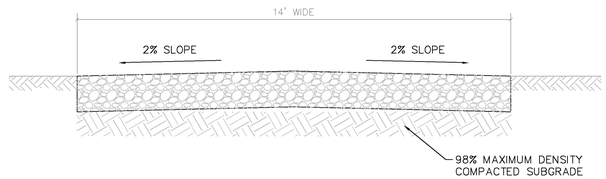
N.T.S.




## GRAVEL/WEED CLOTH DETAIL

N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

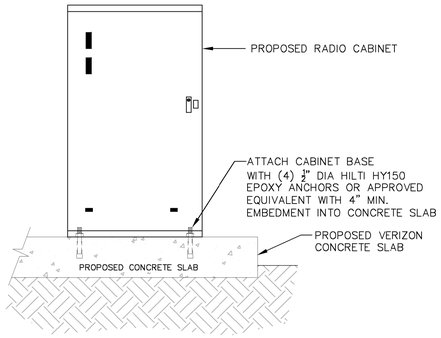



6" CRUSHED COQUINA BASE COURSE (LBR 100) (100% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557) PLACE IN TWO OR MORE LAYERS NOT LESS THAN 4" NOR MORE THAN 6"

## GRAVEL ACCESS ROAD SECTION

N.T.S.

NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.




## CABINET ANCHOR BOLTS DETAIL

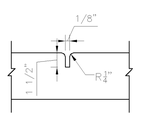
NOT TO SCALE

1. DESIGN:
   7TH EDITION (2020) FLORIDA BUILDING CODE
   WIND LOADS (ASCE 7-16)
   ULTIMATE WIND SPEED = 160 MPH
   NOMINAL WIND SPEED = 124 MPH
   RISK CATEGORY II
   WIND EXPOSURE = C
2. STRUCTURAL STEEL:
   MATERIAL:
   STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE. STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
   CONNECTIONS:
   DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
   WELDING:
   SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
   BOLTS:
   A325-X, SIZE AS SHOWN ON DRAWINGS.
   STRUCTURAL SLAB:
   CONCRETE:
   CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
   FIBER REINFORCEMENT:
   USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
3. HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF GALVANIZED PAINT.
4. CONTRACTOR / STEEL FABRICATOR:
   VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL
5. CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
6. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
7. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
8. EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS. SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
9. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WASHOUT BENEATH THE SLAB IS PREVENTED.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
11. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".
12. DESIGN BEARING PRESSURE: 2,500 psf. SOIL CLASSIFICATION: FOOTING TO BE SUPPORTED BY AT LEAST 4'-0" OF WELL COMPACTED SOIL. SEE NOTE 8.

## GENERAL STRUCTURAL NOTES

NOTES:

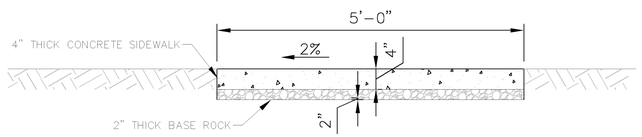
1. BASE ROCK SHALL BE 3/4"-0 OR 1"-0.
2. EXPANSION JOINTS SHALL BE 1/2" PREMOLDED ASPHALT IMPREGNATED MATERIAL OR EQUAL EXTENDING FROM SUBGRADE TO FINISH GRADE.
3. 4" THICK CONCRETE SIDEWALK (2500 P.S.I.)




5'-0" CENTER TO CENTER ON SIDEWALKS

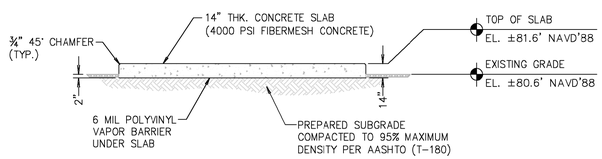
## SIDEWALK JOINTS

N.T.S.

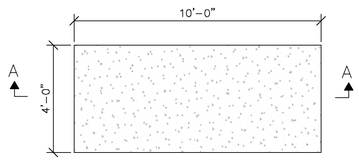



## CONCRETE SIDEWALK SECTION A-A

N.T.S.

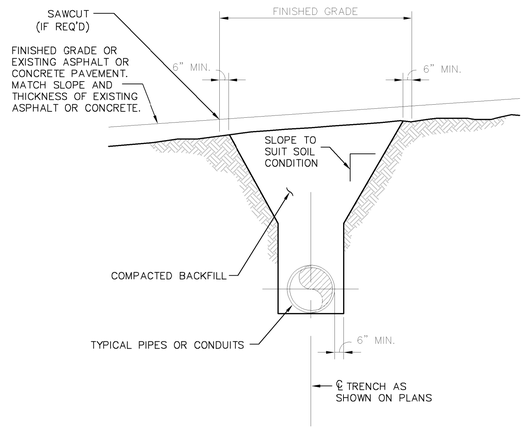



## SECTION A-A




## CONCRETE SLAB DETAIL

NOT TO SCALE




## TYPICAL TRENCH DETAIL

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

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| GD | LF | KKM |

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

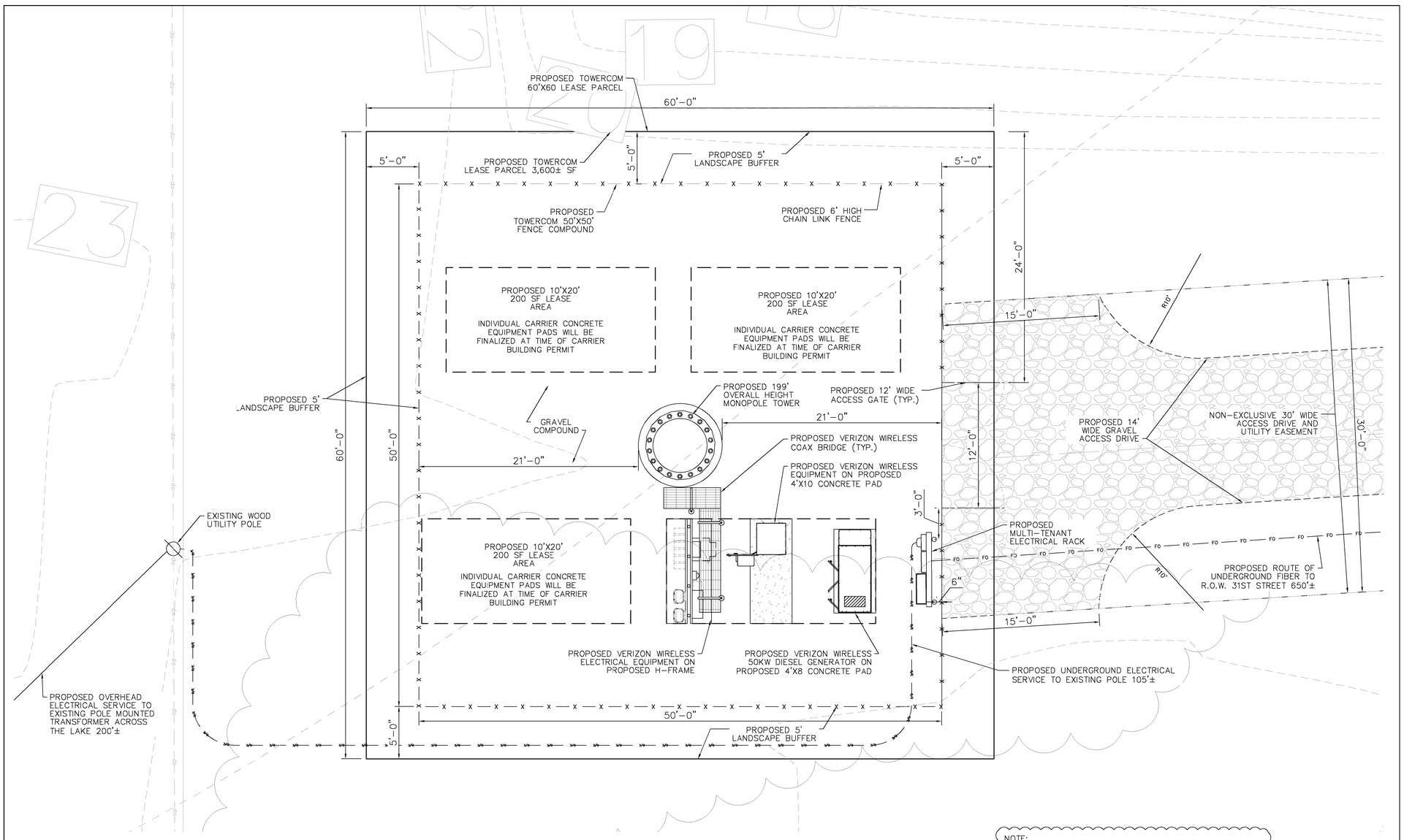
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: C-7 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-7 Jan 31, 2023 8:18am by: gary.daniel




NOTE:
THERE ARE NO POTABLE WATER SOURCE/WELLS WITHIN 500' OF THE GENERATOR. BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, DATED 07/29/2022.

## TOWERCOM LEASE AREA DETAIL

NORTH

0 5' 10'

(Scale in feet)
Scale: 1"=5'

NOTE:

1. SITE PLAN BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC

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**FLOOD ZONE INFORMATION**

| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM | FIRM ZONE | BASE FLOOD ELEVATION |
|---|---|---|---|---|---|
| 120286 | 0178 | J | 02/16/2012 | A & X | N/A |

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

| REV.: | DATE: | DESCRIPTION: |
|---|---|---|
| 2 | 1/27/2023 | PER REVIEWERS REQUEST |

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:

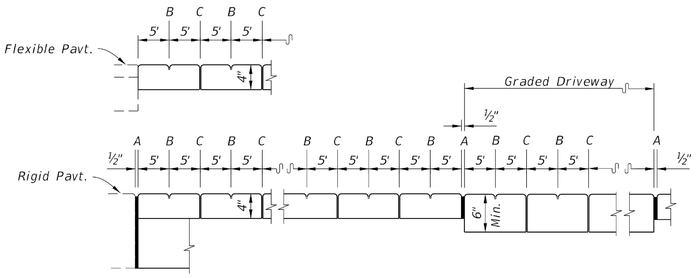
| | |
|---|---|
| JASON R. LEE | PE 67472 |
| KEVIN K. MARAJH | PE 71455 |

SHEET TITLE:
ENLARGED TOWERCOM LEASE AREA

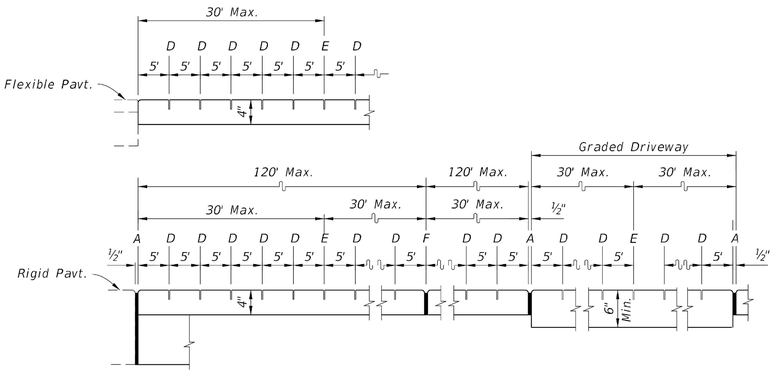
SHEET NUMBER: C-4 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-4 Jan 31, 2023 8:33am by: gary.daniel




OPEN JOINTS




SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ⅛" Formed Open Joints

D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

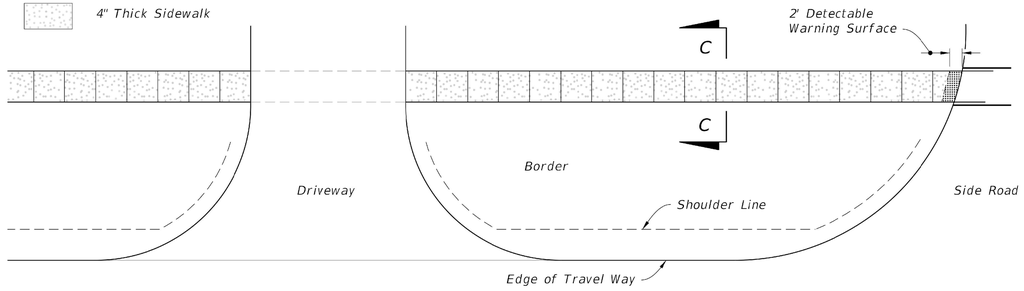
E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

SIDEWALK JOINTS

LEGEND:

4" Thick Sidewalk

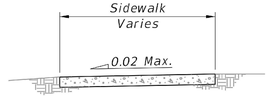



PLAN

DISCONTINUOUS SIDEWALK

GENERAL NOTES:

1. Construct sidewalk in accordance with specification section 522.
2. Include detectable warnings on sidewalk curd ramps in accordance with index 304.
3. For TURNOUTS see index 515
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils nor mare than 1/2".
5. Construct sidewalk with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans.
6. When roadways or drivways are newly constructed, reconstructed or altered, construct the cross slope for crosswalk and discontinuous sidewalk as follow:
   A. Cross slope = 0.02 for roadways or driveway controlled by "STOP" sign or "YIELD" sign.
   B. Cross slop = 0.05 for roadways or driveways controlled by traffic signaL.




SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

| LAST REVISION | REVISION | DESCRIPTION: | FDOT | FY 2023-24 STANDARD PLANS | CONCRETE SIDEWALK | INDEX | SHEET |
|---|---|---|---|---|---|---|---|
| 11/01/18 | | | | | | 522-001 | 2 of 2 |

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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LOVE MINISTRIES
3111 AVENUE D
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Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

| DRAWN BY: | CHK.: | APV.: |
|---|---|---|
| GD | LF | KKM |

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
SIDEWALK DETAIL

SHEET NUMBER: C-7A
REVISION:

KHA Job #:
241044000

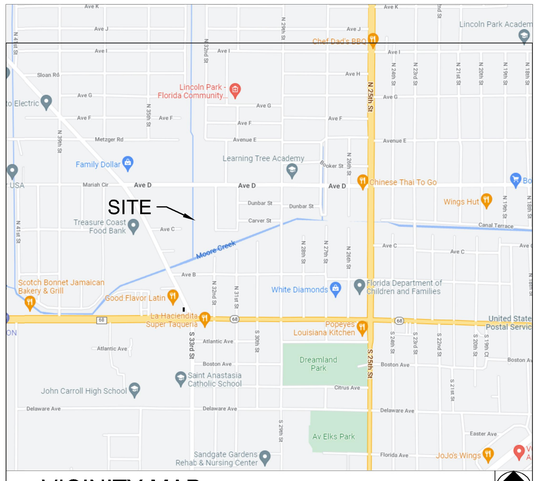
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\03's\Love Ministries_C0s_2022.11.11.dwg C-7A Jan 31, 2023 8:17am by: gary.daniel

# TOWERCOM VIII-B, LLC

241 ATLANTIC BLVD, STE 201
NEPTUNE BEACH, FL. 32266

# WIRELESS TELECOMMUNICATIONS TOWER
# LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
LATITUDE 27°27'05.969"N, LONGITUDE 80°21'27.918"W




## VICINITY MAP

FROM TOWERCOM OFFICE, PROCEED SOUTH TOWARD LEMON ST, TURN RIGHT ONTO LEMON ST, TURN LEFT ONTO 3RD ST, USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE, CONTINUE ONTO FL-202 W/BUTLER BLVD, USE THE RIGHT 2 LANES TO MERGE ONTO I-295 S TOWARD DAYTONA BEACH, KEEP LEFT AT THE FORK TO CONTINUE ON FL-9B S, FOLLOW SIGNS FOR US-1/ST AUGUSTINE, USE THE LEFT 2 LANES TO TAKE THE EXIT 4B TO MERGE ONTO I-95 S TOWARD DAYTONA BEACH, TAKE EXIT 131 TO MERGE ONTO FL-68 E/ORANGE AVE, MERGE ONTO FL-68 E/ORANGE AVE, TURN LEFT ONTO N 39TH ST, TURN RIGHT ONTO MARIAH CIR, CONTINUE ONTO AVE D, TURN RIGHT, THE SITE WILL BE ON THE RIGHT.

## DRIVING DIRECTIONS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

## PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 7TH EDITION (2020) FLORIDA BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2021
5. 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 (2016)

## CODE COMPLIANCE

## APPLICANT

MDCMC NAME: TOWERCOM VIII-B, LLC.
PROJECT MANAGER: ROBIN CLEMENT, PMP
PHONE: (919) 666-2904

## PROPERTY INFORMATION

OWNER: THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP INC.
P.O. BOX 2384
FORT PIERCE, FL 34954

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: FORT PIERCE

PCN: 2408-123-0008-000-2

ZONING: COMMERCIAL-VACANT LAND

## PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
- ☐ GUY TOWER
- ☐ SELF SUPPORT TOWER
- ☐ MONOPOLE
- ☐ ROOF TOP
- ☒ NEW TOWER (MONOPOLE)
- ☐ OTHER

## PROJECT SUMMARY

## CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

## STRUCTURAL ENGINEER:

N/A

## ELECTRICAL ENGINEER:

N/A

## SURVEYOR:

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205-252-6985)

## TOWER ENGINEER:

N/A

## PROJECT TEAM

| SHEET | DESCRIPTION | REV. |
|---|---|---|
| T-1 | COVER SHEET | 0 |
| | SURVEY | 0 |
| C-1 | GENERAL NOTES | 0 |
| C-1 | PARENT TRACT DETAIL AND NOTES | 0 |
| C-1A | PARENT TRACT WITH AERIAL OVERLAY | 0 |
| C-2 | TOWER ELEVATION & SITE PLAN | 0 |
| C-3 | ACCESS EASEMENT DETAIL | 0 |
| C-4 | ENLARGED TOWERCOM LEASE AREA | 0 |
| C-4A | DRAINAGE AND EROSION CONTROL PLAN | 0 |
| C-5 | FENCE AND GATE DETAILS | 0 |
| C-6 | PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES | 0 |
| C-7 | CONSTRUCTION DETAILS | 0 |
| 2 C-7A | SIDEWALK DETAILS | 0 |
| C-8 | VERIZON WIRELESS ANTENNA LAYOUT PLAN | 0 |
| C-9 | VERIZON WIRELESS CONSTRUCTION DETAILS | 0 |
| C-10 | VERIZON WIRELESS GENERATOR DETAILS | 0 |
| L-1 | LANDSCAPE PLAN | 0 |
| L-2 | LANDSCAPE DETAILS AND NOTES | 0 |
| L-3 | IRRIGATION PLAN | 0 |
| L-4 | IRRIGATION DETAILS AND NOTES | 0 |
| E-1 | TOWER ELECTRICAL NOTES AND RISER DIAGRAM | 0 |
| E-2 | TOWER ELECTRICAL SITE AND GROUNDING PLAN | 0 |
| E-3 | VERIZON ELECTRICAL SITE AND GROUNDING PLAN | 0 |
| E-4 | VERIZON ELECTRICAL PLAN | 0 |
| E-5 | ELECTRICAL DETAILS | 0 |

## SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2022

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KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg T-1 Jan 31, 2023 8:23am by: gary.daniel

# Creating the networks that move the world forward.



The 2021 acquisition of TracFone Wireless Inc. positions Verizon as the leading pre-paid, value, and premium wireless carrier by expanding Verizon's portfolio, bringing enhanced access to its industry-leading wireless network and comprehensive suite of mobility products and services. Other TracFone brands, including Straight Talk Wireless and Total Wireless, among others, along with Verizon's Visible brand offer additional value plans for every family and budget.

## Affordable Mobile Plans using Verizon's Nationwide Network

| | Connection | Single Line Starting Price* | With ACP Credit* | With Lifeline Credit* | With ACP & Lifeline Credit* |
|---|---|---|---|---|---|
| **SafeLink** | 4G LTE & 5G Nationwide** | Pre-paid service | Free unlimited talk / text, 10 GB data / month | Free 350 voice minutes, unlimited texts, 4.5 GB data /month | Free unlimited talk/text, 25 GB data / month, 5 GB hotspot data |
| **Verizon** | 5G Nationwide** | $35 / month per line with auto pay & paperless billing, unlimited data | $5 / month per line with auto pay & paperless billing | $25.75 / month per line with auto pay & paperless billing | Free with auto pay & paperless billing |

## Affordable Home Internet

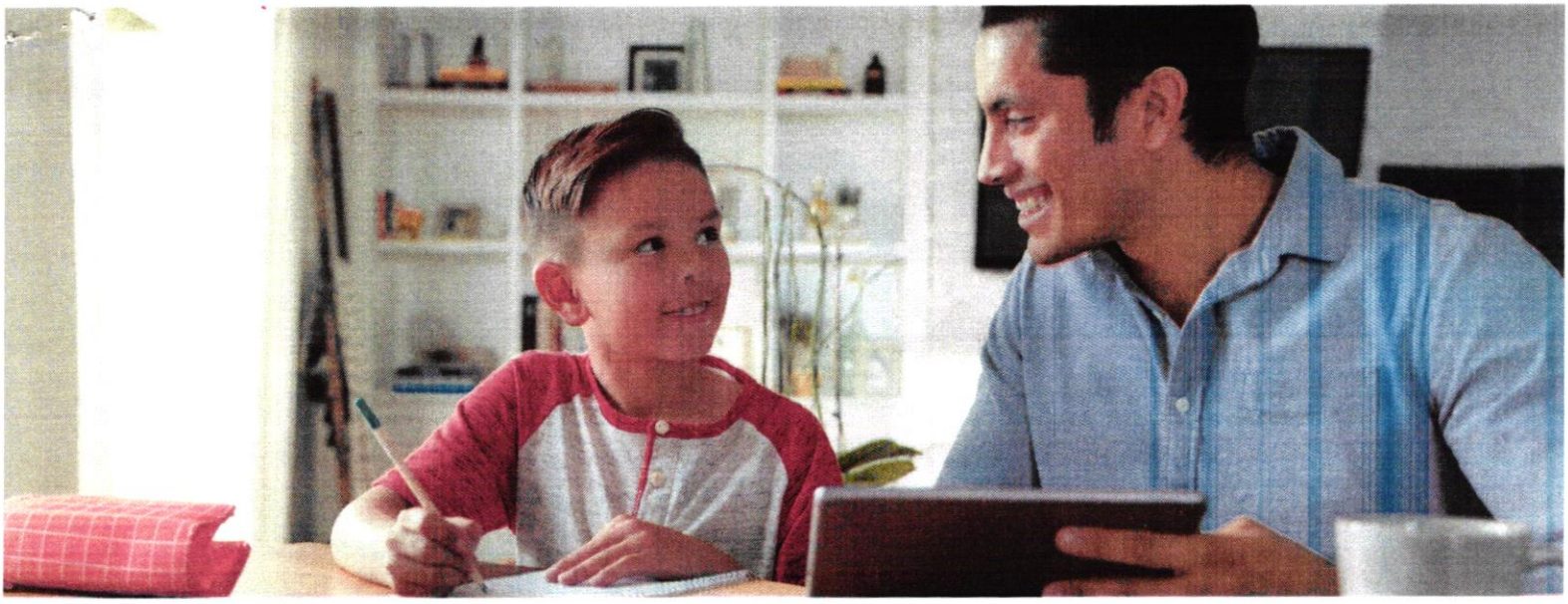
Verizon Home Internet plans are now even more affordable for qualifying households with Fios Forward, 5G Home Internet and LTE Home Internet.

| | Speed | With ACP Credit* | General Rate* |
|---|---|---|---|
| **Fios Forward** | 300 Mbps; no data cap | Free including router at no charge | $25 / month with wireless bundle†, auto pay & paperless billing |
| **5G Home Internet** | 5G Ultra Wideband; no data cap | Free with wireless bundle†, auto pay & paperless billing | $25 / month with wireless bundle†, auto pay & paperless billing |
| **LTE Home Internet** | 4G LTE; no data cap | Free with wireless bundle†, auto pay & paperless billing | $25 / month with wireless bundle†, auto pay & paperless billing |

**Sign up for ACP with Verizon at**
**https://www.verizon.com/home/promo/affordable-connectivity-program/**

verizon✓

*Does not include taxes, fees or router charges. The Affordable Connectivity Program (ACP) is limited to one monthly service discount per household.
**With 5G enabled phone.
† With 5G Play More, Do More or Get More plan
Prices as of 6.15.2022



# The Affordable Connectivity Program

The Affordable Connectivity Program (ACP) was created by Congress and implemented by the Federal Communications Commission (FCC) to assist eligible households to pay for internet services. The ACP will provide assistance to customers needing to connect to jobs, healthcare, and virtual classrooms.

## Ways in which households can qualify for ACP:

- Household income
- Participation in certain government assistance programs
- Participation in Lifeline

### Income

You are eligible for the ACP if your income is 200% or less than the Federal Poverty Guidelines . The guideline is based on your household size and state.

### Participation in certain government assistance programs

You are eligible for the ACP if you (or someone in your household) participate in one of these programs:

- Supplemental Nutrition Assistance Program (SNAP), formerly known as Food Stamps
- Medicaid
- Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)
- Supplemental Security Income (SSI)
- Federal Public Housing Assistance (FPHA)
- Veterans Pension and Survivors Benefit
- Free and Reduced-Price School Lunch Program or School Breakfast Program, including at U.S. Department of Agriculture (USDA) Community Eligibility Provision schools
- Received a Federal Pell Grant in the current award year

### Qualify Through Your Child or Dependent

Any member of your household can make your household eligible if they participate in one of the programs above. For example, if your child or dependent participates in the Free and Reduced-Price School Lunch Program or is enrolled in a USDA Community Eligibility Provision school, your household qualifies for the ACP benefit.

**To learn more or enroll in ACP, visit www.affordableconnectivity.gov**

verizon

# Health and Safety Background

**Health and safety organizations world-wide have studied potential health effects of RF emissions for decades, and studies continue.**



**RF emissions exposure at ground level is generally well below Federal Communication Commission standards.**

**The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:**

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

**Wireless technology, equipment and network operations are highly regulated.**

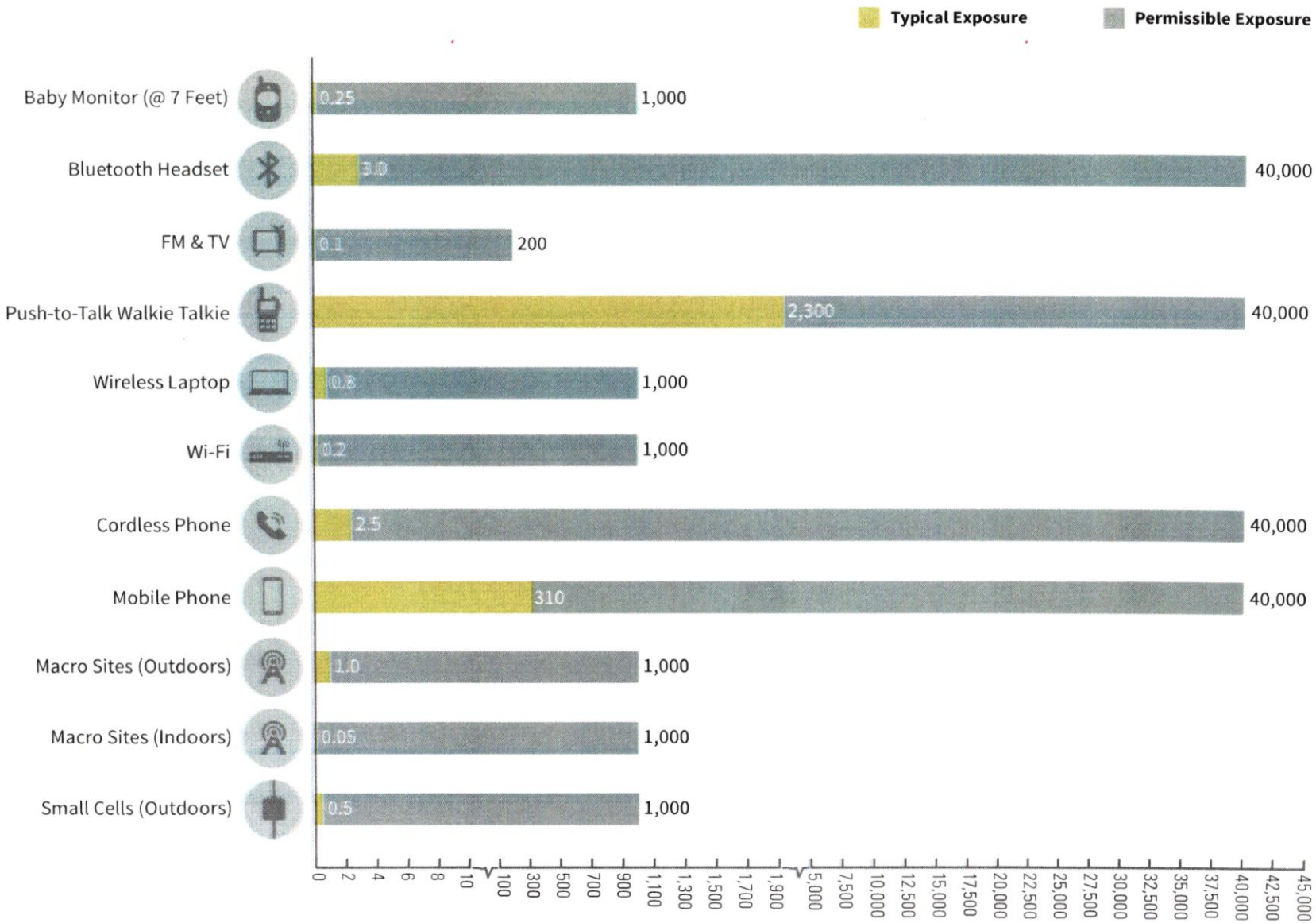
**More information can be found through these organizations:**

**Federal Communications Commission Radio Frequency Safety Program:**
http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf
http://www.fcc.gov/oet/rfsafety/
**World Health Organization:**
http://www.who.int/peh-emf/publications/facts/fs304/en/
**American Cancer Society**
http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers

MAY21

# Common Radiofrequency Exposures ($\mu W/cm^2$)

($\mu W/cm^2$) = microwatts per centimeter squared




A maximum exposure is generally taken to be a worst case (whole body) exposure value from a source whereas a typical exposure is a more realistic exposure one might expect to receive from a given source. The maximum exposure would usually exist only at a specified distance from the source whereas the typical exposure might occur at a wide range of locations and represent a more realistic exposure from a given source.

Source: Andrew H. Thatcher, Board Certified Health Physicist (c) 2020

# WIRELESS NETWORK CONSULTING

TowerCom VIII-B, LLC
Love Ministries site
3111 Avenue D  Fort Pierce, FL  34954
Capacity and Coverage Cell Split
195' AGL Tower

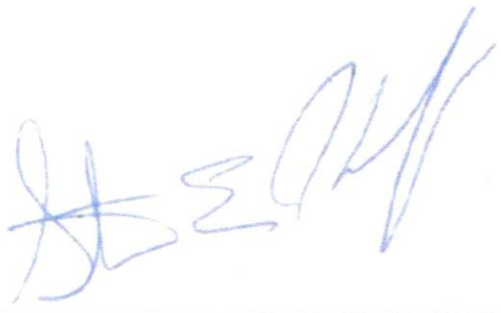
# RF SAFETY

2023

# Certification

This analysis and report was created by Steven Kennedy an RF Engineer with over 33 years of experience in Wireless Network Engineering.

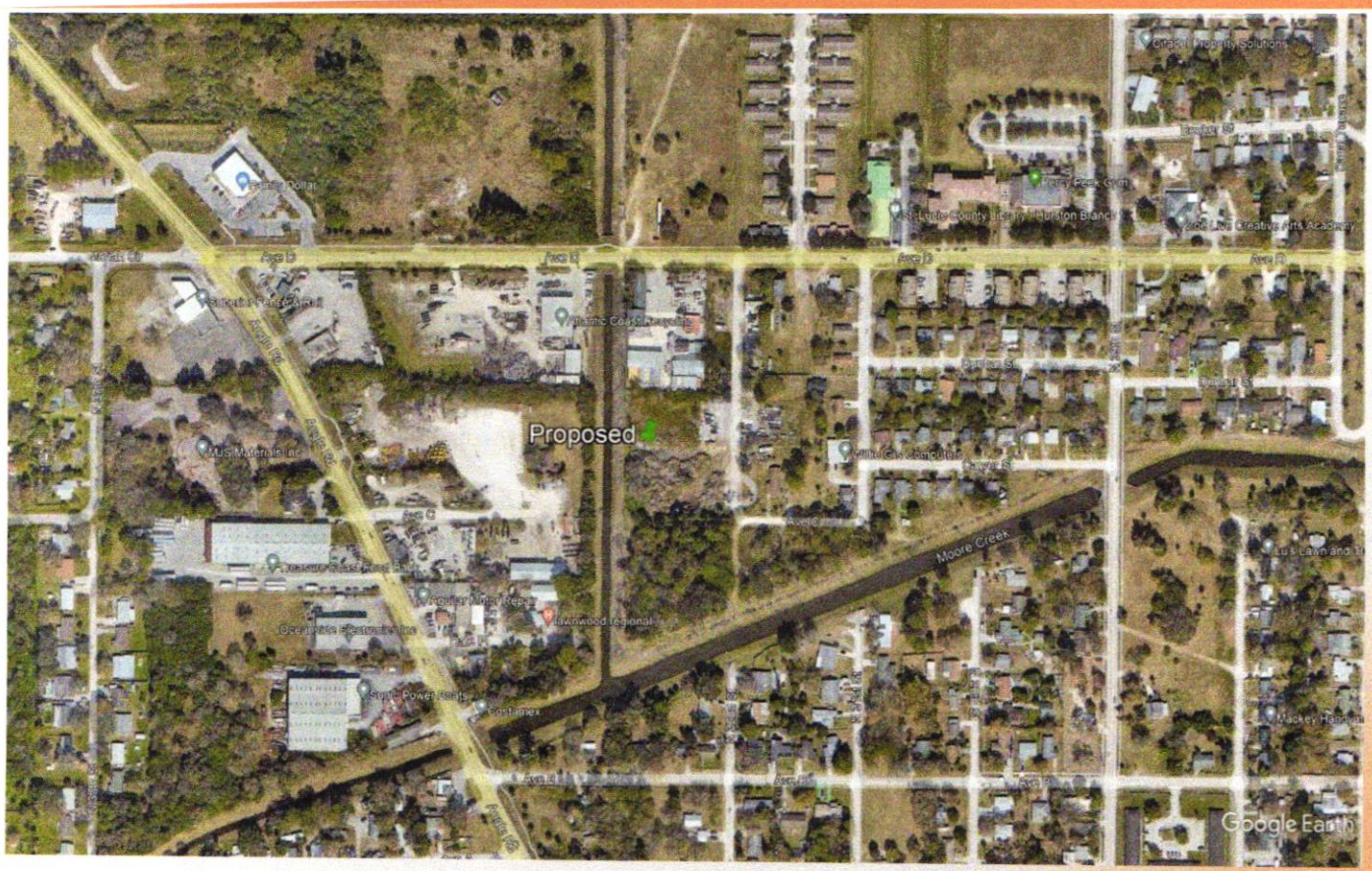
I certify that the attached RF analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



Steven E Kennedy

06/16/2023

# Site




2023

# Objective of new site

- **Capacity**
  - Provide additional bandwidth for customers in the area surrounding the proposed site
  - Provide better throughput for indoor users in the area
  - Offload surrounding sites in area.
- **Coverage**
  - Provide coverage for users in business and residential areas surrounding the proposed
  - Provide coverage along Highway 68 and N 25th Street
- **Why is this site important?**
  - 96% of Americans own a Cellular Phone
  - 57% of American Homes rely exclusively on cellular phones
  - 84% or more of 9-1-1 emergency calls are made from wireless devices

2023

# Why here?

- Lack of indoor wireless service in the surrounding business and subdivisions
- Lack of service along Highway 68 and North 25th Street
- Mobiles are reporting poor quality connections in the areas
- Mobiles are reporting low throughput levels in the area

# Commercial Wireless Carriers RF Safety

- The FCC provides detailed guidance and rules of monitoring and measuring emissions of Wireless Carriers Cell Sites.
- This is in the form of a bulletin originally called OET65 and has since been updated to CC 19-126 which was reviewed for 5G and updated in 2019.
- The FCC as well as several other groups were involved in producing OET65. Groups such as:
  - American National Standards Institute (ANSI)
  - Institute of Electrical and Electronics Engineers, Inc. (IEEE)
  - National Council on Radiation Protection and Measurements (NCRP)

# Ionizing vs Non-Ionizing

- There are two (2) types of Energy/Radio Waves
  - **Ionizing**
    - These are waves that can effect human DNA
    - Examples are:
      - Gamma rays
      - X-Rays
    - This is one of the reasons the nurse steps out of the room and you wear a lead overcoat when you get X-Rays at the dentist.
  - **Non- Ionizing**
    - These are waves do not effect human DNA
    - Examples are:
      - Car Radios
      - Television
      - Wi-Fi Access points and routers
      - Bluetooth headsets
      - Cellphones and Smartphones
      - Lightbulbs
      - Wireless Baby Monitors
      - TV remotes
  - Absorption of waves is proximity based, the closer you are to the antenna the more non-ionizing energy is absorbed. You will absorb 50% of the FCC's General Public limit with your smartphone next to your ear versus the less than 10% of the FCC's General Public limit from the antennas when you are standing 20 feet away from the proposed tower.
  - At 20 feet away you are less than 10% of the General Public limit.
  - If you were 40 feet away the specific absorption rate would less than 5% of the General Public limit, if you are 80 feet away it will be less than 1% of the General Public limit.
  - The nearest residence is over 300 feet and most of the residences are over 500 feet from the proposed tower base.
  - Remember that cell phone user absorbs 50% of the General Public limit because the absorption level is proximity based due to the phone being next to their ear.

2023

# Non-Ionizing Energy side effects

- The only established side affect of cell phone radio waves is heat.
  - Ever noticed that when a light bulb is on for a period it gets warm?
  - Ever noticed when you talk on the cell phone for an extended time that it gets warm?
- This is because the amplifier in the phone generates the radio waves and heat at the same time.
- **The FCC limits ensure the amount of heat that is being generated close to individuals is within the tolerances required**

# General Public & Occupational limits

- The FCC isolated two (2) groups relative to access around wireless antennas
- The first group is called Occupational
  - This refers to areas where workers would be allowed (general public cannot access) but the workers would not have knowledge about antennas (An example would be an Air Conditioner Repair Technician). Barriers or signage may be needed to alert the worker when close to the antennas.
    - Examples are:
      - Rooftop access behind a locked door
      - Compound access behind a locked gate
  - The FCC determined the safe value and then lowered by a factor of 10 and that is the value the wireless carriers use in the studies
  - The exposure levels are averaged over 6 minutes
- The second group is called General Public
  - Uncontrolled access (General Public)
    - This group is for areas with general public access, the public would not have a knowledge of an antenna being close to them
    - Examples are:
      - Sidewalks
      - Parks
      - Public accessed buildings
  - The FCC determined the safe value and then lowered by a factor of 50 and that is the value the wireless carriers use in the studies
  - The exposure levels are averaged over 30 minutes
- Compare the value for a tower which is 1mW to the power of a smartphone which is 200mW of power.

# Power Levels below a tower

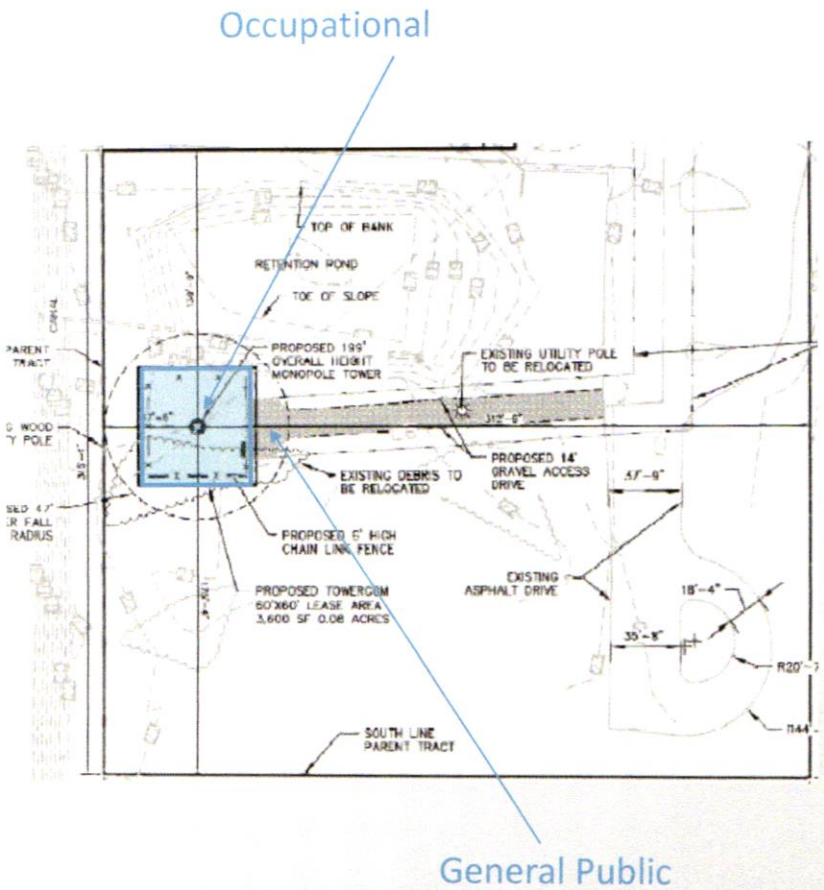



Main beam of the antenna

- Power levels on the ground around the tower are much less than what is at the antennas
- Power on the ground adjacent to the tower is 1/1000 of the power compared to what is at the antenna

1/1000 of the power on the ground around the site

# Power Levels around a tower




- Next to the tower in the compound in controlled environment (Occupational)
- Outside of the compound and buildings the maximum calculated density is less than 10% of the General Public Standard

# Frequency Bands / 5G

- There are three (3) types of 5G deployments
- 5G on existing bands in use
  - Carriers have been using these frequency bands already for 4G service
  - 5G technology is being overlaid in place of 4G
  - Just like when 4G replaced 3G or 3G replaced 2G, same concept
- 5G on C-Band (3800 - 4200 MHz)
  - Carriers purchased this band via auction from the FCC for 5G services
  - This is just another frequency band that is slightly higher than the typical operational bands that have been in service for decades
- 5G on Millimeter wave (28 & 39 GHz)
  - These are the frequency bands used on small cells
  - They typically cover only 2 or 3 city blocks
  - Small cells are typically built in Urban or heavy suburban area
  - Small cells are usually placed on right of way light poles
- Regardless of what band is being used the FCC still regulates all wireless carriers and they must follow the FCC guidelines noted in Order 19-126

# TowerCom – Love Ministries

- The safety of Radio Frequency (RF) emissions has been studied for more than 60 years, and the research is under constant review by governments, health agencies, and standard-setting organizations in the U.S. and around the world.
- These organizations have all reached the same general scientific conclusion: there are no established health hazards from exposure to RF emissions that are below the FCC limits.
- All License holders that are governed by the Federal Communications Commission (FCC) follow the published standard for RF Emissions which is FCC Order 19-126.
- The Love Ministries site will generate less than 10% of the Federal Maximum permissible Exposure (MPE) General Public Limit.
- **The Love Ministries site proposed by TowerCom is well within the FCC guidelines and meets the FCC order 19-126 requirements.**
- For independent studies on RF, visit the websites:
  - American Cancer Society - https://www.cancer.org/
  - Federal Communications Commission - https://www.fcc.gov/general/radio-frequency-safety-0
  - International Commission on Non-Ionizing Radiation Protection - https://www.icnirp.org/
  - World Health Organization - https://www.who.int/teams/environment-climate-change-and-health/radiation-and-health/non-ionizing/base-stations-wireless-technologies

2023

# APPENDIX

# Federal Communications Commission (FCC)

- The Federal Communications Commission (FCC) regulates the use of all wireless licenses.
- The FCC is required by the National Environmental Policy Act of 1969, among other things, to evaluate the effect of emissions from FCC-regulated transmitters on the quality of the human environment.
- The Commission's requirements are detailed in Parts 1 and 2 of the FCC's Rules and Regulations [47 C.F.R. 1.1307(b), 1.1310, 2.1091, 2.1093]. (See Report and Order, FCC 96-326)
- On August 1, 1996, the Commission adopted the National Council on Radiation Protection and Measurements (NCRP)'s recommended Maximum Permissible Exposure limits for field strength and power density for the transmitters operating at frequencies of 300 kHz to 100 GHz and this has been re-studied as recently as 2019 (See Report and Order, FCC 19-126
- In addition, the Commission adopted the specific absorption rate (SAR) limits for devices operating within proximity to the body as specified within the ANSI/IEEE C95.1-1992 guidelines.
- OET Bulletin 56 was published in August of 1999 and it discusses Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields

# Maximum Permissible Exposure limits

- Occupational Limits from 19-126
  - The power density limits are:
    - 300-1500 MHz – frequency/300 mW/cm$^2$ averaged over 6 minutes
    - 1900 MHz and above – 5mW/cm2 averaged over 6 minutes
  - The limit is conservative by a factor of **10**
- General Public Limits from 19-126
  - The power density limits are:
    - 300-1500 MHz – frequency/1500 mW/cm$^2$ averaged over 30 minutes
    - 1900 MHz and above – 1mW/cm2 averaged over 30 minutes
  - The limit is conservative by a factor of **50**

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. ALISIA HARRIEL | 7414 Pine Lakes Blvd | 561-222-4364 | Alisia Harriel |
| 2. Stacy Sinclair | 429 S 27 ST | 772 883 2445 | S.S. |
| 3. THADDEUS WILSON | 1603 JUANITA AVE | 772-985-6787 | |
| 4. Tracy Howell | 2150 SW Dwight | 7722151673 | |
| 5. Sandra Banner | 3210 Hibiscus Ave. | 772 672 0278 | Sandra Banner |
| 6. | 2910 Carver st | 561-5354556 | |
| 7. Jeanbatis Augustin | Carver st | 772 582-5623336 | |
| 8. EVENEL SIMILUS | 506 N 15th st | 772 985 5748 | |
| 9. Jose Huczo | 2904 Carver st | 7723338490 | |
| 10. Blanca Morales | 2904 Carver St | 7723338459 | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Johnny Davis | 7701 South 17th circle | 954-358-7363 | Johnny Davis |
| 2. Michael Thomas | 1716 S. Cir Apt B | 772-828-6740 | Michael Thomas |
| 3. Dennis Belezair | 3206 ~~hibiscus~~ hibiscus | 772-293-1581 | |
| 4. Sheila Mitchell | 312 N. 22nd St. | 772-979-3288 | Sheila Mitchell |
| 5. Jeanette Morico | 312 N. 22nd St. | 772 979-3288 | Jeanette Morico |
| 6. Amie S. Rogers | 1581 SW Byron | 772-940-7146 | Amie S. Rogers |
| 7. amie Rogers | 2006 N. 5th | 772-466-0905 | amie Rogers |
| 8. Cequila Terry | 2401 North 41st Street | (772) | |
| 9. Clarence Terry | 2401 North 41st Street | | |
| 10. Dontavian Meadows | 205 N 29th street | 772 940-6811 | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Andrea Zuñiga | 3003 AVE D APT C | 813-400-7632 | [illegible] |
| 2. [illegible] Antwand | 3003 AVE D APT C | 786-522-7732 | [illegible] |
| 3. Rodney Hughey | 2909 AVE D APT C | 772-621-8828 | [illegible] |
| 4. Rosalind Robinson | 3007 AVE D Apt A | 772-241-8372 | [illegible] |
| 5. Julin Hulston | | 772-310-1123 | Julin H. |
| 6. Lillian | | 321 623 1458 | Lillian Rolle |
| 7. [illegible] | — | 772 672 1950 | [illegible] |
| 8. Veta Robinson | | 561-846-9617 | Veta R[illegible] |
| 9. Melvin Jones | | | [illegible] |
| 10. Annette Richardson | 4001 Ave. P FAP. | 772-971-9623 | |

# PETITION

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY, located at 1601 N. 25th Str, Ft. Pierce, Florida, submitted to you by T-Mobile, Tillman Infrastructure, and Cotleur & Hearing; represented by Lewis, Longman, Walker

| Name | Address | Phone # | Signature |
|---|---|---|---|
| LaTonya Hubbard | 949 SW Whittier Tesr. Port St Lucie | 772-940-1118 | LaTonya Hubbard |
| Angie Wilhem | 3950 Juanita Ave Fl | 754 234 904 | [illegible] |
| Kenon Williams | 3950 Juanita | 772 212 3000 | [illegible] |
| Jackie Thomas | 3950 Junatia | 760-4363 | [illegible] |
| Tiffany Smith | 3950 Junatia | 772 214 6612 | Tiffany Smith |
| Pastor H Felton | 3679 S.E Gate House Cn | 772-828-8984 | [illegible] |
| Helen Brooks | 2707 Ave "S" | (772) 332-2908 | Helen Brooks |
| Dessiree | 3307 Ave J | 772 267 7304 | [illegible] |
| Jorge | 3304 | 772 267 7502 | [illegible] |
| Melissa | 703 Palm ave | 772 465 8256 | Melissa Ouding |
| Jaison Biggons | 4201 Aberfoyle ave | 772-834-8772 | [illegible] |
| Vera Harrell | 521 N. 11th St. Ft. Pierce, Fla. | 772-465-3360 | Vera Harrell |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Michelle Dupuis | 8294 Sandpine circle | (772)678-1812 | M. D |
| 2. Scott Dodge | 8294 Sandpine circle | 772-678-1812 | S. D |
| 3. Marilene Gedeus | 1007 Poinsettia Ave | 772-332 9192 | MG |
| 4. Angelique Dover | 1600 Elkhart Ter | 704-236-6288 | [illegible] |
| 5. Ronald Dover | 1600 Elkhart Ter | 704-236-6288 | [illegible] |
| 6. Katie Washington | 417 Parkway Way | 385.457.7233 | Katie Washington |
| 7. Adam Bennett | 417 Parkway Dr. | 801.800.4845 | [illegible] |
| 8. Luwarn Cross | 12050 Oleander | 561-755-2014 | L. Cross |
| 9. Tyshia Cross | " " | 561-755-0908 | T. R. Cross |
| 10. Carol Wood | 1233 E. Weatherbee Rd Apt 6 | 772 812 7060 | Carol A Wood |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Misty Ludwig | 2853 SW east louse circ | 772-999-1059 | [illegible] |
| 2. Winsome Shane | 2869 SE east Rd | 772-906 8604 | [illegible] |
| 3. Chris Quigley | 2050 [illegible] ave | 772-501-6773 | [illegible] |
| 4. Lenny Marshall | 2704 Oak Alley Dr | 772-284-1361 | [illegible] |
| 5. Florence Boyd | 312 N 12 St. | 7729406932 | [illegible] |
| 6. Tymeka Kelly | 2904 N 29th Ave I | (772) 227-0428 | [illegible] |
| 7. Frantz Laurent | 812 Atlantic Ave | 772-209-8566 | [illegible] |
| 8. Michelle Jackson | 1927 Wyoming Ave. | 772-672-9455 | [illegible] |
| 9. Caroline Dobson | 404 N 23rd St | 772-201-8220 | [illegible] |
| 10. [illegible] | | | Vivian Lawrence |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Mildred Adderley | 213 N. 37th Street | 772-461-0319 | Mildred Adderley |
| 2. Reginald Henderson | 426 N. 20th St, Ft | 772-475-4334 | [illegible] |
| 3. Carrie McMillin | 1610 North 23rd St | 772-672-4883 | Carrie McMillin |
| 4. Reynold Henderson | 7002 Plumosa Ln | 772-332-7023 | Bill Williams |
| 5. Carol Pinder | 105-Snowy Egret | 772-643-5986 | Carol Pinder |
| 6. Mary Rue | 8450 62 Ave Vero Beach | 772-532-5864 | Mary Rue |
| 7. ChloAnn Lawrence | 2606 Ave. N Ft Pierce | 772-971-2250 | [illegible] |
| 8. LORETTA CHAPMAN | 7014 PORT ST LN LIZ | | Loretta Chapman |
| 9. Anne Van Abel | Torrey Pines 34986 | [illegible] | Anne V Abel |
| 10. Rubye Gray | 1821 Sowerton | 772-461-8862 | R Gray |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Tim Richardson | P.O. Box 2175 | 672-8121 |  |
| 2. Malinda Porter Hall | P. O. Box 611 | 216-0776 | Malinda Porter Hall |
| 3. Lynda W. Bass | 5794 Dream Ct. 34982 | 878-414-5098 | Lynda W. Bass |
| 4. Debra W Allen | 2313 Hayward Dr PSL 34946 | 772-240-9899 | Debra W Allen |
| 5. Yvonne Johnson | 1127 SW Forest Hill Cove PSL 34984 | 772-216-9306 | Yvonne Johnson |
| 6. Letta Moore | 1800 Barcelona Ave. | (772) 577-1122 | Letta Moore |
| 7. Courtney Lazarus | 1605 ave D | 772-333-7791 | |
| 8. Ramon Olivo | 2905 AVENUE D | 772-475-5009 | Ramon Olivo |
| 9. ShyANN POWELL | 2905 AVENUE D | 772-634-1465 | |
| 10. TYREKA FLENO | PO BOX 3264 | 229-221-2164 | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Tekella P. Adams | 2015. 8th Street | 772-708-8014 | Tekella Adams |
| 2. Susan Washington | 2100 Barcelona Ave | 772-801-4397 | Susan Washington |
| 3. Bernard Washington | 2100 BARcelona Ave | | Bernard Washington |
| 4. Tanovia | | | |
| 5. Riccard Adam | 201 S 8th St | 772 475-8249 | |
| 6. Roshae Adams | 702 N. 18th St | (772) 777-6858 | R. Adams |
| 7. Bernard Washington | 2100 Barcelona Ave | 772-267-2994 | |
| 8. Jeaniela Cazimy | 2100 Barcelona Ave | | |
| 9. Rosemary Spates | 2901 Ave D Apt B Ft. Pierce | 631-522-9327 | R Spates |
| 10. Pamela Stowe | 2909 Ave D Apt A Ft. 34947 | 772-672-2745 | Pamela Stowe |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. GORDON MAHON Nadege Mahon | 4267 NORTHERN DANCER WAY, ORLANDO FL 32836 | (561) 907-6511 | [illegible] |
| 2. Forest Mentz | 6905 S Indian River Dr | 954 2058105 | [illegible] |
| 3. [illegible] | 1245 Crane for Court Fort Pierce | 772-466-4009 | [illegible] |
| 4. [illegible] CHARLES HAMEK | 1111 Fernandina St F.P. 34946 | 772 8281080 | [illegible] |
| 5. DeLisa Pressley | 2660 Iroquois Ave | (772) 332-3333 | [illegible] |
| 6. Vernicia Feliacin | 3802 Ave M Ft Pierce 34947 | (772) 240-5207 | [illegible] |
| 7. Patricia Pressly | 3800 Ave P Ft. Pierce, Fl | 772-332-1730 | [illegible] |
| 8. Rolanda Jones | 2705 Avenue Q | 772-905-7103 | [illegible] |
| 9. Juana Escalera | 2909 Ave. D Apt B Fort Pierce FL 34947 | (772) 626-6962 | [illegible] |
| 10. Issacc Z. Cartagena | 2909 Ave D Apt B Fort Pierce FL. 34947 | 772 3025439 | [illegible] |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED W[redacted] [redacted]RELESS COMMU
FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida

| Name ~~Jasper Reeves~~ | Address | Phone Number | Signatu |
|---|---|---|---|
| 1. Jasper Reeves | 3904 AVE Q | 772-206-95[redacted]0 | Jasp |
| 2. Lawrence Johns | 3904 Ave Q | 755-1241 | [illegible] |
| 3. Byron Williams Sr. | 3211 S 7th St | 812-1898 | [illegible] |
| 4. Michelle Mixson | 1923 Ave d | 772-801-4[redacted]4 7 | Meek |
| 5. Livingston Whitaker | 1206 N. 16th | 863-657-[redacted]597 | Lunny |
| 6. Bern Morgan | 1506 Avenue E | 50, 293 52[redacted]0 | [illegible] |
| 7. Terron Thomas | 1704 N 13th St | 954-955-318[redacted] | T. [illegible] |
| 8. Rosheka Smith | 2708 Bennett Dr | 772 812-48[redacted]5 | [illegible] |
| 9. Rick Kasson | 1508 AVE E | 937-397-[redacted]157 | Ric |
| 10. Gualdine Collins | 1005 AVE E | 772-667-95[redacted]42 | Gual |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Deborah Campbell | 7014 Torrey Pines Cir | 8102806363 | Deborah Campbell |
| 2. Kimberly Bell | 5613 Winter Garden Parkway | (772)882-6766 | KBell |
| 3. Larryton McNealy | 207 Essex Drive | (772)353-7808 | |
| 4. Charlie Brunson | 1516 Barcelona Ave | 466-3988 | |
| 5. Barbara Rochester | 2207 So Hayword Dr | 772-475-8999 | B Rochester |
| 6. Hector Rochester | 1753 N 33rd St | | HectorRochester |
| 7. Bryant Hilburn | 2207 So Hayword Dr | 772-667-3542 | Bryant Hilburn |
| 8. Ruby Canta | 713 Osceola Ave | 772-626-5478 | Ruby Canta |
| 9. Janice E. Brown | 1807 N. 16th St. | 772-408-7986 | Janice E. Brown |
| Tyra Fuller | 204 N 39th St | 772 8285733 | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Jennifer Barnwell | 1810 N 47TH St | 772 216-5612 | Jennifer Barnwell |
| 2. Nora Smith | 2101 Florida Ave. | 772 216-6429 | Nora Smith |
| 3. Mellissa Barron | 3015 Ave R | 772-777-5533 | Mellissa Barron |
| 4. Shondrika Chester | 3322 Monterey Sq Lane Unit 104 | 772-801-3698 | |
| 5. Koury Moye | 2906 Anderson DR Ft. Pierce Fla 34946 | 772-240-6864 | Koury Moye |
| 6. Dale Neal | 2711 mades Dr Ft. Pierce Fl 34947 | 772-985-6825 | Dale Neal |
| 7. Mike Neal Jr | 2711 mades Dr 2711 mades Dr | 772-985-6825 | Michael Neal Jr |
| 8. Mike Neal Sr | 2711 mades Dr Ft Pierce | 772-985-6825 | Michael Neal Sr |
| 9. Jennie White | 4900 Evergreen Ave | 772-468-1825 | Jennie White |
| 10. Kimberly White | 4900 Evergreen Ave | 772 468-1825 | Kimberly White |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Cori Bond | 1701 | 612-791-9984 | [illegible] |
| 2. Nehari Crawford | 2701 Tropic Blvd | (772) 828-9472 | [illegible] |
| 3. Earl Gardner | 1701 N. 35th St | 772-461-5527 | [illegible] |
| 4. [illegible] | 1311 N. 31st 407 | 461-39-49 | [illegible] |
| 5. Alvin Hamilton | 107 Essex Dr 1349 46 Ft. Pierce | 772 517-2325 | [illegible] |
| 6. Jabbar Branch | 5828 NW Fox Lane Port St Lucie F 34986 | 407 283-1638 | [illegible] |
| 7. Jamael Gardner | 3007 Langston Dr | 772 267-7732 | [illegible] |
| 8. Kayley Daley | 112 Edgewood Blvd ~~[illegible]~~ | 352-428-0021 | [illegible] |
| 9. Jocelyn lee | 3101 Tropic Blvd | 830-385 3335 | [illegible] |
| 10. [illegible] | 2701 Walker Dr. | 772 919 0600 | [illegible] |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Antorvy Young, Jr. | 1009 Coral St. Fort Pierce, FL 34982 | 332-7848 772-332-7848 | antorvy Young, Jr. |
| 2. Gregory S. Johnson | 3705 Avenue I Fort Pierce FL 34947 | 772-475-8910 | Gregory S Johnson |
| 3. Christopher Moore | 1503 Pine Hollow Dr, Ft Pierce FL 34982 | 772 475 7640 | [illegible] |
| 4. Kandiss Moore | " " | 772 607 0929 | Kandiss Moore |
| 5. Michael Louis | 1403 G Terr Apt 13 Ft. Pierce, FL 34950 | 561-255-9214 | [illegible] |
| 6. Maximo Saez | 418 SE Essex Dr | 772-408-7573 | [illegible] |
| 7. David Chavis | 707 N 7 St. | 772-940-8848 | David Chavis |
| 8. Shaker Bain | 3100 Tropic Blvd | 772 9796720 | [illegible] |
| 9. Rodrick Gaskin | 1511 N 21 St St Fortpierce | 561-541-4101 | [illegible] |
| 10. [illegible] | | | |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Tanika Simmons | 10105 Crosby P. PSL. Fl. 34986 | 772-4083921 | |
| 2. Rev. Lori Snell | 1405 N. 21th St | 239-324-1815 | |
| 3. WALTER DAMPIER | 1701 ALVENDA AVE | 772-466-4352 | |
| 4. Mary Bowman | 1408 H | 772 882 5841 | |
| 5. Zakiya Anthony | 5060 E Portofino Landings Blvd | 772-332-4803 | |
| 6. Jack Rivers | 5060 East Portofino Landings Blvd Unit 107 | (772) 241-4927 | |
| 7. Irene Sam | 1501 Ft Pierce | 461853 | |
| 8. Josephine Filus | 802 N. 18th St. Fort Pierce, Fl 34951 | 772 861-1981 | |
| 9. Eric Simmons | 10105 Crosby PL PSL FL 34986 | (772)408-3921 | |
| 10. William Mills III | 3480 SW Fashoda St 34953 | 561-800-4793 | |

# Petition

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| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Donetta S. Charles | 1730 26th Ave | 213-632-9480 | |
| 2. Viola Bryant | 512 Floridatte | 772-216-9016 | |
| 3. EVA Pressley | 3600 TWIN LAKES TERR | 772-519-2558 | |
| 4. Willie Titus | 8409 PASO ROBLE | 772-332-6027 | |
| 5. Brenda Miller | 318 NE 10th Ave | 561-781-6509 | |
| 6. Valone Groot | 323 NW 11 Ave | 561-729-5998 | |
| 7. Charles L. Gaskin | 565 Fern Lane | 561-876-6963 | |
| 8. Danette Davis | 3504 Ave S | 561-906-9405 | |
| 9. Sandra Gordon | 2404 Zora Neal | 801-7053 | |
| 10. Cynthia Cruz | 2301 N. 43rd | | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Balah Shaw | 402 N. 30th St | 772-465-2322 | Balah Shaw |
| 2. Harry Shaw | " " " | " " " 772-380-3282e | Harry Shaw |
| 3. JAmari Hayes | 2905 Kingsley Dr. | 772-708-5858 | Jamari Hayes |
| 4. MKENZI Shaw-Hampton | | 313-753-5083 | [illegible] |
| 5. Bernardine Kelly | 2905 Kingsley | 772-8820874 | Bernardine Kelly |
| 6. Charlene Collier | 2102 Ave. O | 772-708-2681 | Charlene Collier |
| 7. Emett Collier | 2102 Ave O | 772 564-1566 | emett collier |
| 8. Mark Roosevelt | 433 North 21 Street | 772-708-2479 | Mark R. |
| 9. Elesea Page | 3110 Ave C | 772-216-2293 | Elesea Page |
| 10. George Shaw Jr | 6317 N/W Lakes | 772-834 8365 | George Shaw Jr |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Angelique Rogers | 1450 SW Paar dr | 772 430 0303 | |
| 2. | | (772) 388-7149 | |
| 3. Linda Culver | | 772 480-9279 | |
| 4. Colyn Merricks | | 772 940 3673 | |
| 5. Susan Brooks | | 772 708 7534 | |
| 6. Alonzo Merrick | | 772-501-1260 | |
| 7. Robin Prater | — | — | |
| 8. Patrina Hall | | 772 626-5539 | |
| 9. Zodalinda Hodge | | 772-212-6113 | |
| 10. | | | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. A. J Hamison | 2503 Madewood Dr. | 772-468-5880 | [illegible] |
| 2. T. Braden | 1781 S. W. Mackenzie St PSL | 772-215-4326 | [illegible] |
| 3. [illegible] | 1721 Sunrise Ave Fort Piece FL | | [illegible] |
| 4. Nairobis | 1805 Naranja avenue | 954-703-9610 | [illegible] |
| 5. Jessica Haughurst | 2142 SE Carnation Rd PSL, 34952 | | [illegible] |
| 6. Shantell Brown | 1727 Grand Club Blvd Ft. Pre, FL 34982 | | [illegible] |
| 7. Urescia Wilson | 2410 Royal Palm Dr. Ft. Pierce, FL 34982 | | [illegible] |
| 8. [illegible] | 1205 W. 18th St Fort Pierce FL 34948 | 772-262-7962 | [illegible] |
| 9. LaToya Bonie Steele | 2100 Juanita Avenue | 772 971-2501 | [illegible] |
| 10. PAUL STEELE | 2100 JUANITA AVENUE | 772-318-8480 | [illegible] |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. [illegible] Dentson | 2912 Carver Ave | 772-577-1276 | [illegible] |
| 2. Danzel Edwards | 403 N 31 st | 772-203-3720 | [illegible] |
| 3. Kelly Drinkhorn | 403 N 31st | 772 203-3720 | [illegible] |
| 4. DARRELL Alexander | 407 Nth 31st st. | (772) 579-2411 | [illegible] |
| 5. Laconia Boatwright | 407 N. 31st St | (772) 519-4078 | [illegible] |
| 6. Victoria Galloway | 407 N. 31st St. | (772) 501-6947 | Victoria Galloway |
| 7. Willie Gardenhire | 407 N. 31st ST | 772-519-4077 | Willie Gard[illegible] |
| 8. Decreta Meely | 2610 Bennett Dr | 202-460-5668 | [illegible] Meely |
| 9. Xavier Brown Jr | 432 north 17th st | 772-201-8281 | [illegible] |
| [illegible] | 903 N. 32nd St. A | 772-418-2829 | [illegible] |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Chester Byrd | 3208 Kentucky Ave | 672-0259 | Chester Byrd |
| 2. Barbara Williams | 2330 S.W. Naomi Ave | 772-332-8401 | Barbara Williams |
| 3. Lucille Young | 702 North 27th Street | 772-464-6753 | Lucille Young |
| 4. Willie Burden | 102 N. 40th St. | 772-579-8326 | Willie Burden |
| 5. [illegible] | 901 Ibis Ave | 772-940-5959 | [illegible] |
| 6. Bobby Ball | 2609 Navajo Ave Ft. Pierce. Fl. | 772-528-2010 | [illegible] |
| 7. Nancy Elegh | 1806 San Diego Ave Ft Pierce FL | 772-971-7890 | [illegible] |
| 8. Deborah Fleury | 7104 Hibiscus Rd Ft Pierce, FLA | 772-882-1423 | Deborah Fleury |
| 9. Verlean Mitchell | 4808 Barehead Ave Ft. Pierce FL 34946 | 772-461-6217 | Verlean Mitchell |
| 10. Sophia Williams | 2642 Niagara Ave Ft. Pierce, Fla 3949 34946 | 772-446-5741 | Sophia Williams |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. David Nickerson | 1111 ave E Ft Pierce, Fl | 716 307 9861 | [signature] |
| 2. Tarah Lyons | 1111 Ave E Ft Pierce, FL | 716 378-4399 | [signature] |
| 3. David Nelson | 8709 Cobblestone Dr FL | 772-2593631 | [signature] |
| 4. Cassandra Singleton | 3506 Ave J Ft Pierce FL | 772 9855280 | [signature] |
| 5. M.A. Dick | 5800 Portofino | 772-626-9772 | [signature] |
| 6. Heather Goddard | 1601 Leaf Lear | 772 332-7439 | [signature] |
| 7. Lanny Lloyd | 3111 Ave R. Ft Pierce Fl 34947 | 772-332-6813 | [signature] |
| 8. Felicia Townsend | 4715 San Diego Ave | 772-332-3283 | [signature] |
| 9. Tasha Alves | 4045 Gator Trace | 4407753893 | [signature] |
| 10. Drexis Baldwin | 2501 Center Rd | 772 321 6314 | [signature] |

Vincent

Non Residential
Area

They Live in Port
St. Lucie

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Alondra Colon | 313 Azucana Rd | 561-420-3841 | [signature] |
| 2. Tiauna Tucker | 7908 Eden Rd 34951 | 443 766 4388 | [signature] |
| 3. Carol Hedgepeth | Port St Lucie 34987 11691 SW Rockville Ct | 305 299-8428 | [signature] |
| 4. Rashondia Gaines | 3346 Lakeside Drive Davie, FL 33328 | (772) 979-1312 | Rashondia Gaines |
| 5. Alan Eddison | 11471 SW Halton St Port St Lucie | 561-632-0449 | [signature] |
| 6. Elizabeth Jackson | 6121 56th Ave Vero Beach FL | 772-492-8488 | [signature] |
| 7. Ruby Jefferson | 5704 Kingsway FP | | [signature] |
| 8. J. Champagne | PoBox 9225 PSL 34985 | 772-237-1223 | [signature] |
| 9. Stephen Bensby | 5837 Sunbury Cyclr | | [signature] |
| 10. Verna Rogers | 5837 Sunbury Cyclr | | [signature] |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Lorraine Williams | 3309 Ave S | 772-971-7475 | L Williams |
| 2. Timothy Bradley | 6010 45 st | 772-538-5121 | Timothy Bradley |
| 3. Damara Mills | 1405 N. 29th St. | 561.644.9852 | Damara Mills |
| 4. Wilton T. Mills | 3480 SW 29th | 561-644-4067 | Wilton T. Mills |
| 5. Pauline William | 2302 Sunrise | 772-466-0508 | Pauline Wil |
| 6. Carolyn Payne Smith | 2701 Langston Dr | 1.028-5710 | C Smith |
| 7. Louise Robinson | 2310 Avenida Ave | 772-332-7520 | [illegible] |
| 8. Joyce Smith | 5959 NW Telford AW | 772-873-5333 | [illegible] |
| 9. [illegible] Parke | 2003 S 26th | 772 828 6587 | |
| 10. Beverly Williams | 7002 Plymouth LN. | 332-6531 | Beverly Williams |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Jimmy Ward | 1107 North 16th St. | | Jimmy Ward |
| 2. David Briggs Jr. | 526 N 11 ST. | | David Briggs Jr. |
| 3. Liz Rhea | 1405 N 5th St | | Liz Rhea |
| 4. Alpha S. Harrell | 305 N. 30th St | | |
| 5. Emma Harrell | 522 N. 17th St | | Emma Harrell |
| 6. Chet Woodard | 3202 Anderson Dr. | 772-971-0432 | Chet Woodard |
| 7. Thelma Wms. | 2802 Emerald Dr. | 772-501-7153 | Thelma Williams |
| 8. Thomas Patrick | 3202 Anderson Dr | 772-480-5466 | |
| 9. Joyce Williams | 808 Georgia Ave | | |
| 10. | | | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Tristan Dennis | 571 NW Macedo Blvd | 7726722196 | Tristan Dennis |
| 2. Cardia Parker | 1306 N 22nd St. | 772-882-2538 | Cardia Parker |
| 3. Rentavius Brice | 1306 N 22nd St. | 772-882-2538 | Rentavius Brice |
| 4. Tracy Washington | 903 N 19th St | 7723855164 | Tracy Washington |
| 5. Susan Washington | 2100 Barcelona Ave | 7725014597 | Susan Washington |
| 6. Seanard Washington | 903 N 19th St | 7722065724 | Seanard Washington |
| 7. Bobby Dennis | 571 NWN Macedo Blvd | 772-519-6057 | Bobby Dennis |
| 8. Zuvmarh Gayman | 4205 birkdale Dr | 772-209-2730 | |
| 9. Gariana Grimsley | 4237 birkdale Dr | 772-489-1334 | |
| 10. Debra Hall | 4237 birkdale Dr | 7729051900 | D. Hall |

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Allara Bea | 1751 North 39th Street | 772-519-1254 | Allara Bea |
| 2. Thelma Peterson | 2702 Juanita | 772 441 2307 | |
| 3. Ofhelia Ross | 1716 S 17th Cir | 772-801-7738 | Ofhelia Ross |
| 4. Herman Sumpter | 3110 Ave C | 772-834-3759 | Herman Sumpter |
| 5. Katrina Ross | 3-10-N. 30th ST. | | |
| 6. Terry Ross | 310 N. 30th ST. | | |
| 7. Kenneth Gilchrist | 1605 Boston Ave | 772-501-6508 | Kenneth Gilchrist |
| 8. Estella Gilchrist | 1605 Boston Ave | 772-448-8461 | Estella Gilchrist |
| 9. Shanti Merant | 1605 Boston Ave | 772-877-4104 | Shanti Merant |
| 10. DeAuntee Patrick | 1605 Boston Ave | 772-666-1996 | DeAuntee Patrick |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Lowana Davis | 903 N. 17th | 772 777 6150 | Lowana J. Davis |
| 2. Dorothy Edwards | 2807 Ave H | 772 359-0493 | [illegible] |
| 3. Michael Faul | 4168 B Gator Trace Villa, Cia | 734-210-9317 | [illegible] |
| 4. Jose Nalia | | | |
| 5. Shirley J Ross | Ft Pierce Fl 6209 Arlington | | Shirley J Ross |
| 6. Marie Arenal | 13 Joseph Pl [illegible] | 905 852-3546 | [illegible] |
| 7. Agatha Cason | 3008 Hibiscus Ave Fort Pierce, Fl | 772-380-3000 | Agatha Cason |
| 8. Ronald Cason | 3008 Hibiscus Ave | 772-519-0659 | R Cason |
| 9. Ashley Cason | 3008 Hibiscus Ave Fort Pierce, Fl 34947 | 772-380-2899 | Ashley Cason |
| 10. TaWonna Johnson | 3705 Avenue I Fort Pierce, FL 34947 | 772 332 7551 | TaWonna Johnson |

# Petition

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| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Lorraine Williams | 3309 Ave S | 772-971-7475 | L Williams |
| 2. Timothy Bradley | 6010 45 st | 772-538-5121 | Timothy Bradley |
| 3. Damara Mills | 1405 N. 29th st. | 561.644.9852 | Damara Mills |
| 4. Wilton T. Mills | 3480 SW 29th | 561-644-4067 | Wilton T. Mills |
| 5. Pauline William | 2302 Sunrise | 772-466-0508 | Pauline Wil |
| 6. Carolyn Payne Smith | 2701 Langston Dr | 1.828-5710 | C Smith |
| 7. Louise Robinson | 2310 Avenida Ave | 772-332-7520 | [illegible] |
| 8. Joyce Smith | 5959 NW Telford AW | 772-873-5333 | [illegible] |
| 9. [illegible] Parke | 2003 S 26th | 772 828 6597 | |
| 10. Beverly Williams | 7002 Plymouth LN. | 332-6531 | Beverly Williams |

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Krystal Green | 1821 S.W Lewis St. PSL, FL 34987 | 772-971-8258 | Krystal Green |
| 2. Jessica Hall | 558C SE Graham Dr. Martin County | 772-349-2483 | Jessica Hall |
| 3. Ann-Marie Cooper | 376 SW Ridgecrest Dr. | 772 266 0572 | A Cooper |
| 4. Cecilia Escorbore | 2217 SW Newport Isles Blvd PSL 34953 | (954) 805-4041 | Cecilia Escorbore |
| 5. Beverly Hinton | 4114 Silverstone Dr | 772 240-0714 | Beverly H. Hinton |
| 6. Jasmine Hall | 1065 SW Canary Ter PSL, FL 34953 | (706) 202-9024 | [illegible] |
| 7. Brenda Matheny | 2247 SE Carnation Rd PSL, FL 34952 | 772-475-6405 | [illegible] |
| 8. Nirlaine Smartt | | | Nirlaine [illegible] |
| 9. Darrel Dunbar | 5170 NW Pine Trail circle | 772-577-8354 | Darrel Dunbar |
| 10. Gary D Watkins | 517 Quincy Ave Ft Pierce, Fl | 772-240-3146 | [illegible] |

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Krystal Green | 1821 S.W Lewis St. PSL, FL 34987 | 772-971-8258 | Krystal Green |
| 2. Jessica Hall | 558C SE Graham Dr. Martin County | 772-349-2483 | Jessica Hall |
| 3. Ann-Marie Cooper | 376 SW Ridgecrest Dr. | 772 266 0572 | A Cooper |
| 4. Cecilia Escorbore | 2217 SW Newport Isles Blvd PSL 34953 | (954) 805-4041 | Cecilia Escorbore |
| 5. Beverly Hinton | 4114 Silverstone Dr | 772 240-0714 | Beverly H. Hinton |
| 6. Jasmine Hall | 1065 SW Canary Ter PSL, FL 34953 | (704) 202-9024 | [illegible] |
| 7. Brenda Matheny | 2247 SE Carnation Rd PSL, FL 34952 | 772-475-6405 | [illegible] |
| 8. Nirlaine Smartt | | | Nirlaine [illegible] |
| 9. Darrel Dunbar | 5170 NW Pine Trail circle | 772-577-8354 | Darrel Dunbar |
| 10. Gary D Watkins | 517 Quincy Ave Ft Pierce, Fl | 772-240-3146 | [illegible] |

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Erika Shaw | 6317 NW Lykes Ln | 772-834 8365 | Erika Shaw |
| 2. Lorenzo Dawson | 208 S 30th St | 772-940-3323 | [illegible] |
| 3. Tikia Sandria Shaw | 2905 AVE. B Ft. Pierce, FL 34947 | 772-249-6928 | [illegible] |
| 4. JONATHAS MICHEL | 2014 Sunrise Blvd Ft | 631-381-9884 | JM. |
| 5. Nadine Henderson | 811 n. 9th St. Ft. Pierce Fla | 772-243-0101 | Nadine Henderson |
| 6. Onald Ceus | 1606 Avenue K Ft. Pierce | 7728013802 | [illegible] |
| 7. Ricardine Premilien | 1606 Avenue K. Ft Pierce | 772 6347879 | Premilien |
| 8. Lakeishia Parker | 1077 SW Canary Terr | 772-267-1087 | L Parker |
| 9. Latiff Williams | 1077 SW Canary Terr | 718-640-3559 | L Williams |
| 10. Rev. Washington | 1077 SW Canary Terr | (305) 336 4179 | [illegible] |

Mother Catherine Washington 1077 SW Canary Ter. (305) 331-6497 Catherine Washington

Mother Mae Wood

# Petition

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| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Tristan Dennis | 571 NW Macedo Blvd | 7726722196 | Tristan Dennis |
| 2. Cardia Parker | 1306 N 22nd St. | 772-882-2538 | Cardia Parker |
| 3. Rentavius Brice | 1306 N 22nd St. | 772-882-2538 | Rentavius Brice |
| 4. Tracy Washington | 903 N 19th St | 7723185164 | Tracy Washington |
| 5. Susan Washington | 2100 Barcelona Ave | 7725814597 | Susan Washington |
| 6. Seanard Washington | 903 N 19th St | 7722065724 | Seanard Washington |
| 7. Bobby Dennis | 571 NWN Macedo Blvd | 772-519-6057 | Bobby Dennis |
| 8. Zumarh Gayman | 4206 birkdale dr | 772-209-2730 | Zumarh Gayman |
| 9. Gariana Grimsley | 4237 birkdale Dr | 772-489-1334 | Gariana Grimsley |
| 10. Debra Hall | 4237 birkdale Dr | 7729057900 | Debra Hall |

# Petition

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| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Deborah Campbell | 7014 Torrey Pines Cir | 8102806363 | Deborah Campbell |
| 2. Kimberly Bell | 5613 Winter Garden Parkway | (772)332-6766 | K Bell |
| 3. Larryton McNealy | 207 Essex Drive | (772)353-7808 | |
| 4. Charlie Brunson | 1516 Barcelona Ave | 466-3988 | |
| 5. Barbara Rochester | 2207 So Hayword Dr | 772-475-8999 | B Rochester |
| 6. Hector Rochester | 1753 N 33rd St | | Hector Rochester |
| 7. Bryant Wilburn | 2207 So Hayword Dr | 772-667-3542 | Bryant Wilburn |
| 8. Ruby Carter | 713 Osceola Ave | 772-626-5478 | Ruby Carter |
| 9. Janice E. Brown | 1807 N. 16th St. | 772-408-7986 | Janice E. Brown |
| 10. Tyra Fuller | 204 N 39th St | 772 828 5733 | |

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. | 117 Camelot Dr | 772-215-0410 | |
| 2. Geneva Boyd | 3706 Ave. J | 772 828-6620 | Geneva Boyd |
| 3. Vincent Davis | 902 Ave H # B | 772-634-5326 | |
| 4. Helaine Taylor | 2700 Wildwood Ln Ft Pierce Fla 34981 | 772-528-5737 | Helaine Taylor |
| 5. Annie Adams | 2912 Ave R Ft Pierce Fla 34950 | 772-940-3448 519 | Annie Adams |
| 6. Clarence Taylor | 2700 Wildwood Ln ~~772-528-5737~~ Ft Pierce | 772-561-4616 | Clarence Taylor |
| 7. Iesha Taylor | 1708 N 42nd Street Fort Pierce, Fl 34947 | 772-446-5183 | Iesha Taylor |
| 8. Tiara Taylor | 466 SW Prada Ave, Port St. Lucie FL 34983 | 772 708-0411 | Tiara Taylor |
| 9. Nakeema Newman | 2903 Citrus Ave. Fort Pierce, FL, 34947 | (772) 579-0337 | N. Newman |
| 10. Brenda McClain | Fort Pierce Fla 34946 103 Hilton Dr. | 772-834 3888 | Brenda McClain |

# Petition

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| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. EDDIE EDWARDS | ROCK ROAD | JAIL HOUSE | Eddie Edwards |
| 2. William F. Hall | 601 N 27 St Ave 3 | 415-4265 | William F. Hall |
| 3. CHARLES MONROE | 3403 AVE. K. | (772) 971-0049 | Charles Monroe |
| 4. Jimmy L. Williams | 1009 S. 8th St. | (772) 672-2980 | Jimmy L. Williams |
| 5. Robt. E. Collins | 2207 AVE E | 772-537-2825 | Robt. E. Collins |
| 6. Rev. Kenneth Mells | 464 N 9th St Ft. P.H. | 772-466-8398 | Kenneth Mells |
| 7. Mike Latimer | 8008 Plantation Lakes Dr | 954-240-1667 | Mike Latimer |
| 8. Ronald Lee Argre H | 1504 Juanita Ave | 772-267-9399 | Ronald Lee Argre H |
| 9. Alexander Nathan-Marsh | 1621 NW Vivanco st | 954-770-4551 | A. Nathan-Marsh |
| 10. Gloria Jones | 2905 D St. | 772-200-0011 | [illegible] |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. EDDIE EDWARDS | ROCK ROAD | JAIL HOUSE ☺ | Eddie Edwards |
| 2. Eleanor F Hall | 601 N 27th Ave 3 | H/S-4265 | Eleanor F Hall |
| 3. CHARLES MONROE | 3403 Ave. K. | (772) 971-0049 | Charles Monroe |
| 4. Jimmy L. Williams | 1009 S. 8th St. | (772) 672-2980 | Jimmy L. Williams |
| 5. Robert E. Collins | 2207 AVE Q | 772-577-2825 | Robert E Collins |
| 6. Rev. Kenneth Wells | 469 N 9th St FT. PT. | 772-466-8394 | Kenneth Wells |
| 7. Mike Latimer | 8008 Plantation Lakes Dr | 954-240-1667 | Mike Latimer |
| 8. Ronald Lee Argree II | 1504 Juanita Ave | 772-267-9399 | Ronald Lee Argree II |
| 9. Alexander Nathan-Marsh | 1621 NW Vivanco st | 954-770-4551 | A. Nathan-Marsh |
| 10. Gloria Jones | 2905 D St. | 772-200-0011 | |

# Petition

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| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Lina Young | 505 N. 15th St | 8505197113 | Lina |
| 2. Mutekeli Mobley | 505 N. 15th St | 8505197113 | Mutekeli |
| 3. Aquantes Mobley | 505 N. 15th St | 8505197113 | Aquantes |
| 4. Tony Mobley | 505 N. 15th St | 8505197113 | Tony |
| 5. Damen Mobley | 505 N. 15th St | 8505197113 | Damen |
| 6. Devonte Mobley | 505 N. 15th St | 8505197113 | Devonte |
| 7. Celine Mobley | 505 N. 15th St | 8505197113 | Celine |
| 8. Jason Adams | 505 N. 15th St | 8505197113 | Jason Adams |
| 9. Ingrid Gibson | 505 N. 15th St | 8505197113 | Ingrid Gibson |
| 10. Chanel Murray | 505 N. 15th St | 8505197113 | Chanel Murray |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Christine Hall | 428 N 16th St. | 772-461-0524 | Christine Hall |
| 2. Stephanie Smith | 2604 Juanita | 407-409-9969 | [illegible] |
| 3. Shirley Frenze | 358 SE Walsh Terrace P.S.L 34983 | 7726266324 | [illegible] |
| 4. Marina T Santos | 5838 Honeybell Court Fort Pierce, FL 34982 | 772-332-7793 | [illegible] |
| 5. [illegible] | 1810 Ave D Ft | 772-940-1603 | [illegible] |
| 6. Alberta Anderson | 1607 N 27th Street | 772-464-3844 | Alberta Anderson |
| 7. Camiera Gordon | 5733 Spanish Drive | 772-971-7611 | [illegible] |
| 8. Cheryl Freeman | 3802 Ave M | (772) 924-4331 | [illegible] |
| 9. Cynthia Poole | 1502 N 42nd St Ft Pierce FL 34947 | 772-519-0697 | Cynthia Poole |
| 10. Arndrea Dampier | 2000 N 43rd St Ft Pierce, FL | 772 713 4879 | [illegible] |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Ionis M. Jefferson | | | M Jefferson |
| 2. LASolomon Archie | 2655 Sno Accord Rd PSL, FL, 34953 | 772-618-3026 | |
| 3. Penie W. Hendy | 2306 San Diego Ave | (772) 216-1560 | |
| 4. Fredella Broomfield | 3731 Oleander Avenue 104 Fort Pierce, FL 34982 | 561-379-6825 | |
| 5. Ann-Marie Brown | 3731 Oleander Ave 104 Fort Pierce, FL 34982 | 561-379-6825 | |
| 6. Sequita Knight | 702 Emil Dr Ft Pierce, Fl | 772 489-5877 | |
| 7. Delores H. Johnson | 429 N. 19th St. Fort Pierce, Fl. 34950 | 772) 577-0821 | |
| 8. Ulysses Knight Sr. | 702 Emil Dr. Ft. Pierce, 34982 | 772 489-5811 | |
| 9. Steven Dean | 1910 Woodland Cir | 772-501-2297 | |
| 10. Esther Murphy | 3732 St Meriks DR Fort Pierce 34982 | 772-621-0423 | |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. [illegible] Treasure Sullivan | 503 N 31st ST Fort Pierce Florida 34947 | 772 224 0075 | [illegible] |
| 2. Shaun Owens | 503 N 31st St Fort Pierce Florida 34947 | 772 201 3166 | Shaun Owens |
| 3. Sharonda Young | 3110 Ave D Apt B | 772 925 4223 | Sharonda Young |
| 4. Lisa Hall | 3010 Ave D apt A | 772-713-6342 | [illegible] |
| 5. [illegible] | 3010 Ave D Apt. A | 772-277-1322 | [illegible] |
| 6. Mary Gordon | 504 N 31st street | (772) 924-7091 | [illegible] |
| 7. Keatisha Florence | 506 N 31st | 772 579-6473 | [illegible] |
| 8. Ricky Williams | 506 N 31st | N/A | [illegible] |
| 9. Bennie Young | 508 N 31st | | Bennie Young |
| 10. Dominique [illegible] | 510 N 31st St | 772-579-0909 | [illegible] |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Bishop William Copeland | 3404 AVE S | 772-361-3696 | William Copeland |
| 2. Corey Bailey | 2000 Ave Q | 772-828-8905 | Corey Bailey |
| 3. Robbie Lampkin | 1655 29th st | | |
| 4. Rosa Wilcox | 1310 North 27th Street | 772-207-3868 | Rosa Wilcox |
| 5. Lori Bailey | 2000 Ave Q | (772)577 9817 | Lori Bailey |
| 6. Rakesha Hart | 1303 Nth 31st St. | 772-777-6842 | Rakesha Hart |
| 7. Shvonne BANKS | 2006 N 30th St | 561-574-8998 | Shvonne Banks |
| 8. Shenill Jones | 4001 Ave K | (772)480-7705 | Shenill Jones |
| 9. Malecia Brown | 2805 ave I | 772-262-8112 | Malecia Brown |
| 10. Jerry Brown | 2805 ave I | 772-948-8619 | Jerry Brown |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Demetrius Stevens | 2041 S 26th Street | 772 241 4416 | D.S |
| 2. Jerome Gayman | 4205 birkdale Dr | 772-940-2871 | [illegible] |
| 3. Joanna Gayman | 4205 birkdale Dr | 772-940-3706 | [illegible] |
| 4. BIRD Gayman | 4205 birkdale Dr | 772-940-3706 | [illegible] |
| 5. Lori Gayman | 4205 birkdale Dr | 772-209-2730 | Lori [illegible] |
| 6. Dori Gayman | 4205 Birkdale Dr | 772-209-2730 | Dori [illegible] |
| 7. Charilio Saintil | 702 N 18st Ft Pierce | 772940-1389 | Charilio |
| 8. Charmaine Saintil | 702 N 18 Ft. Pierce | 772940-1389 | Charil |
| 9. Chaniya Saintil | 702 N 18 Ft-Pierce | 772940-1389 | Charil |
| 10. Chaquiesha Saintil | 702 N 18th Ft-Pierce | 386 451-0460 | [illegible] |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Michael Barnett | 114 S 20th ST Fort Pierce Fl. 34950 | 772-626-1720 | |
| 2. Alvin Carr | 2305 Ave N Fort Pierce FL 34950 | 772-971-5119 | |
| 3. Arvel Stewart (JR) | 326 N 16th ST Fort Pierce Fl 34950 | 772-6674894 | |
| 4. Lissandra Francois | 705 S 29th Street Apt 15-D | 772-501-1209 | |
| 5. Crystal KingBrown | 750 Bent Creek Dr. Fort Pierce, FL 34947 | 772-828-5829 | |
| 6. Simmina Brown | 1800 N 29th St. Fort Pierce, Fl. 34947 | 772-924-6053 | |
| 7. Jojo Brown | 750 Bent Creek DR 34947 34950 | 772 828 5732 | |
| 8. MARVA CATO | 304 South 20th St. | 772-461-6320 | Marva Cato |
| 9. Gilda M. Turner | 6599 Dulce Real | 2537403326 | |
| 10. Shere Scott | 1208 S 13-th St | 772 924-5419 | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Jesse Walker | 3109 Ave R Fort Pierce FLA | 772-475-4306 | |
| 2. Marcia Chambers | 2907 Dunbar St Ft Pierce FL | 772-672-0957 | |
| 3. Alvin Jones | 3005 Dunbar St | 772-577-0309 | |
| 4. Don Reed | 3006 Dunbar St | 772-245-1697 | |
| 5. Erminia escalera | 3008 Dunbar St | 772-828-8252 | |
| 6. Rebecca Isaac | 416 N. 24th Street Apt. A, Fort Pierce, FL 34950 | 772-621-0582 | |
| 7. Kathy Johnson | Ft. Pierce, FL | 9544780829 | |
| 8. Linda Thompkins | 213 N. 40th St, Ft. Pierce, FL. | (772)828-6463 | |
| 9. Stephanie C. Collins | 5108 Joyous Place Ft. Pierce, FL 34946 | (772)971-5936 | |
| 10. Tracey Boatwright | 4002 Avenue Q Fort Pierce, FL 34947 | 772-940-0642 | |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Adrina Seay | Ft. Pierce FL 2050 oleande Ave | 772) 834-9672 | Adrina Seay |
| 2. Taleca Adams | 2684 Niagara Ave Ft Pierce FL | 772-206-9215 | Taleca Adams |
| 3. Rakila Hart | 606 Holly Ave Apt A ft pierce FL | 561-856-4256 | RH |
| 4. Tonya Hart | 1303 N 31st ft Pierce FL | 772-672-1394 | Tonya Hart |
| 5. Rakeshea Hart | 1303 N 31st ft pierce FL | 772-777-6842 | RH |
| 6. Dorothy Newton | 1800 N. 29th st. | 772-243-9538 | D. Newton |
| 7. Eudora K mcBride | 2804 AVE P | 772 408-3961 | E K |
| 8. Stanley McBride | | 772801-7505 | |
| 9. Tarra Stapleton | 11385 S.W. Discovery Way Port St Lucie, Fl 34987 | 863-808-6369 | Tara Stapleton |
| 10. Ellis Stapleton | 11385 sw Discovery way prt. St Lucie Fl 34987 | 863-812-2378 | Ellis Stapleton |

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. | 306 North 25th St | 772-801-2725 | |
| 2. | 3100 | 772-882-[illegible] | |
| 3. Beau Driver PhD | 700 Treasure Cay Dr Apt 305 Fort Pierce | 419 237 6697 | |
| 4. Flo JARBOE | 189 Vindale Ave | 954 602.0125 | |
| 5. Jamia clairvoyant | 2311 St Lucie blvd | 321-574-5464 | |
| 6. Anna Solano | 3120 N Hwy A1A Apt 9B | 201-310258 | |
| 7. Calandra Riggio | 602 Wisteria Ave Apt A | 772-528-4145 | |
| 8. Doris Murphy | 3403 Ave P | 772-370-7910 | |
| 9. Ricky Gardner | 3204 Kentucky Ave | (772) 708-[illegible] | |
| 10. Donald Taylor | 1600 Timberlake Dr | 772-466-4800 | |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Louvenia Dickerson | 1100 N. 35th St Fort Pierce, Fl 34947 | 772-577-2814 | Louvenia Dickerson |
| 2. Raganna King | 1800 N 29 St | 772-924-6138 | |
| 3. Jade Brown | 750 Bent creek Dr. | 772-307-7516 / 772-828-5829 | |
| 4. April F. Carr | 2306 Avenue N, Ft. Pierce, Fl | 772.626.5814 | April F Carr |
| 5. Chyke Helm | 2421 SE University Terr. | 702-809-8116 | Chyke Helm |
| 6. Latasha Stevens | 705 S 29 St | 772 672-0829 | |
| 7. Cynthia Baker | 2509 Ave K | 772-801-3142 | |
| 8. Kylor Baker | 2509 Ave K | 772-828-5409 | Kylor Baker |
| 9. Joseph Osborn | 2509 Ave K | 772 672-1557 | Joseph Osborn |
| 10. Vaughn F McMillon | 2509 Ave K | 772-940-1274 | Vaughn F McMillon |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Alondra Colon | 313 Azucana Rd | 561-420-3841 | [illegible] |
| 2. Tiauna Tucker | 7908 Eden Rd 34951 | 443 766 4388 | [illegible] |
| 3. Carol Hedgepeth | Port St Lucie 34987 11691 SW Rockville Ct | 305 299-8428 | [illegible] |
| 4. Rashondia Gaines | 3346 Lakeside Drive Davie, FL 33328 | (772) 979-1312 | Rashondia Gaines |
| 5. Alan Eddison | 11471 SW Halter St Port St Lucie | 561-632-0449 | [illegible] |
| 6. Elizabeth Jackson | 6121 56th Ave Vero Beach FL | 772-492-8488 | [illegible] |
| 7. Ruby Jefferson | 5704 Kingsway FP | | [illegible] |
| 8. J. Champagne | PoBox 9225 PSL 34985 | 772-237-1223 | [illegible] |
| 9. Stephen Bensby | 5837 Sunbury Cyclr | | [illegible] |
| 10. Verna Rogers | 5837 Sunbury Cyclr | | [illegible] |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |

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| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. CORI BOND | 1701 | 612-791-9984 | [illegible] |
| 2. Nehari Crawford | 2701 Tropic Blvd | (772) 828-9472 | [illegible] |
| 3. Earl Gardner | 1701 N 25th St | 772-461-5527 | [illegible] |
| 4. [illegible] | 1311 N. 31st 407 | 461-39-49 | [illegible] |
| 5. Alvin Hamilton | 107 ESSEX Dr 1349 46 Ft. Pierce | 772 517-2325 | [illegible] |
| 6. Jabbar Branch | 5820 W Fox Lane Port St Lucie F 34986 | 407 283-1638 | [illegible] |
| 7. Jamael Gardner | 3007 Langston Dr | 772 267-7732 | [illegible] |
| 8. Kayley Daley | 112 Edgewood Blvd ~~[illegible]~~ | 352-425-0021 | [illegible] |
| 9. Jocelyn lee | 3101 Tropic Blvd | 830-385 3335 | [illegible] |
| 10. [illegible] | 2701 Walker Dr. | 772 919 0600 | [illegible] |

# Petition

**We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266**

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Janet McMillan | 5704 NW Macedo Blvd | 772) 940-6614 | Janet McMillan |
| 2. Bobby Burgess | 5704 NW. Macedo BLVD | (772) 940-6614 | Bobby Burgess |
| 3. Jerelyn Green | 3102 Ave E Apt A | (772) 302-1149 | Jerelyn Green |
| 4. Cecilia King | 3102 Ave E Apt A | | Cecilia King |
| 5. Stargusta Spence | 3102 Ave E Apt A | | Stargusta Spence |
| 6. Jayden Christ | 3102 Ave E Apt A | | Jayden Christ |
| 7. Kiara Jackson | 3102 Apt. B | | Kiara Jackson |
| 8. Genevive Robinson | 3104 Ave B | | Genevive Robinson |
| 9. Delores Mellerson | 518 N 31st St. | | Delores Mellerson |
| 10. Sharonda Smith | 317 N 31st | | Sharonda Smith |

# Petition

We as Citizens of St. Lucie County are asking the City of Ft. Pierce to deny the PROPOSED WIRELESS COMMUNICATION FACILITY in Ft. Pierce Florida, submitted to you by TowerCom V 67B11c. 201 Neptune Beach, Florida 32266

| Name | Address | Phone Number | Signature |
|---|---|---|---|
| 1. Angelique Rogers | 1450 SW Paar dr | 772 430 2503 | |
| 2. | | (772) 388-7149 | |
| 3. Linda Culver | | 772 480-9279 | |
| 4. Colyn Merricks | | 772 940 3673 | |
| 5. Susan Brooks | | 772 708 7534 | |
| 6. Alonzo Merrick | | 772-501-4260 | |
| 7. Robin Prater | — | — | |
| 8. Patrina Hall | | 772 626-5539 | |
| 9. Zodalinda Hodge | | 772-212-6113 | |
| 10. | | | |

**City Commission Regular Meeting - 5:05 pm** **12. b.**

**Meeting Date:** 08/21/2023

**Re:** Site Plan (Development and Design Review) - Twins Carwash - 5340 S. US Highway 1

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

---

**SUBJECT:**

Quasi-Judicial Hearing - Review and approval of an application for a Site Plan (Development and Design Review) by applicant Ravi Alur with Aspire Engineering to construct a 4,930 square-feet automated carwash with self-service vacuums at 5340 S. US Highway 1, more specifically at Parcel Control Number: 3403-433-0008-000-2.

**SUMMARY:**

- Request for review and approval of an application for a Site Plan (Development and Design Review) by applicant Ravi Alur with Aspire Engineering to construct a 4,930 square-feet automated carwash with self-service vacuums at 5340 S. US Highway 1, more specifically at Parcel Control Number: 3403-433-0008-000-2.
- The subject parcel has a lot total of approximately 2.19 acres. The site is surrounded by City commercial zoning on the north, south and west sides and County residential zoning on the east.

**RECOMMENDATION:**

Staff recommends APPROVAL with one (1) condition:

- A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certification of Occupancy is approved for the Site.

**ALTERNATIVES:**

- Approval with alternate conditions
- Disapproval

**RESPONSIBLE STAFF:**

Ryan Altizer, Senior Planner

**COORDINATED WITH:**

- Technical Review Committee
- Planning Board

---

**Fiscal Impact**

**OTHER INFORMATION:**

N/A

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## Attachments

Staff Presentation
Staff Report & Supporting Documents
Application Packet & Supporting Documents
Public Notice Certification
Proof of Publication
Site Plan for Electronic Signature

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 08/09/2023 09:57 AM |

Form Started By: Ryan Altizer
Started On: 08/08/2023 09:52 AM
Final Approval Date: 08/09/2023



Twins Carwash

Site Plan - Design Review

5340 S. US Highway 1

**APPLICANT**

Ravi Alur; Aspire Engineering

**PROPERTY OWNER(S)**

Dan Brainard, Twins Carwash LLC

**PARCEL ID #(S):**

3403-433-0008-000-2



## SUMMARY

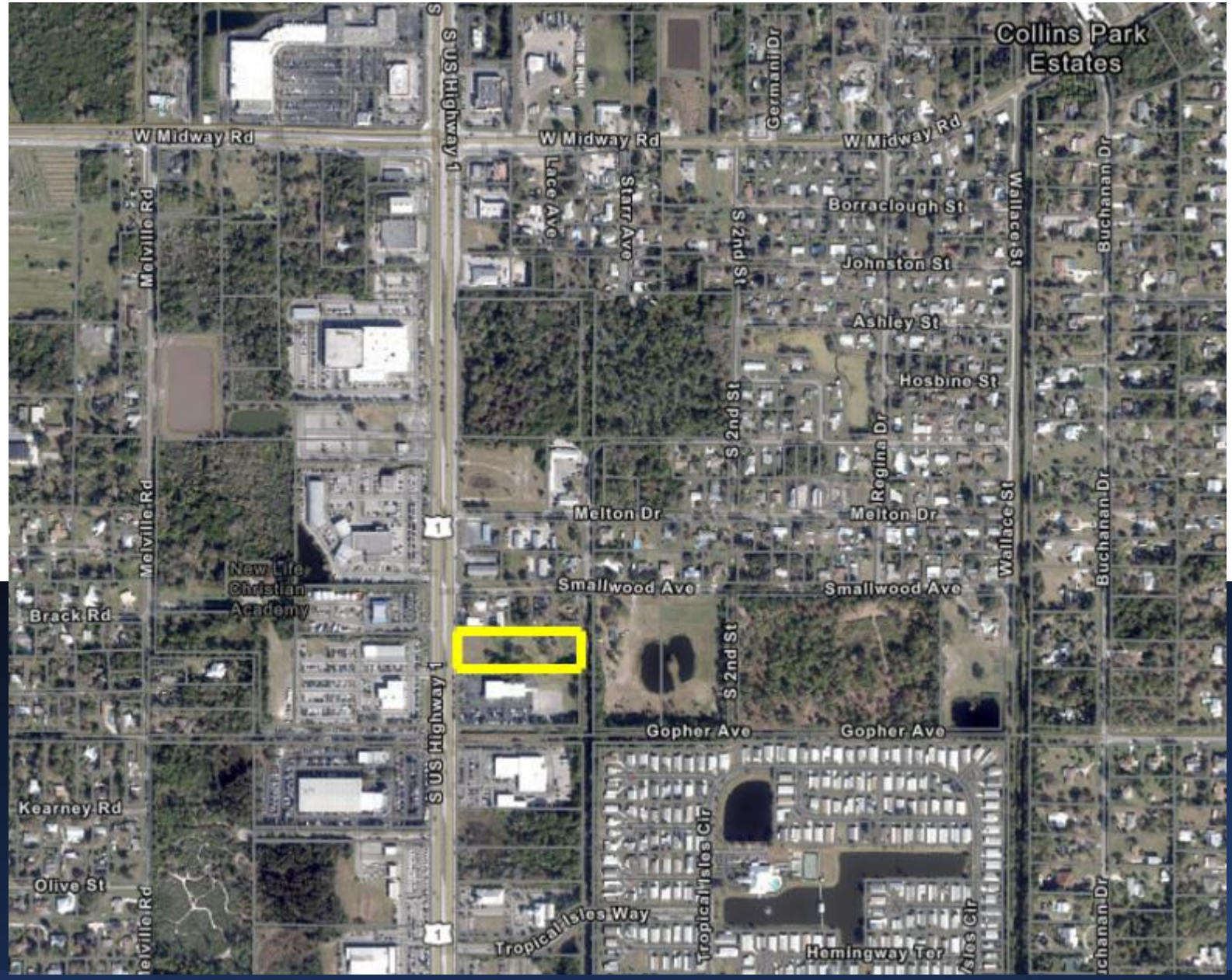
Request for review of an application for a Site Plan (Development and Design Review)to construct a 4,930 square-feet automated carwash with  self-service vacuums.

In accordance with the city design guidelines and code ordinance 125-314, the building is a single-story masonry structure with a linear organization. The owner’s intent is to utilize established corporate images which are a modern interpretation of prairie design with some craftsman detailing.



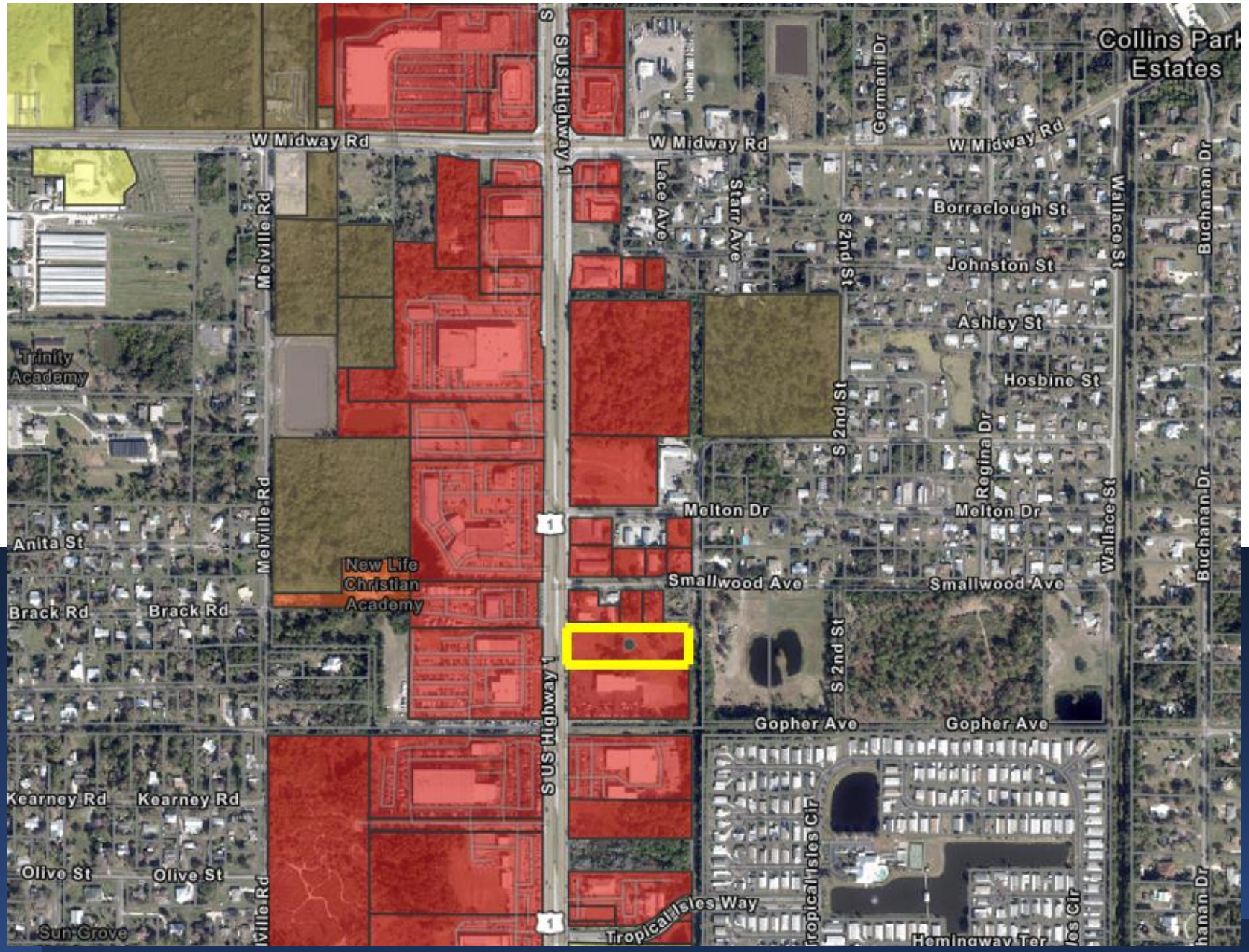
# Location Map

Approx. 2.19 +/- Acres



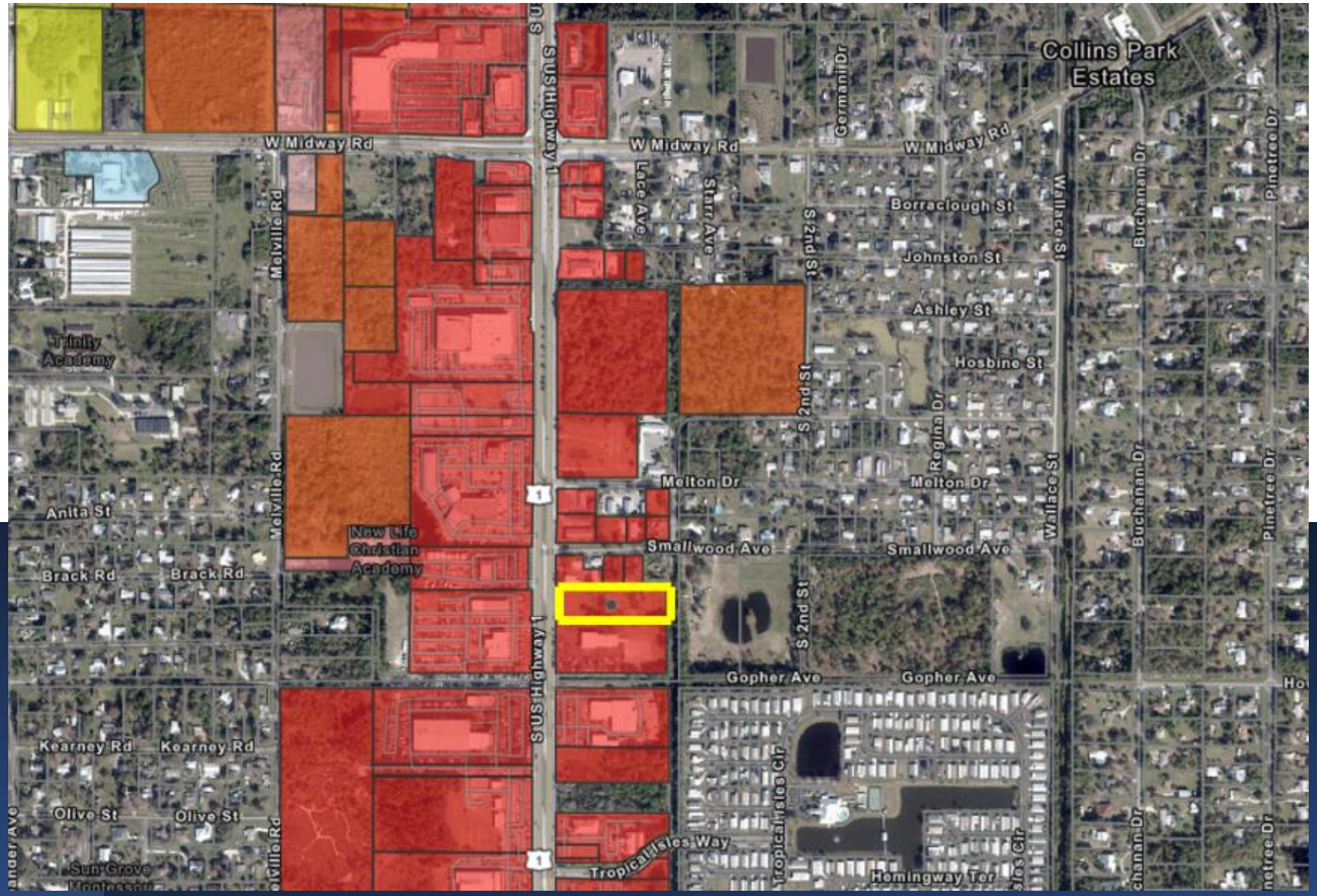
# FUTURE LAND USE MAP

**Future Land Use – General Commercial (GC)**

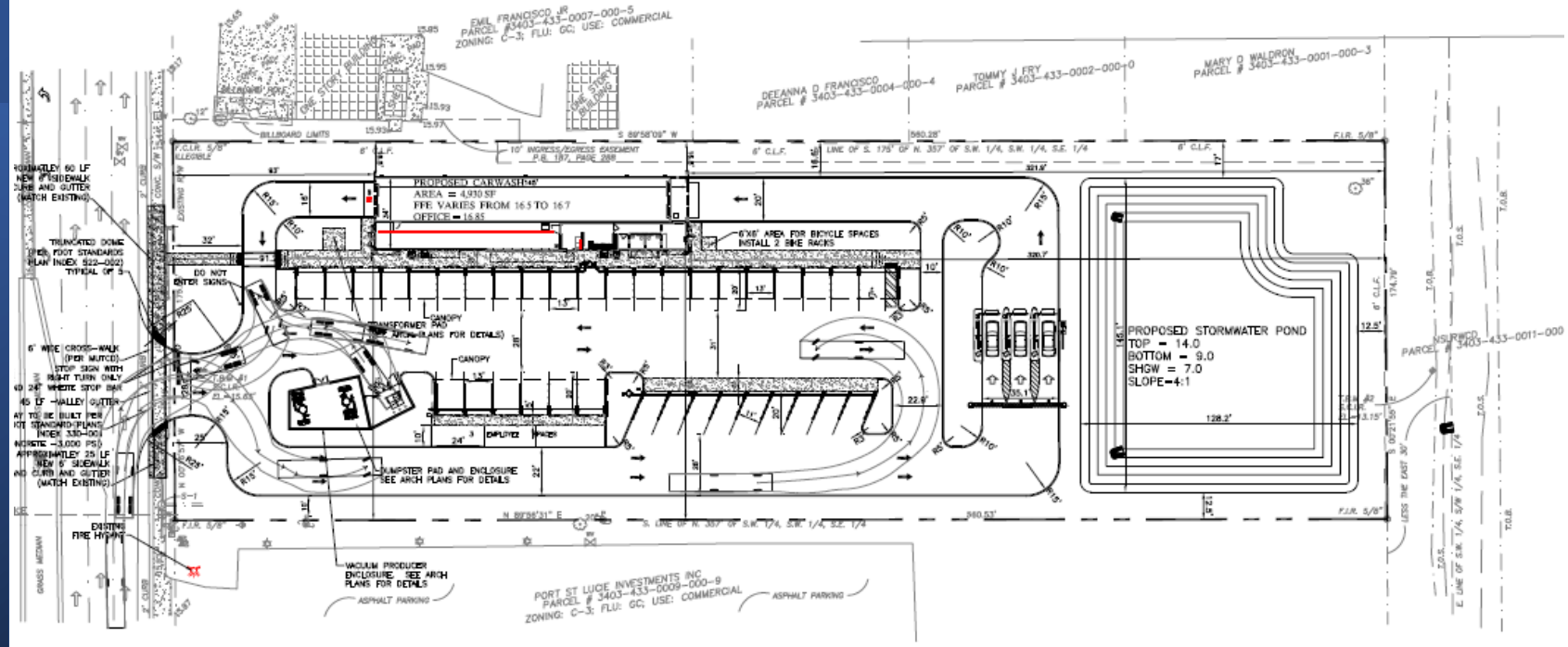


# ZONING MAP

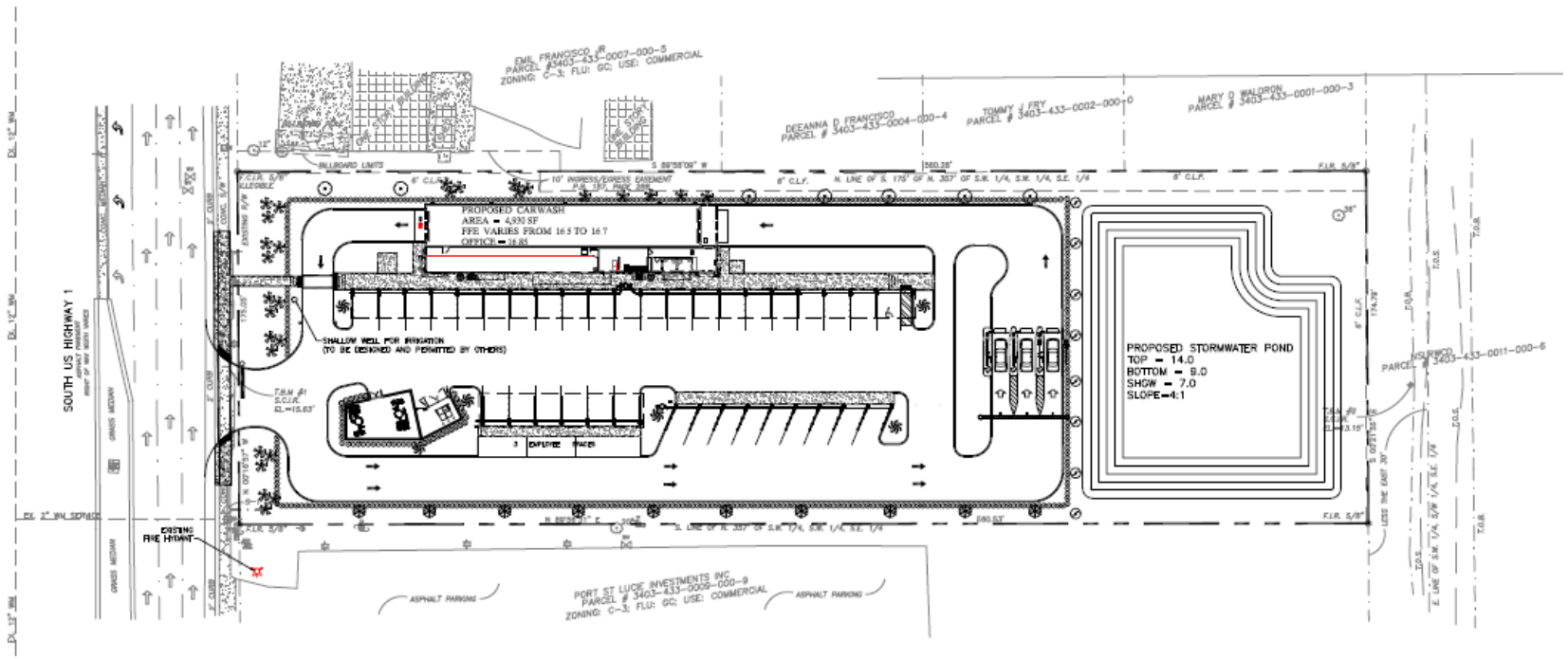
**Zoning – General Commercial (C-3)**



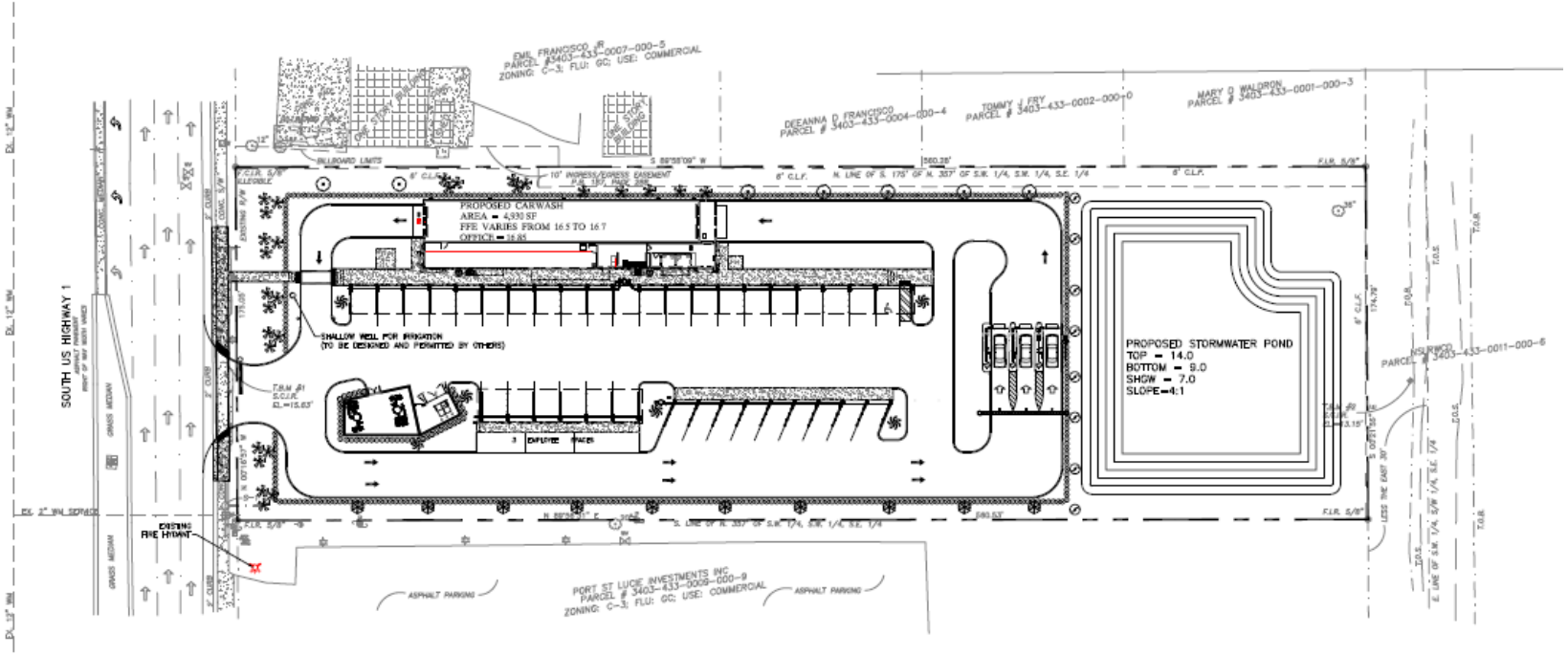
# Site Plan


PROPOSED CARWASH±48'
AREA = 4,930 SF
FFE VARIES FROM 16.5 TO 16.7
OFFICE = 16.85
6'X6' AREA FOR BICYCLE SPACES
INSTALL 2 BIKE RACKS
PROPOSED STORMWATER POND
TOP = 14.0
BOTTOM = 9.0
SHGW = 7.0
SLOPE=4:1
DO NOT ENTER SIGNS
DUMPSTER PAD AND ENCLOSURE SEE ARCH PLANS FOR DETAILS
VACUUM PRODUCER ENCLOSURE SEE ARCH PLANS FOR DETAILS
ASPHALT PARKING
EXISTING FIRE HYDRANT
EMIL FRANCISCO JR PARCEL # 3403-433-0007-000-5 ZONING: C-3; FLU: GC; USE: COMMERCIAL
DEEANNA D FRANCISCO PARCEL # 3403-433-0004-000-4
TOMMY L FRY PARCEL # 3403-433-0002-000-0
MARY D WALDRON PARCEL # 3403-433-0001-000-3
PORT ST LUCIE INVESTMENTS INC PARCEL # 3403-433-0009-000-9 ZONING: C-3; FLU: GC; USE: COMMERCIAL

# Landscape Plan

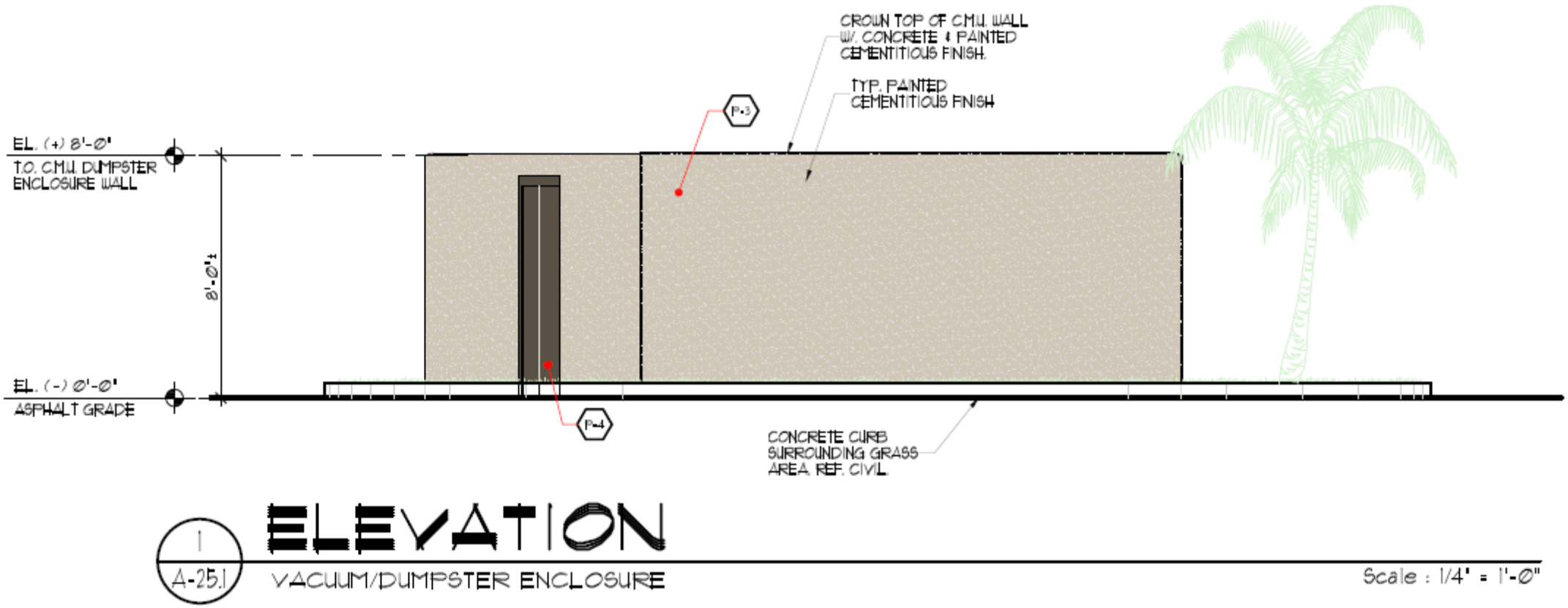


# Landscape Plan

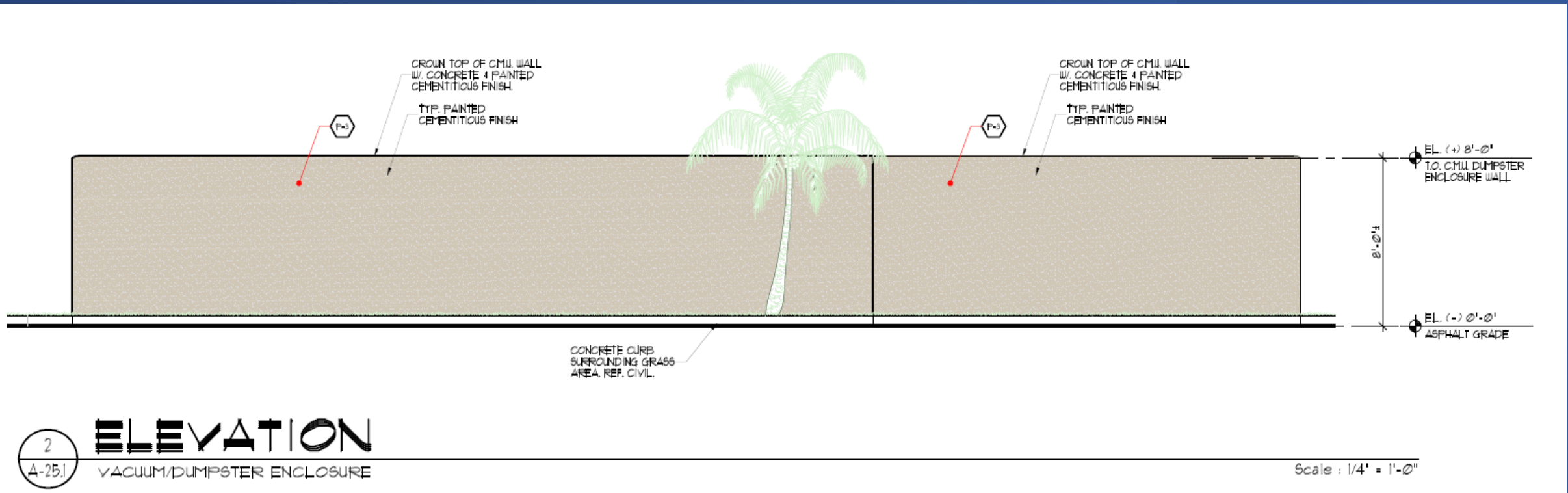



## PLANT & MATERIAL LIST:

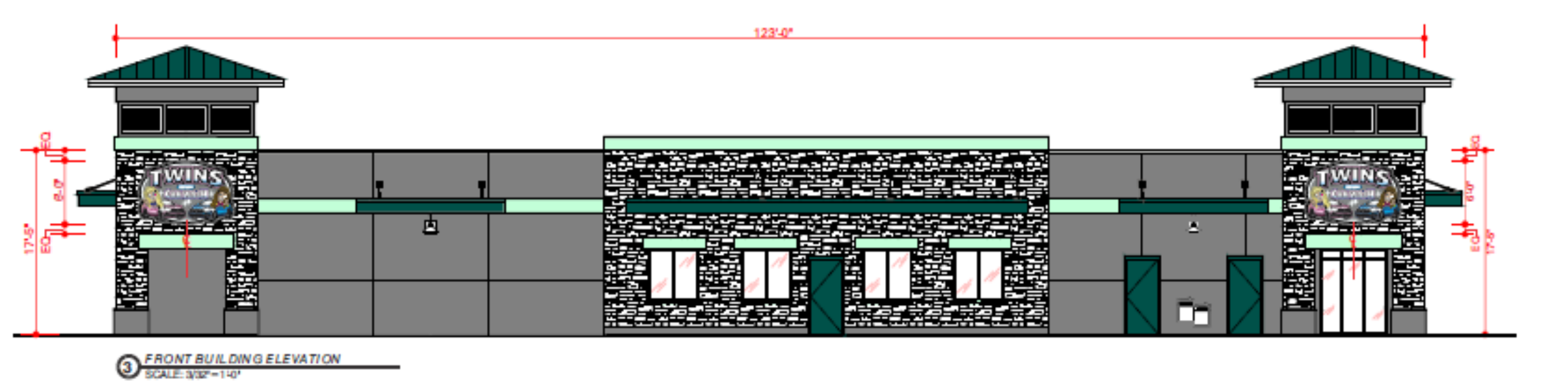
| SYMBOL | KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | NATIVE FLORIDA | DROUGHT TOLERANT | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| | LS | Liquidambar styraciflua | SWEETGUM | 8 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | BN | Betula nigra | RIVER BIRCH | 6 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | MG | Magnolia grandiflora | SOUTHERN MAGNOLA | 10 | 3" DBH | **YES** | **YES** | MIN. 12' HIGH |
| | QV | Quercus virginiana | LIVE OAK | 7 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | SP | Sabal palmetto | SABAL PALM | 29 | | YES | YES | MINIMUM CLEAR TRUNK OF 10' |
| | | | | | | | | |
| | | | | | | | | |
| SHRUBS | | | | | | | | |
| | VO | VIBURNUM OBOVATUM | WALTER VIBURNUM | 400 | 3–7 GAL | YES | YES | MIN. 36", 3 FT O/C |




# Vacuum/ Dumpster Enclosure Elevations




# Vacuum/ Dumpster Enclosure Elevations




# Building Elevations




# Building Elevations




# Building Design Review




# Building Design Review



# Building Design Review

# Staff Recommendation: Site Plan and Design Review

Staff recommends **APPROVAL with (1) Condition**:

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.

# Planning Board Recommendation: Site Plan and Design Review

## Planning Board recommends **APPROVAL** with 1 Condition:

1. At their July 12th, 2023, meeting, the Planning Board voted unanimously to recommend approval with one (1) condition to the City Commission.

# City Commission's Actions:

# Site Plan and Design Review

- **Possible actions of the Commission:**

- APPROVAL of the proposed Site Plan and Design Review, and no changes

- APPROVAL of the proposed Site Plan and Design Review with changes

- DISAPPROVAL of the proposed Site Plan and Design Review



Twins Carwash

Site Plan - Design Review

5340 S. US Highway 1



Twins Carwash

Site Plan - Design Review

5340 S. US Highway 1

**APPLICANT**

Ravi Alur; Aspire Engineering

**PROPERTY OWNER(S)**

Dan Brainard, Twins Carwash LLC

**PARCEL ID #(S):**

3403-433-0008-000-2



## SUMMARY

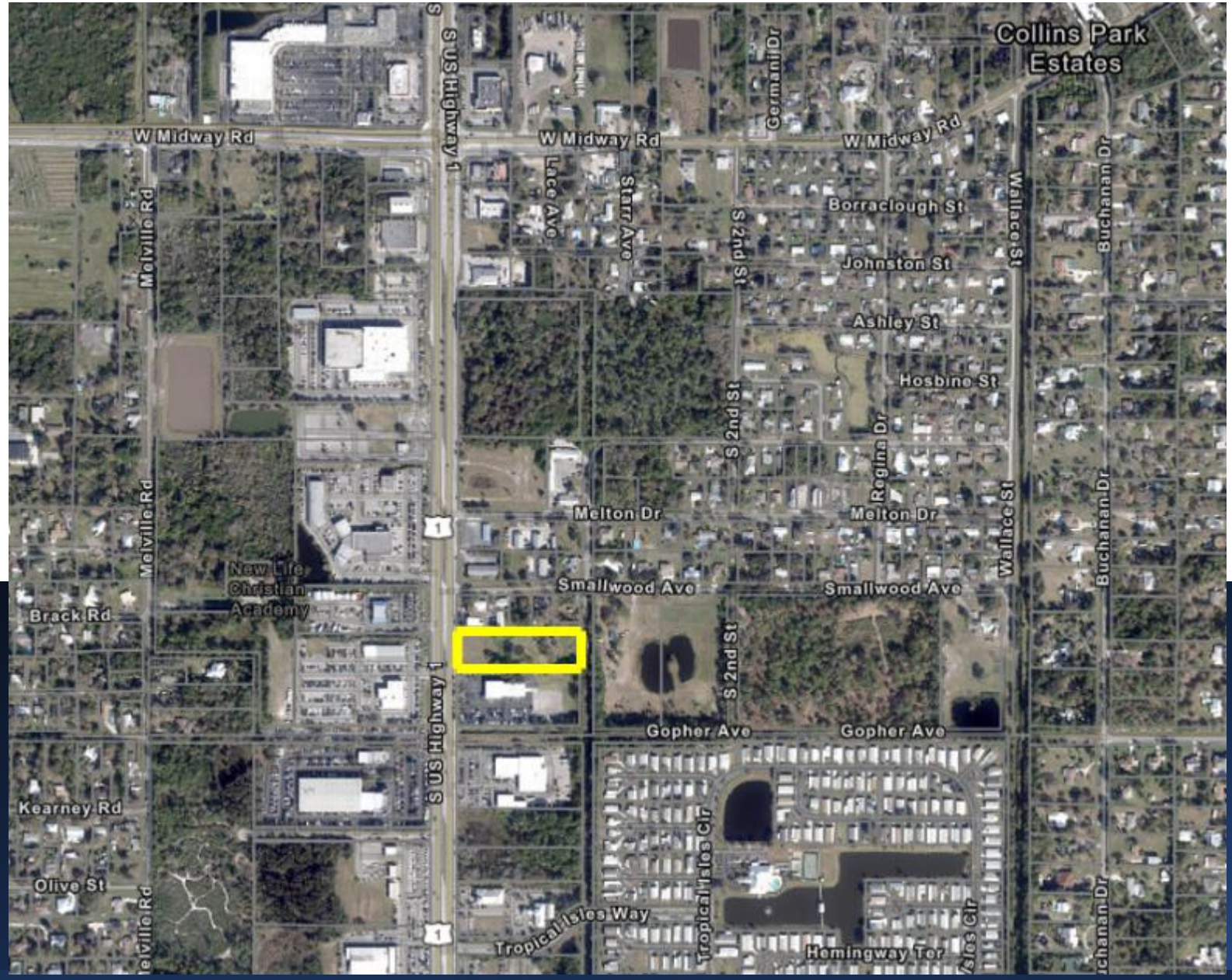
Request for review of an application for a Site Plan (Development and Design Review)to construct a 4,930 square-feet automated carwash with  self-service vacuums.

In accordance with the city design guidelines and code ordinance 125-314, the building is a single-story masonry structure with a linear organization. The owner’s intent is to utilize established corporate images which are a modern interpretation of prairie design with some craftsman detailing.



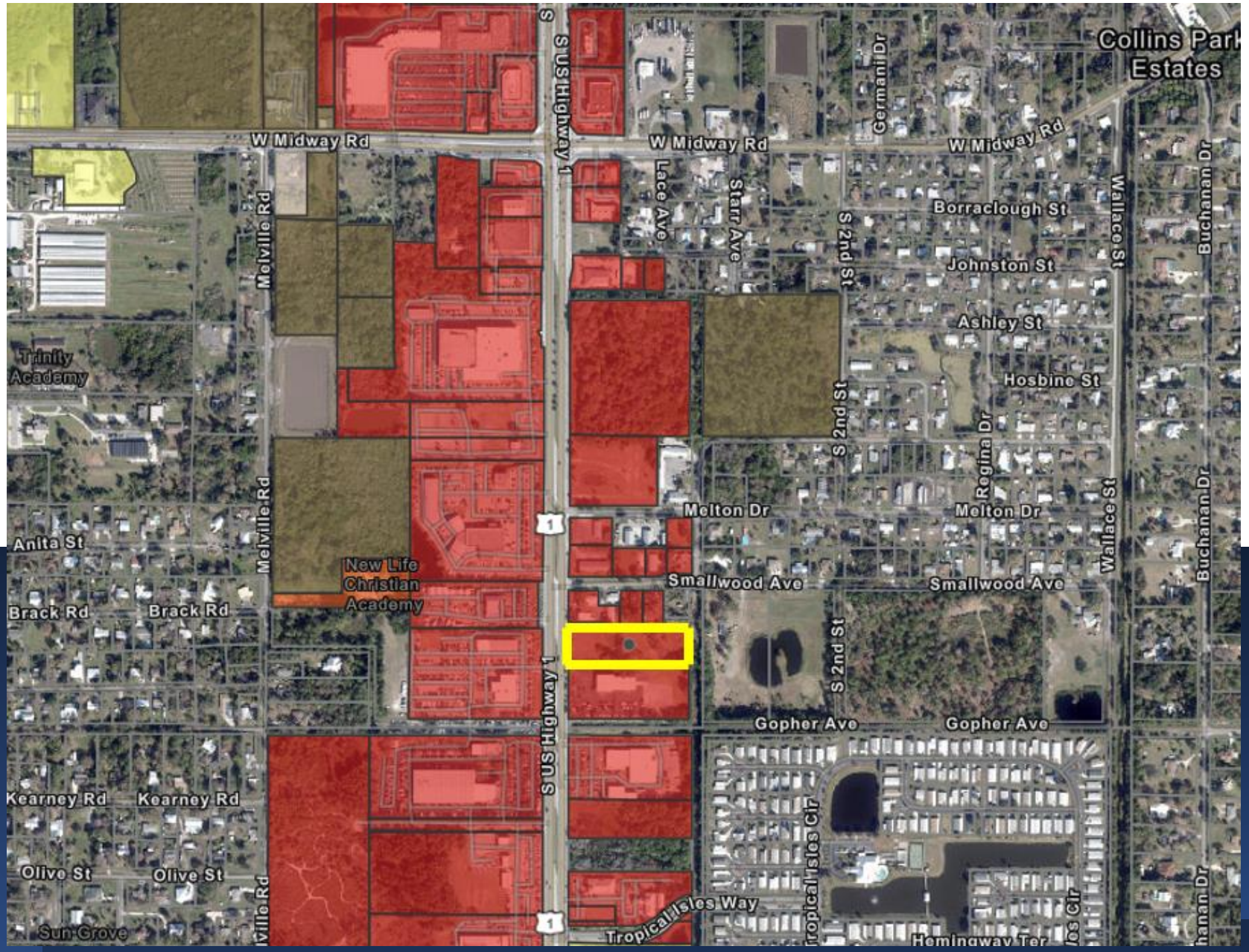
# Location Map

Approx. 2.19 +/- Acres



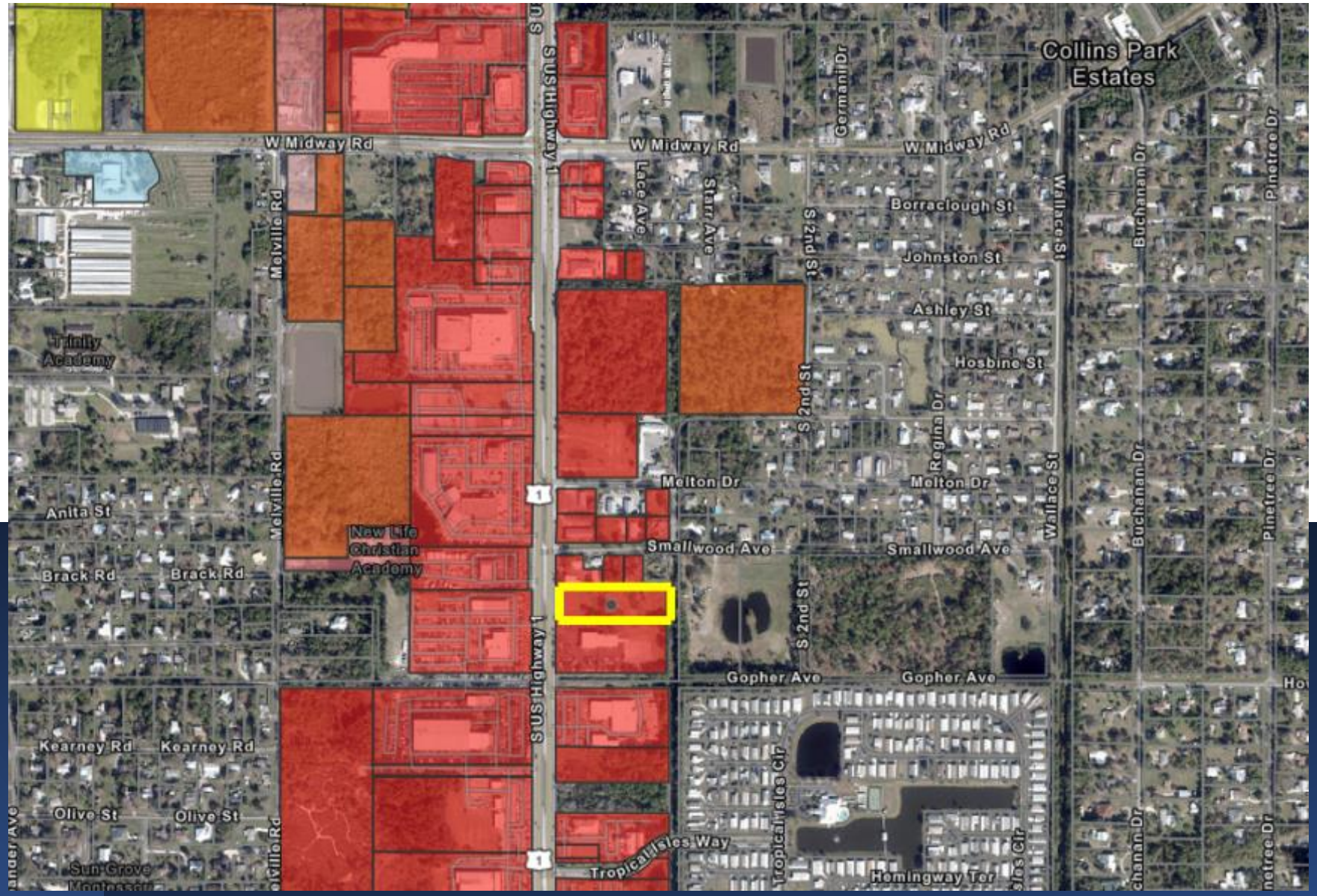
# FUTURE LAND USE MAP

**Future Land Use – General Commercial (GC)**

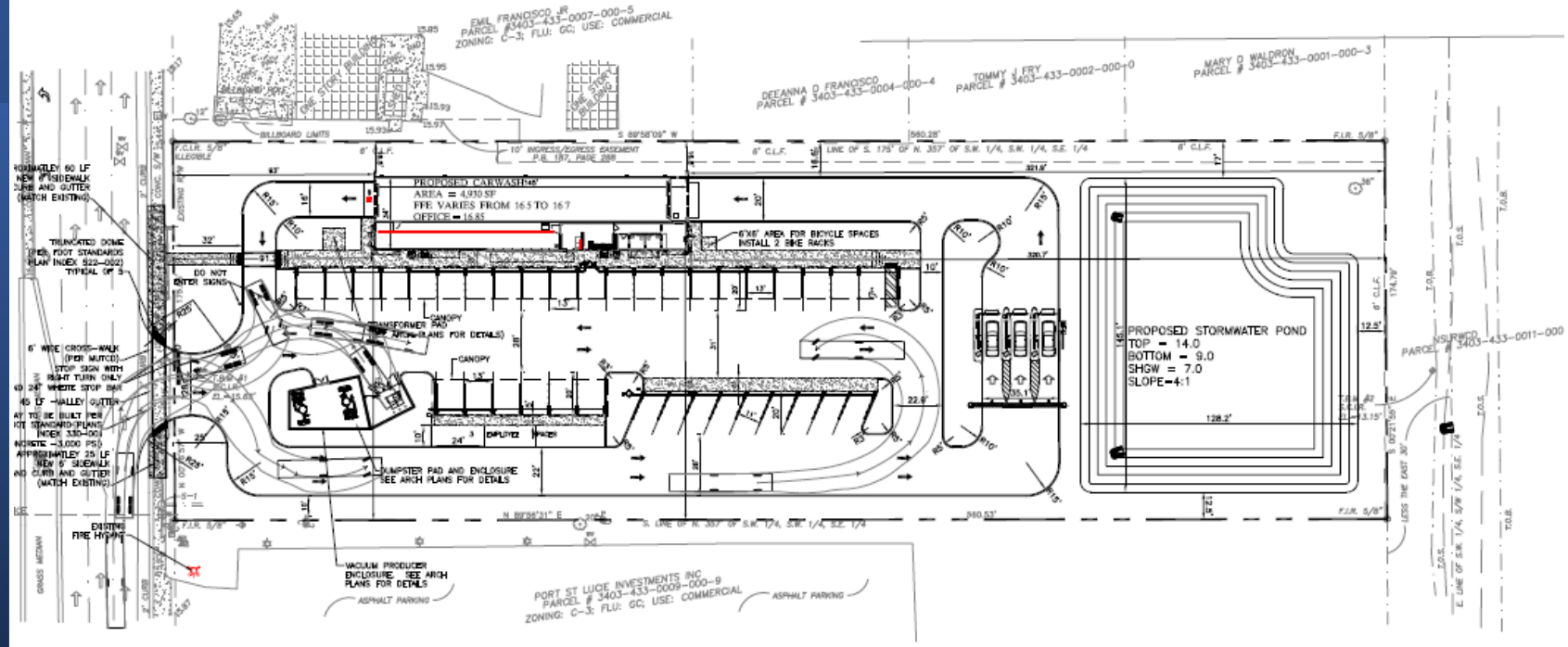


# ZONING MAP

**Zoning – General Commercial (C-3)**



# Site Plan


PROPOSED CARWASH±48'
AREA = 4,930 SF
FFE VARIES FROM 16.5 TO 16.7
OFFICE = 16.85
6'X6' AREA FOR BICYCLE SPACES
INSTALL 2 BIKE RACKS
PROPOSED STORMWATER POND
TOP = 14.0
BOTTOM = 9.0
SHGW = 7.0
SLOPE=4:1
DO NOT ENTER SIGNS
DUMPSTER PAD AND ENCLOSURE SEE ARCH PLANS FOR DETAILS
VACUUM PRODUCER ENCLOSURE SEE ARCH PLANS FOR DETAILS
ASPHALT PARKING
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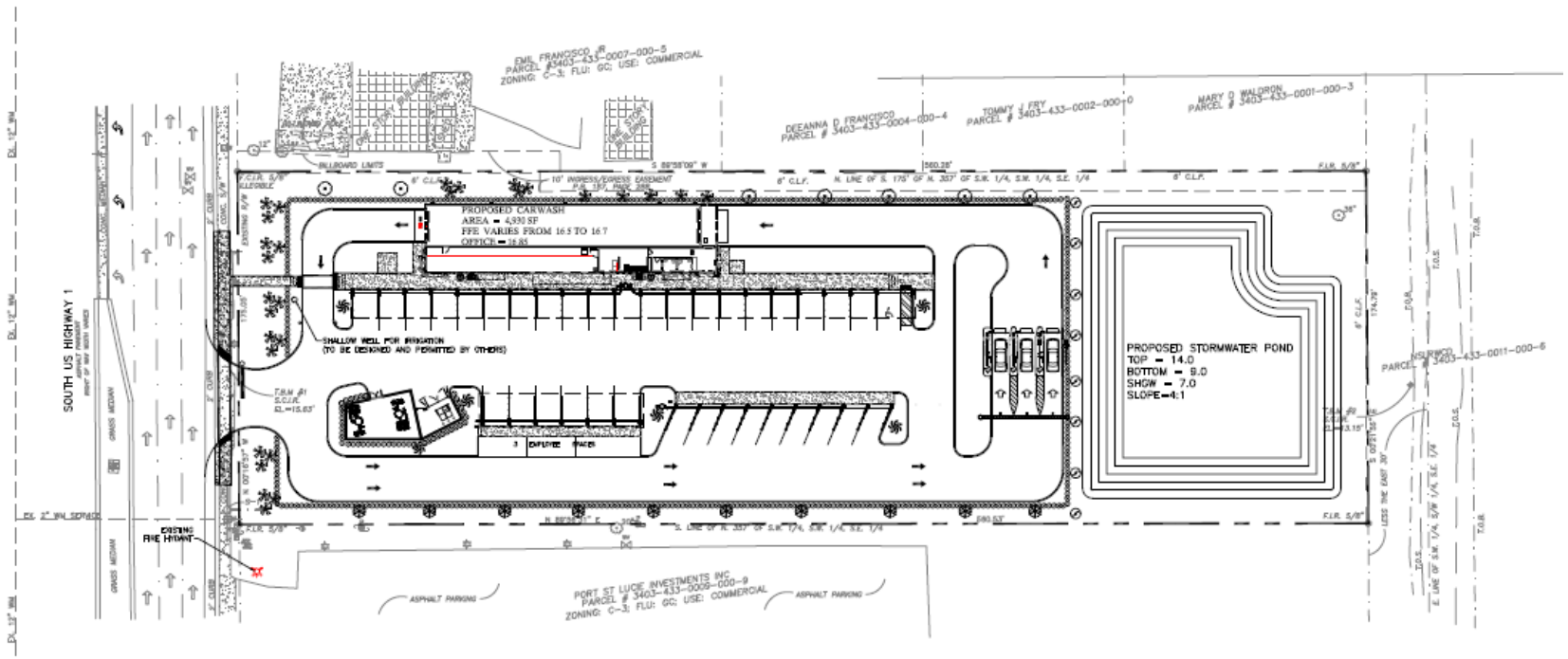
PORT ST LUCIE INVESTMENTS INC PARCEL # 3403-433-0009-000-9 ZONING: C-3; FLU: GC; USE: COMMERCIAL

# Landscape Plan



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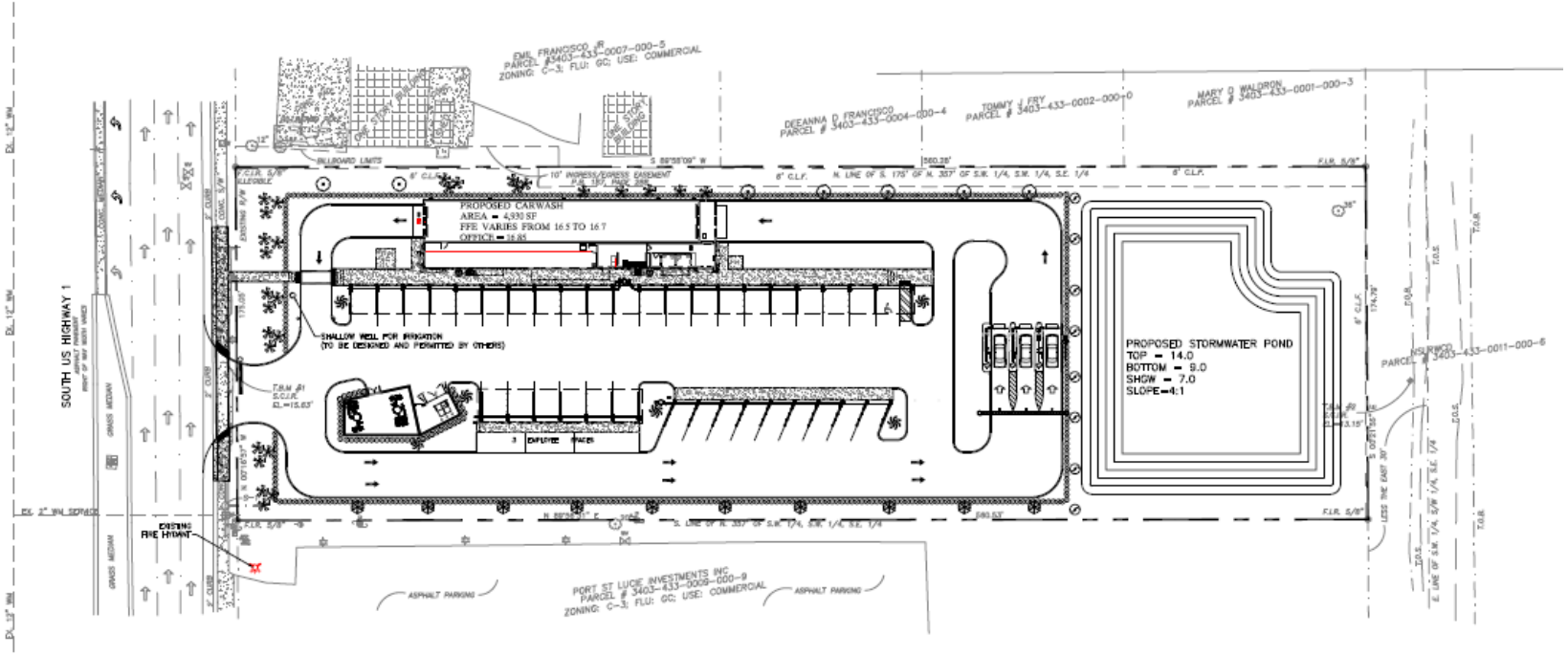


## PLANT & MATERIAL LIST:

| SYMBOL | KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | NATIVE FLORIDA | DROUGHT TOLERANT | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| | LS | Liquidambar styraciflua | SWEETGUM | 8 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | BN | Betula nigra | RIVER BIRCH | 6 | 3" DBH | YES | YES | MIN. 12' HIGH |
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| | SP | Sabal palmetto | SABAL PALM | 29 | | YES | YES | MINIMUM CLEAR TRUNK OF 10' |
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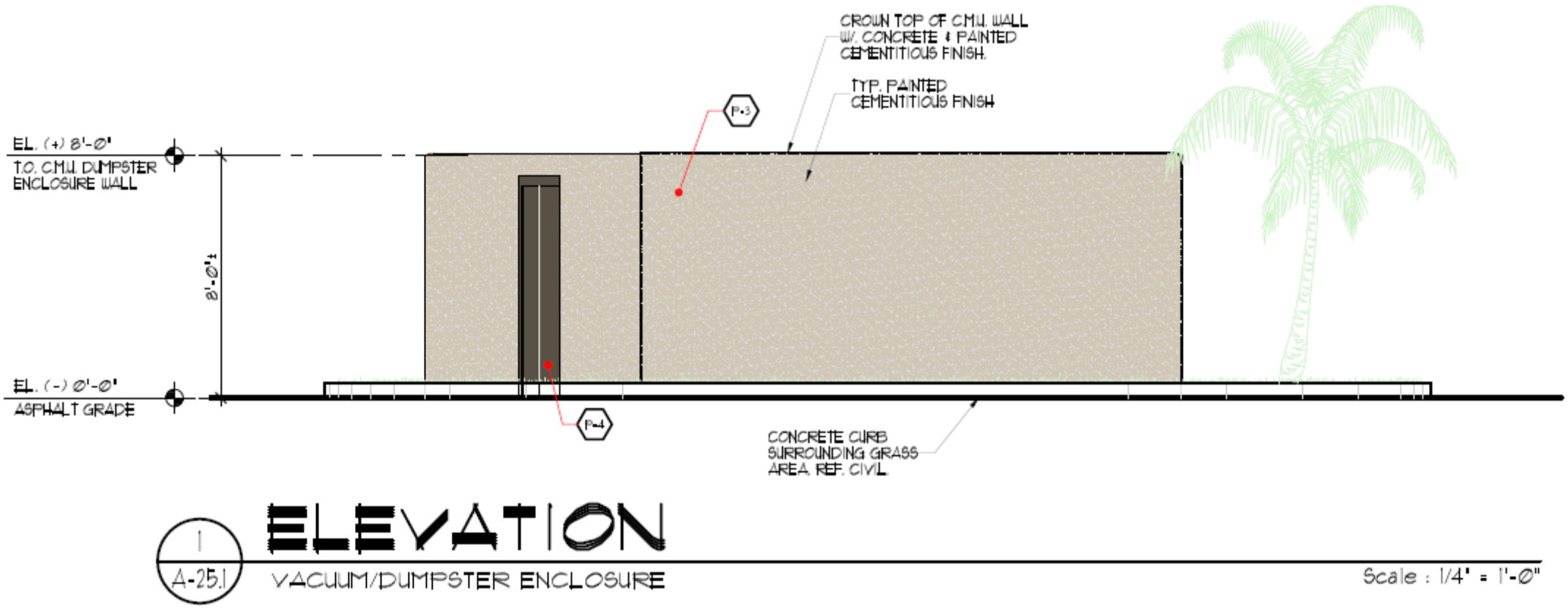
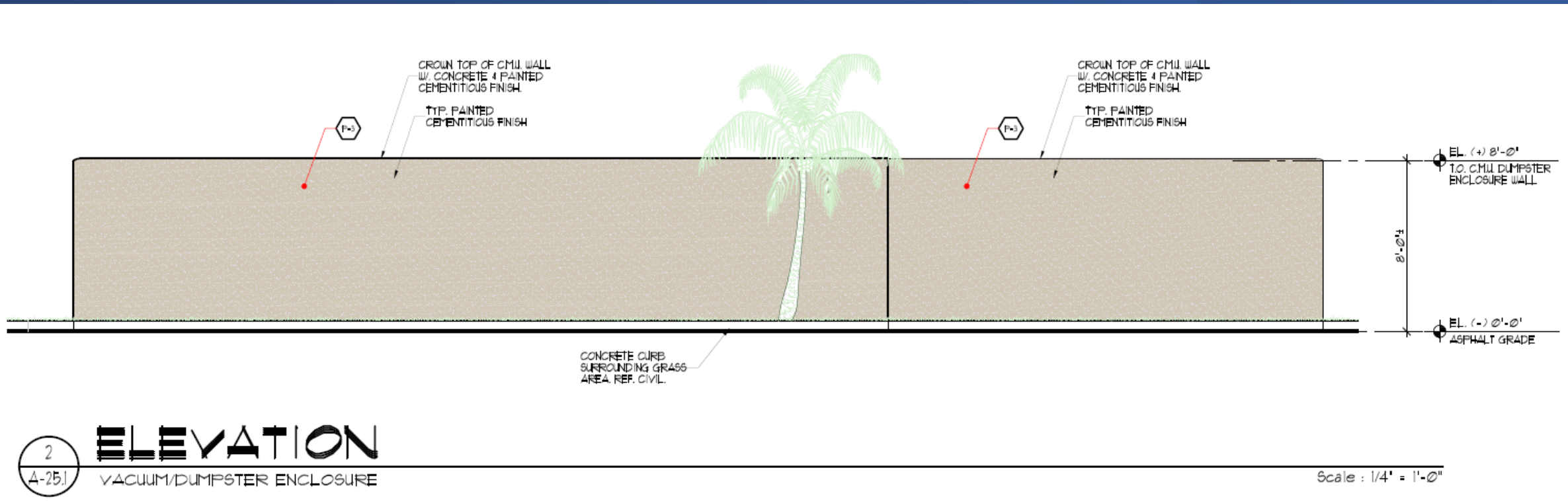
| | | | | | | | | |
| SHRUBS | | | | | | | | |
| | VO | VIBURNUM OBOVATUM | WALTER VIBURNUM | 400 | 3–7 GAL | YES | YES | MIN. 36", 3 FT O/C |




# Vacuum/ Dumpster Enclosure Elevations

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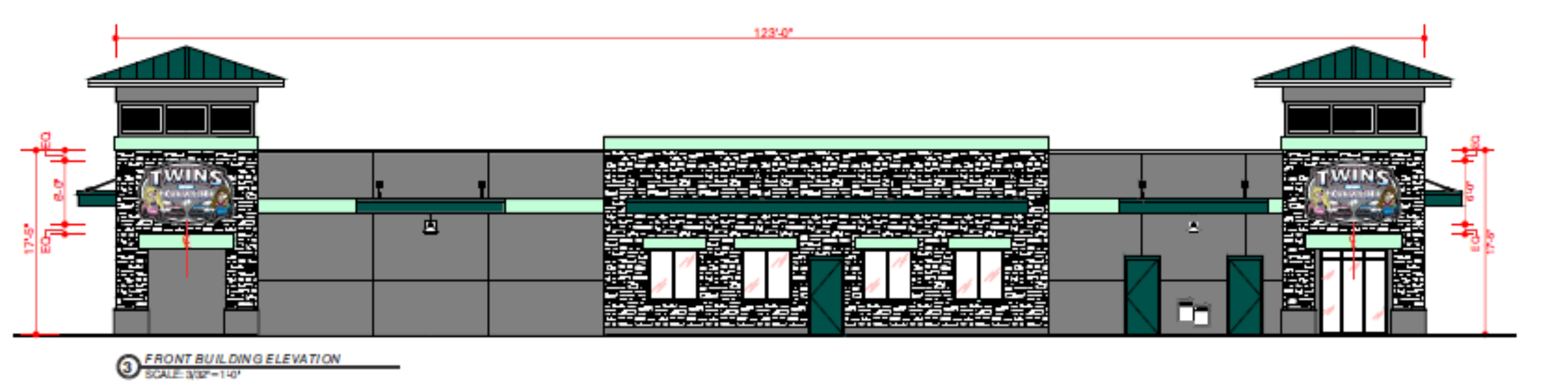


# Building Elevations




# Building Elevations




# Building Design Review




# Building Design Review



# Building Design Review

# Staff Recommendation: Site Plan and Design Review

Staff recommends **APPROVAL with (1) Condition**:

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.

# Planning Board Recommendation: Site Plan and Design Review

## Planning Board recommends **APPROVAL with 1 Condition**:

1. At their July 12th, 2023, meeting, the Planning Board voted unanimously to recommend approval with one (1) condition to the City Commission.

# City Commission's Actions:

# Site Plan and Design Review

- **Possible actions of the Commission:**

- APPROVAL of the proposed Site Plan and Design Review, and no changes

- APPROVAL of the proposed Site Plan and Design Review with changes

- DISAPPROVAL of the proposed Site Plan and Design Review



Twins Carwash

Site Plan - Design Review

5340 S. US Highway 1



Twins Carwash

Site Plan - Design Review

5340 S. US Highway 1

**APPLICANT**

Ravi Alur; Aspire Engineering

**PROPERTY OWNER(S)**

Dan Brainard, Twins Carwash LLC

**PARCEL ID #(S):**

3403-433-0008-000-2



## SUMMARY

Request for review of an application for a Site Plan (Development and Design Review)to construct a 4,930 square-feet automated carwash with  self-service vacuums.

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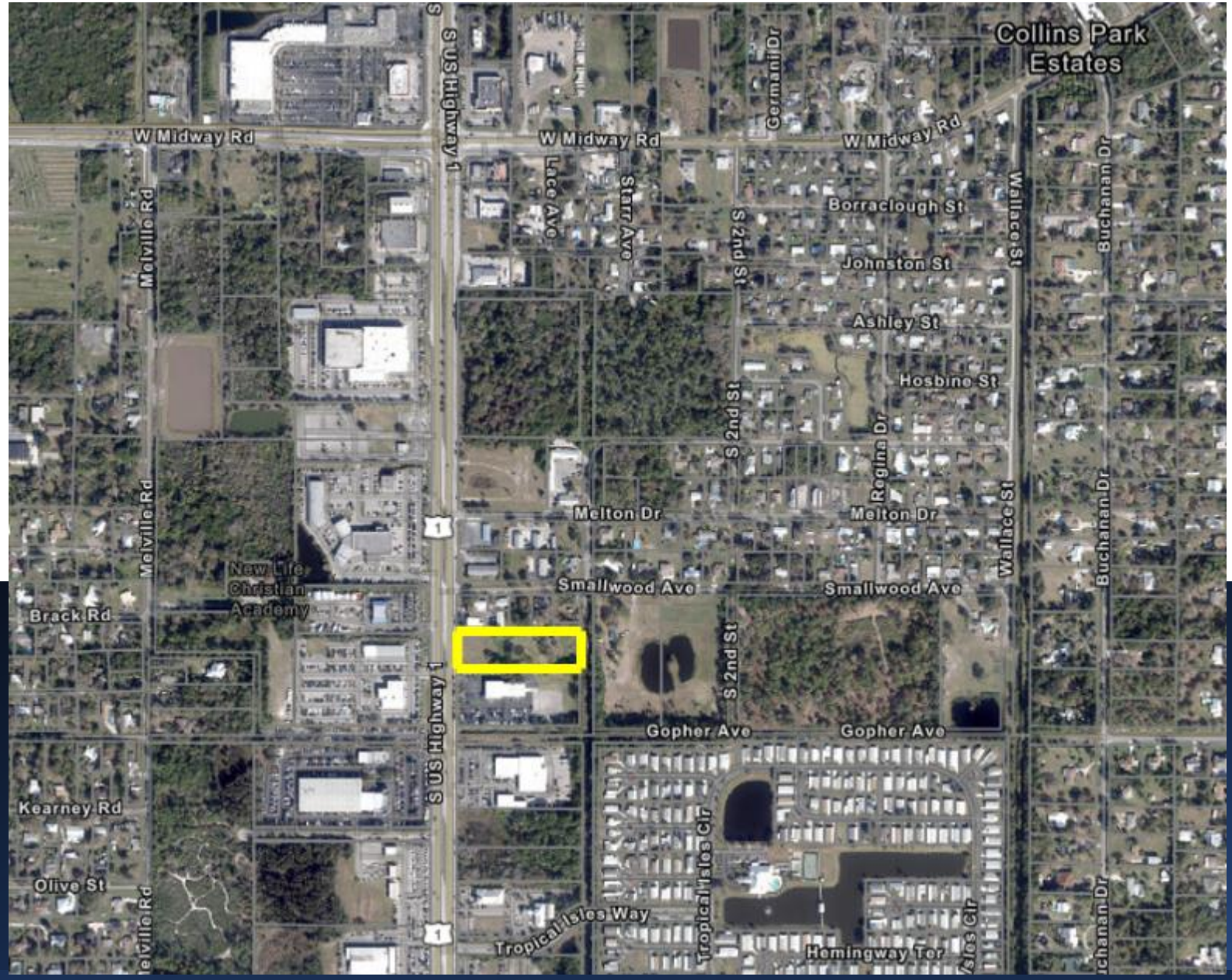

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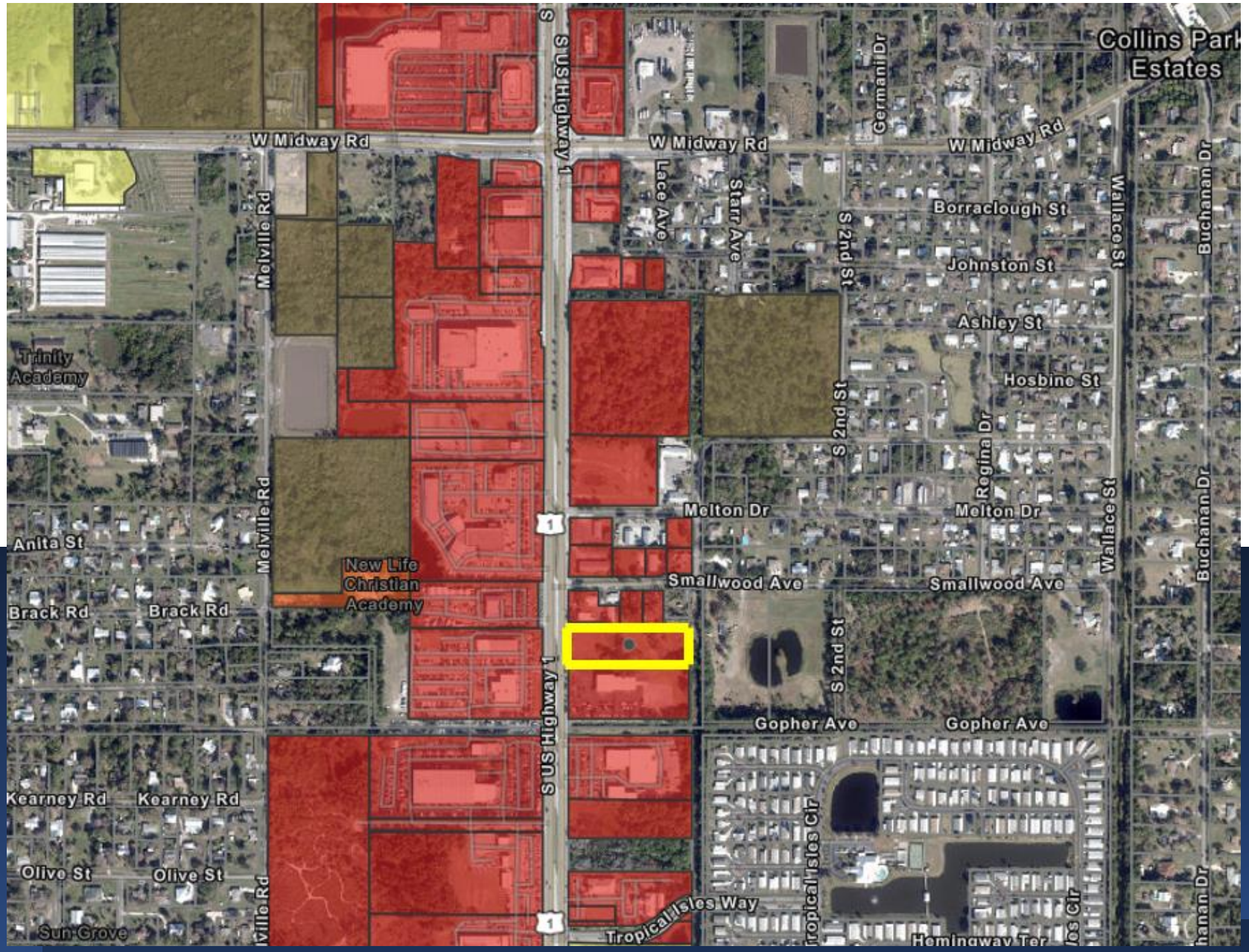

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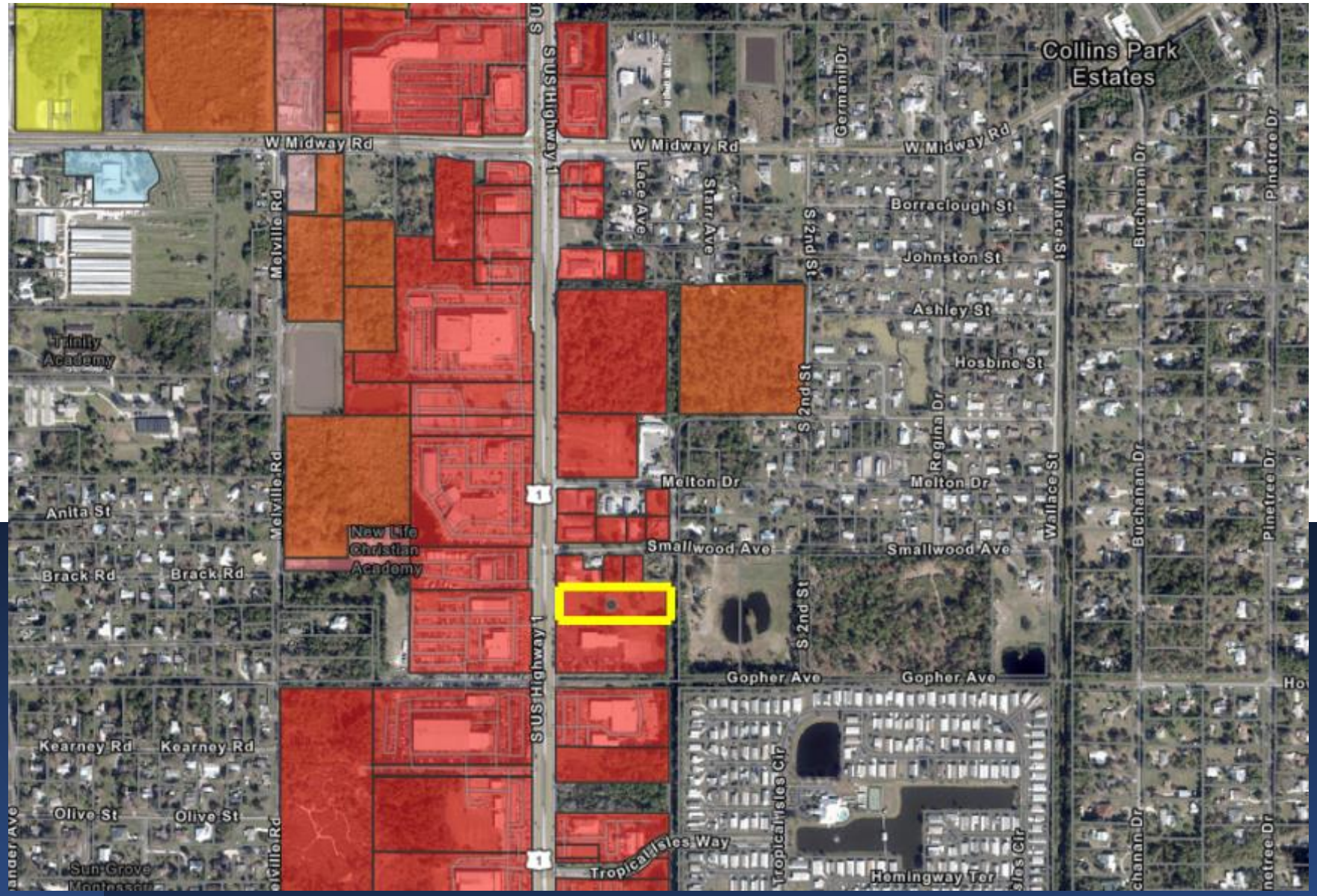
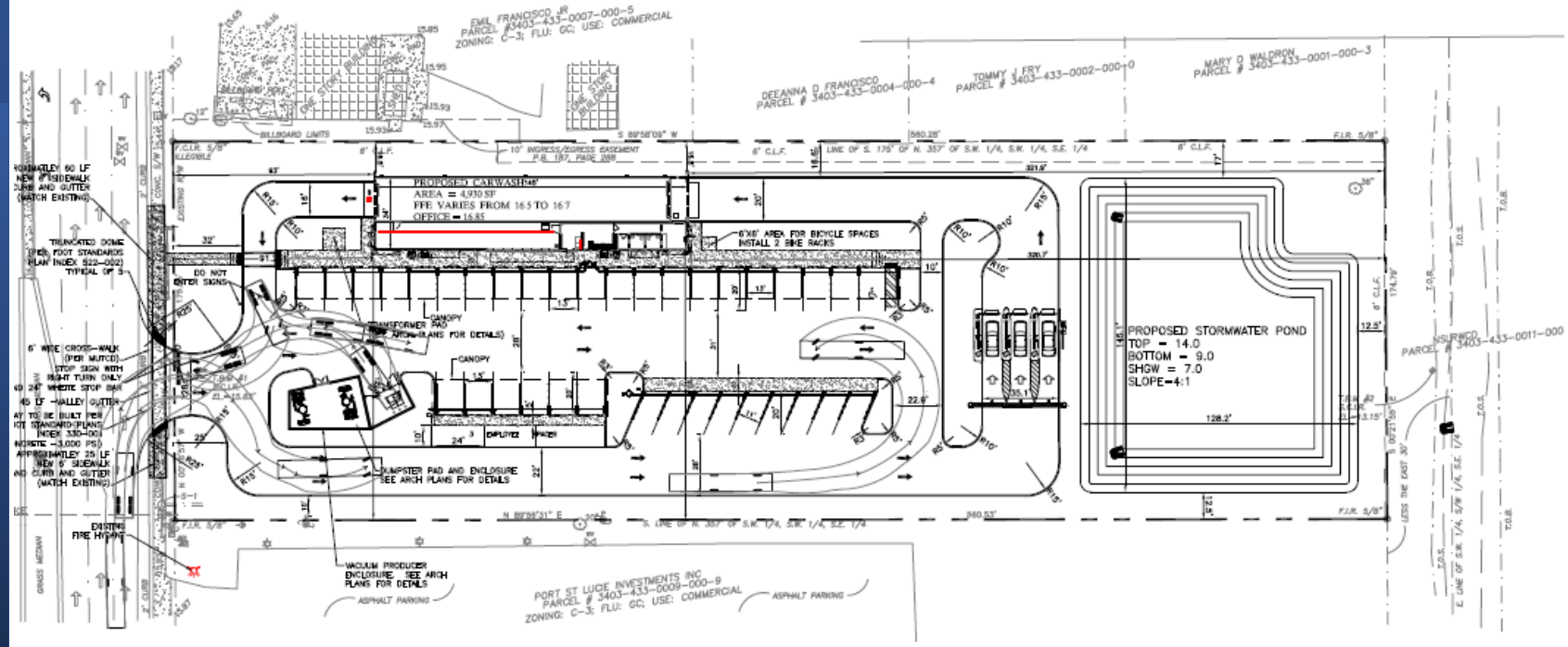


# Site Plan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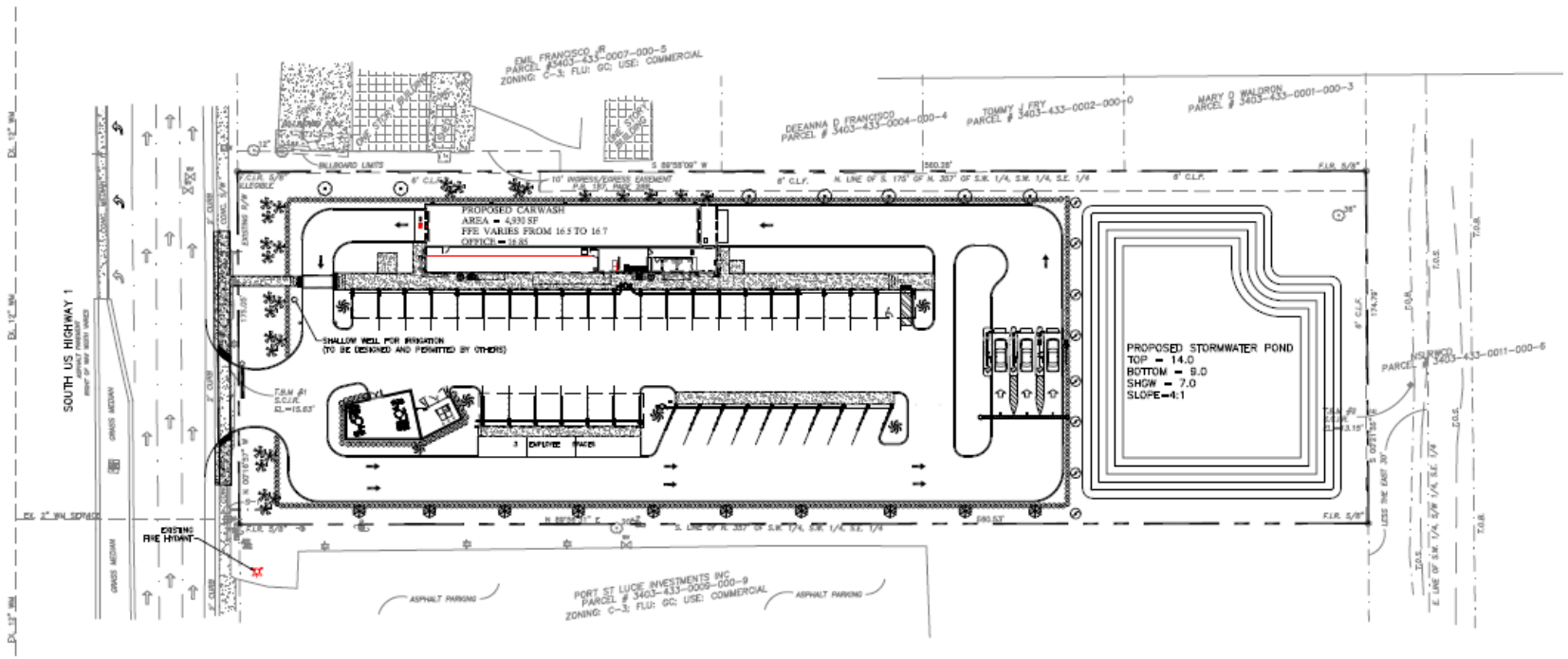

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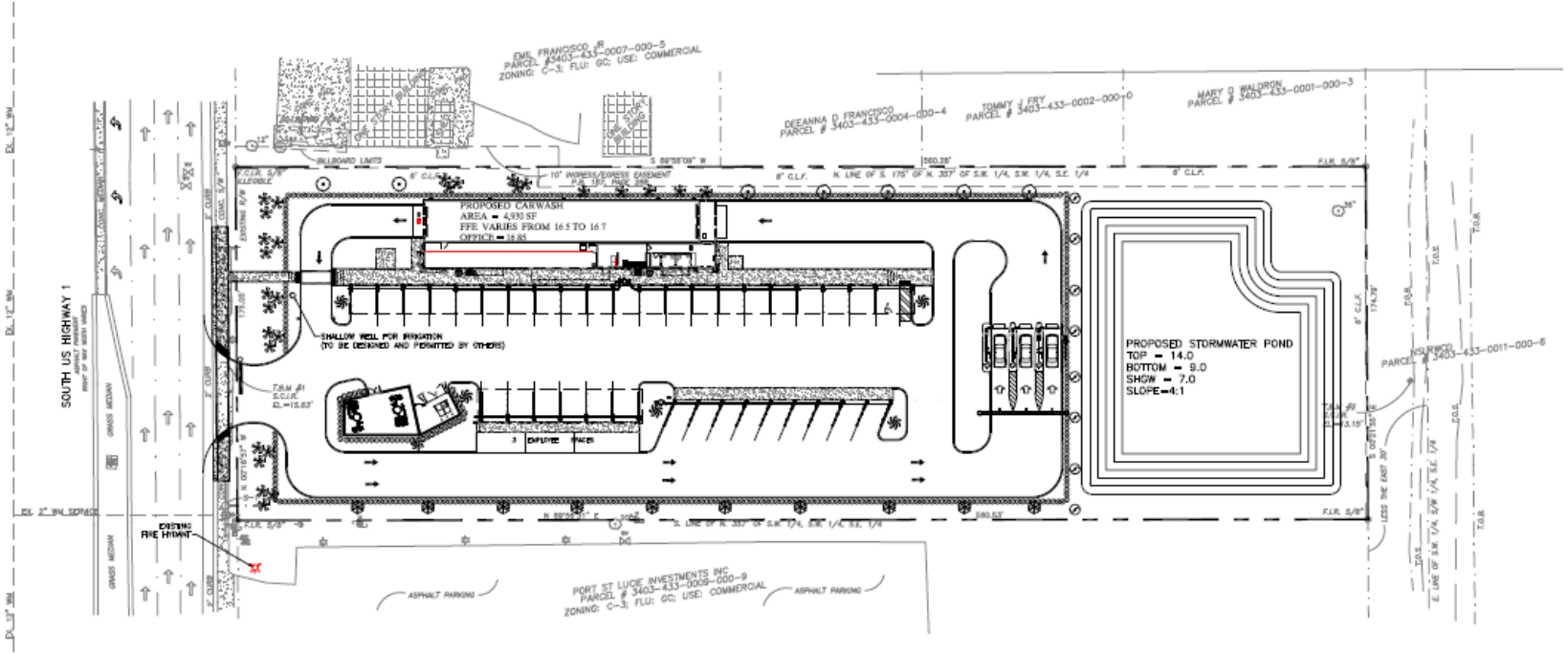


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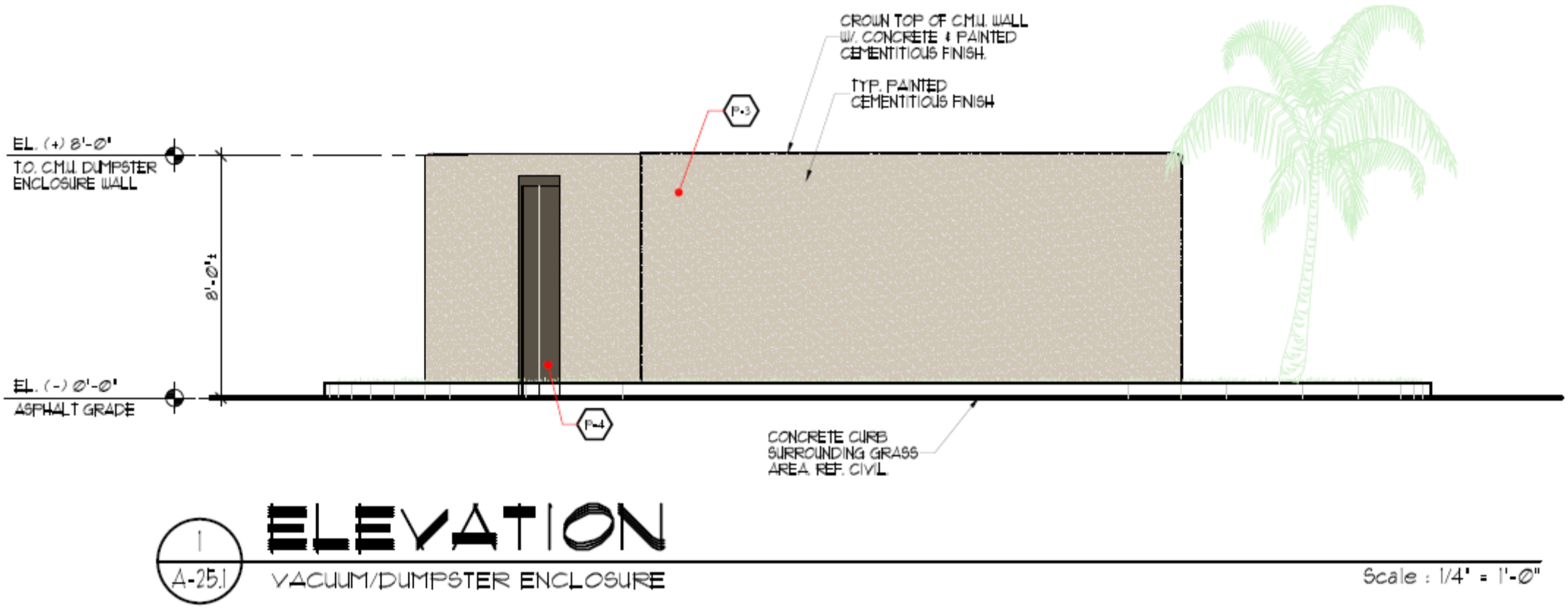


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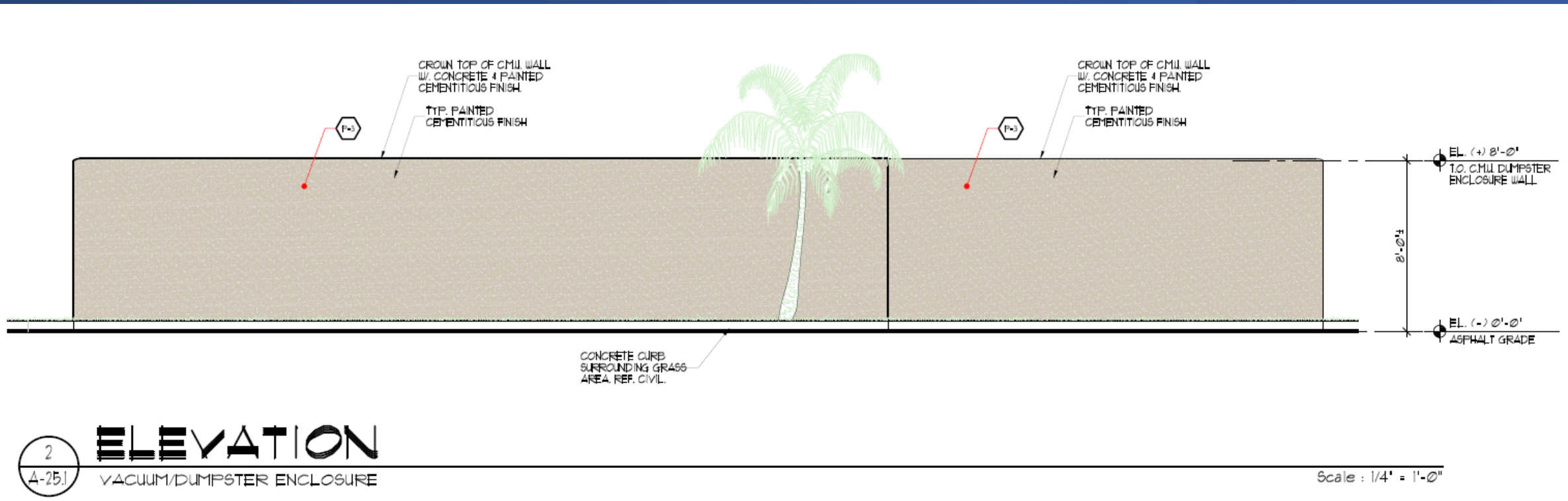


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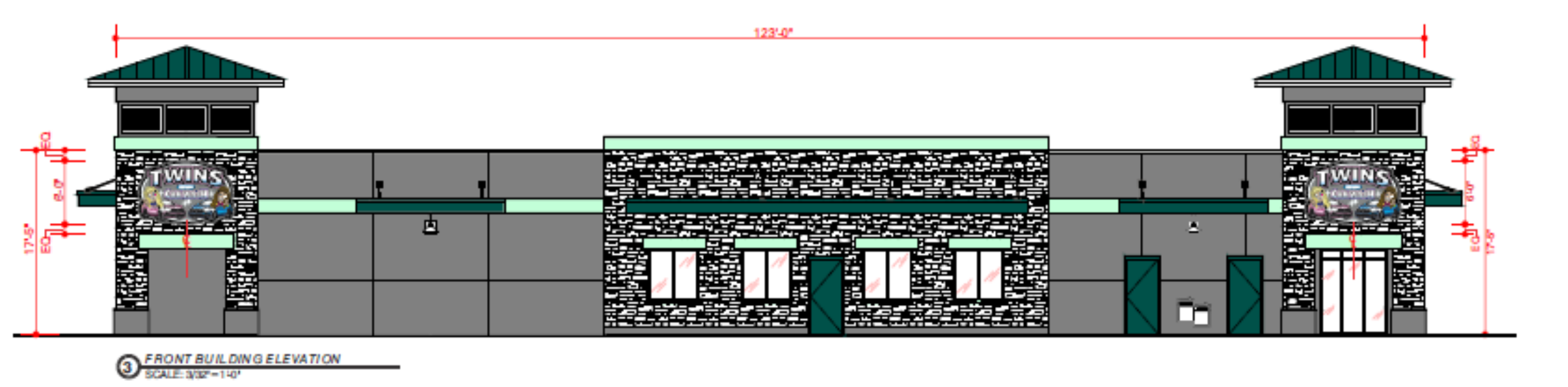



# Building Elevations




# Building Elevations




# Building Design Review




# Building Design Review



# Building Design Review

# Staff Recommendation: Site Plan and Design Review

Staff recommends **APPROVAL with (1) Condition**:

# Planning Board's Actions:

# Site Plan and Design Review

- **<u>Possible actions of the Commission:</u>**

- <u>APPROVAL</u> of the proposed Site Plan and Design Review, and no changes

- <u>APPROVAL</u> of the proposed Site Plan and Design Review with changes

- <u>DISAPPROVAL</u> of the proposed Site Plan and Design Review



Twins Carwash

Site Plan - Design Review

5340 S. US Highway 1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Ravi Alur
1023 Professional Park Drive
Brandon, FL 33511

**Subject: Site Plan – 5340 S. US Highway 1 – Technical Review Committee Comments for January 19, 2023 TRC Meeting**

**City of Fort Pierce Planning Department**

1. Per the comments in the Environmental Report, a more thorough survey should be conducted for gopher tortoises before any issuance of a building permit.

2. 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.

3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

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

**Fort Pierce Engineering Department**

Comments may be forthcoming

**Fort Pierce Building Department**

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

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

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Will need to meet the Fire Code

**Fort Pierce Police Department**

No comments at this time

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

No comments at this time

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: Concept approved as noted:
Water and wastewater (via forcemain) is available to serve the subject parcel. To connect to these services please submit 3 complete sets of revised utility construction plans to water/wastewater engineering. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.

**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. 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. (NFPA 1.18.2.3.5.2.5).

5. 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.

6. The Fire District reserves the right for future comments at the site plan & building construction phase.

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

8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

9. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

10. 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.

11. 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”.

12. 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).

13. 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.

14. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or

project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.

15. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

**Florida Department of Transportation**

Conditions:
- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- If a gate is proposed, a minimum driveway length of 50 feet to the call box and/or gate house, and a turnaround area before the gate are required.

Comments:
• 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.

**St. Lucie County School Board**

No comments at this time

## Ryan Altizer

**From:** Ryan Altizer
**Sent:** Friday, March 17, 2023 10:10 AM
**To:** Aspire Engineering, Inc.
**Subject:** FW: Twins Carwash

Hey Ravi,

Here is Engineering's comments regarding the project. Your next steps would be to resubmit the necessary documents to the Planning Department, and once Engineering approves the Plan, I will move you forward to Planning Board. Please reach out to me with any questions or concerns and I will address them as soon as I can to help expedite your project.

Thank you,
**Ryan Altizer | Senior Planner | City of Fort Pierce**
Planning Department
Phone: 772.467.3742 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

THE SUNRISE CITY
FORT PIERCE
Florida

**From:** Venetia Barnes <vbarnes@cityoffortpierce.com>
**Sent:** Friday, March 17, 2023 9:02 AM
**To:** Ryan Altizer <raltizer@cityoffortpierce.com>
**Subject:** RE: Twins Carwash

Hi Ryan,

I left half day yesterday. After looking at the electronic file, below are my initial comments. I will need a scalable hard copy to ensure that all setbacks and such are correct.

ENGINEERING COMMENTS:

1. Revise the site plan to include the size of the stormwater pond in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(3)(c)(10).
2. Relocate the dumpster and enclosure from the entrance of the site in accordance with the City of Fort Pierce Code of Ordinance Section 123-37(10).

*ADVISORY COMMENTS:*

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

**Venetia Barnes | Stormwater Engineer Manager| City of Fort Pierce**
Engineering Department
Phone: 772.467.3783 Fax: 772.460.6847 100 North U.S. 1 Fort Pierce

Website | Facebook | Survey

THE SUNRISE CITY
FORT PIERCE
*Florida*

**From:** Ryan Altizer <raltizer@cityoffortpierce.com>
**Sent:** Thursday, March 16, 2023 4:10 PM
**To:** Venetia Barnes <vbarnes@cityoffortpierce.com>
**Subject:** Twins Carwash

Hey Venetia,

I was hoping you could send me the email we discussed just so I can relay the next steps to the applicant!

Hope you're having a good day,
**Ryan Altizer | Senior Planner | City of Fort Pierce**
Planning Department
Phone: 772.467.3742 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

THE SUNRISE CITY
FORT PIERCE
*Florida*

# ASPIRE ENGINEERING, INC.

**Engineering Excellence Delivered**

**1023 Professional Park Drive**
**Brandon, FL 33511**
**Phone: (813) 571-2850**
**Fax: (813) 571-1753**
**E-mail: aspireeng@yahoo.com**


June 9, 2023

Fort Pierce, Planning Department
100 North US 1
Fort Pierce, Florida, 34950

RE: Twin's Car Wash - Ft Pierce – 3rd Site Plan Review Resubmittal
1-TRC NO. 23-20000306
Parcel: 3403-433-0008-000-2
Address: 5340 S. US Hwy. 1, Fort Pierce, FL 34982
Engineer's Project No. 22-017

In response to comments received regarding the above referenced project, please find attached Revised plans. The revisions are based on the following:

ENGINEERING COMMENTS – Venetia Barnes:

1. Provide the required 10-foot-wide landscape strip situated between the property line and the stormwater retention/detention area per the requirements specified in the City of Fort Pierce Code of Ordinance Section 127-37(6).

   **PLEASE SEE REVISED SITE PLAN SHEET C-4 SHOWING THE 10' LANDSCAPE STRIP.**

2. Relocate the dumpster and enclosure from the entrance of the site in accordance with the City of Fort Pierce Code of Ordinance Section 123-37(10)

   **PLEASE NOTE THAT THIS WAS RESOLVED PER OUR EMAIL DISCUSSIONS. PLEASE SEE ATATCHED RENDERINGS AND ELEVATIONS.**

3. Sheet C-5 shall update the dewatering note 1 to City of Fort Pierce as it stipulates Manatee County.

   **ACKNOWLEDGED AND REVISED.**

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

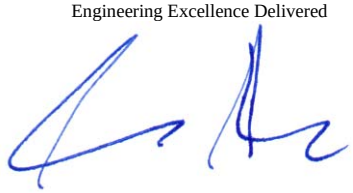
   **ACKNOWLEDGED.**

2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

   **ACKNOWLEDGED.**

Thank you very much for your cooperation with this project. If you have any questions or wish to discuss this project do not hesitate to contact our office.

Sincerely,
**Aspire Engineering, Inc.**
Engineering Excellence Delivered



Ravi Alur, P.E., LEED AP
President

cc: Ray Caito, Creative Convenience Corporation

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**To : Planning Department**

**From : Venetia Barnes, Stormwater Engineer**

**Thru : Tracy Telle, Assistant City Engineer**

**Re : Site Plan and Design Review – Twins Car Wash – 5304 S. US Highway 1 – TRC No. 22-07000026**

**Date : June 28, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on June 14, 2023:

- [x] Site Plan & Design Review
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan & Design Review
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

***ADVISORY COMMENTS:***

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

TST/VB/vb



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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

## Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

## Application Type

☐Site Plan ☐Conditional Use w/New Construction ☐Conceptual Development Plan

☐Minor Amendment ☐Major Amendment

## Site Information

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

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

| | |
|---|---|
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| Street Address | Street Address |
| City State Zip | City State Zip |
| Phone Number | Phone Number |
| Email Address | Email Address |

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

_____

*Property Owner(s) Signature(s)*

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

**CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM**

**For more information, please refer to the website:**

**https://www.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.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-




***Site Plan submittal requirements:***

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>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)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | 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)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | 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/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** | |

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

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

## 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** |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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

# TWIN'S CAR WASH
## 5340 S. US HIGHWAY 1 FORT PIERCE, FLORIDA 34982
## ST. LUCIE COUNTY, FLORIDA



# ENVIRONMENTAL IMPACT REPORT

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

**Creative Convenience Corporation**
**6544 N. Hwy 41, Suite 208 B**
**Apollo Beach, FL 34736**

***Prepared by:***
**Stillwater Environmental, Inc.**
**971 Smokerise Blvd.**
**Port Orange, Florida 32127**
**File No. 1069.01.22**

**September 26, 2022**

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## APPENDICES

**Appendix A:** **St. Lucie County Property Appraiser Record Cards**

**Appendix B:** **National Wetland Inventory Map**

**Appendix C:** **Photographs of the Subject Property**

# TWIN'S CAR WASH
# 5340 S. US HIGHWAY 1 FORT PIERCE, FLORIDA 34982
# ST. LUCIE COUNTY, FLORIDA

## ENVIRONMENTAL IMPACT REPORT

### 1.0 INTRODUCTION

The Twin's Car Wash Property project site is approximately 2.25 +/- acres in size. The St. Lucie County Property Appraiser's website lists the Parcel ID No. as 3403-433-0008-000-2. The property is located on S. US Highway 1, 0.3 miles north of the intersection of US Highway 1 and Tropical Isle Way, in Section 3, Township 36 South, Range 40 East at latitude 27.367873 North and longitude -80.324829 West, Fort Pierce, St. Lucie County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

Review of historical and current aerial photography, the Natural Resources Conservation Service/National Cooperative Soil Report for St. Lucie County, National Wetland Inventory map, and examination of existing site conditions revealed that the site historically has remained undeveloped. Historic aerials were researched back to 1984 and USGS topographic maps were researched back to 1950. In the 1984 aerial what appears to be a mobile/manufactured unit and possible storage container can be seen on the western portion of the property, while hardwood forested areas are visible throughout the remainder of the site. Little change occurred leading up to the 1999 aerial, however by the 2007 aerial, the previously mentioned mobile units are no longer visible and the majority of the hardwoods on site have been cleared. Today, the property appears much like it did then, vacant and undeveloped.

The project site was reviewed to determine the geological features of the landscape (e.g. soils and topography), to identify the vegetative communities that occur within the project boundary, and to determine the occurrence of threatened and endangered flora and fauna within the project boundary.

### 2.0 NATURAL RESOURCE ANALYSIS

#### 2.1 Topography

According to the U.S.G.S. 7.5 Minute Topographic Map, "Fort Pierce, Florida" Quadrangle 2018, the project area elevations range from approximately 15' feet msl to 18' msl (Figure 3). The higher elevations are found in the western portion of the site and the lower elevations are found in the eastern portion of the site.

## 2.2 Soils

Soil composition information for the subject property was obtained from the U.S. Department of Agriculture Natural Resource Conservation Service Web Soil Survey for St. Lucie County (Figure 4). Three (3) soil types lie within the subject property boundary. A brief description of each soil type is presented below.

***2) Ankona and Farmton sands (1.59ac/70.67%)***

The Ankona and Farmton series consists of very deep, very poorly and poorly drained, very slowly or slowly permeable soils on broad flats and in depressional areas of central and southern Florida. They formed in sandy and loamy marine sediments. Most areas are in native woodland. A few areas are planted to tame pasture or used for urban development. The vegetation consists of longleaf pine (*Pinus palustrus*), slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*), wax myrtle *(Myrica cerifera),* gallberry (*Ilex glabra*), fetterbush *(Lyonia lucida)*, creeping bluestem *(Schizachyrium scoparium)*, chalky bluestem *(Andropogon virginicus)*, lopsided Indiangrass *(Sorghastrum secundum)*, and pineland threeawn (*Aristita stricta*). Depressional areas are dominated by marsh vegetation consisting of maidencane (*Panicum hemitomon*), cutgrass *(Leersia Sw.)*, sand cordgrass *(Spartina bakeri)*, and St. Johns wort (*Hypericum sp*.). This soil type covers the majority of the western and central portions of the subject property.

***43) Susanna and Wauchula sands (0.03 ac/1.33%)***

The Susanna series consists of very deep, poorly drained, very slowly permeable soils on broad flats of central and southern Florida. They formed in sandy and loamy marine sediments. A water table is within depths of 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the spodic horizon early in the summer rainy season and after heavy rainfall in other seasons. During prolonged dry seasons, the water table recedes to below a depth of 40 inches. Some areas of Susanna soils are planted to citrus and improved pasture grasses. Other areas are used for community development. Natural vegetation consists of open forest of longleaf pine and slash pine with ground cover of saw palmetto, running oak *(Quercus pumila),* pineland threeawn, inkberry (*Scaevola plumieri*), and fetterbush. This soil type is found in the southwest corner of the project site.

***54) Wabasso sand, 0 to 2 percent slopes (0.63 ac/28.00%)***

Wabasso fine sand consists of very deep, very poorly and poorly drained, slowly permeable soils found on flatwoods, flood plains and depressions in the Southern Florida Flatwoods and to a lesser extent in the South Central Florida Ridge, Southern Florida Lowlands, and the Florida Everglades and associated areas. They formed in sandy and loamy marine sediments. The water table is at depths of 10 to 40 inches for more than 6 months in most years. It is at depths of less than 10

inches for less than 60 days in wet seasons and is at depths of more than 40 inches during very dry seasons. Most areas of Wabasso soils are in natural vegetation and used for native range. Areas with adequate water control measures are used for citrus, truck crops, and tame pasture. The natural vegetation consists of longleaf pine, slash pine, cabbage palm *(Sabal palmetto)*, live oak *(Quercus virginiana)*, with an understory of saw palmetto, laurel oak *(Quercus laurifolia)*, wax myrtle, chalky bluestem, creeping bluestem, Indian grass (Sorghastrum nutans), Florida paspalum (Paspalum floridanum), running oak, and pineland three-awn. This soil type is found in the eastern portion of the subject property.

**2.3 Vegetative Community Analysis – Habitat Characterizations**

Pedestrian surveys of the subject property were conducted on September 15, 2022 to qualitatively document the existing vegetation and to assess the present land-use patterns according to the *Florida Land Use, Cover and Forms Classification System, Department of Transportation* (FLUCFCS; DOT). Two (2) land-use types were determined for the subject property (Figure 5). A brief description of these FLUCFCS communities follows. Photographs are provided in Appendix C:

***FLUCFCS No. 190 – Open Land (2.15 ac/95.56%)***

This category includes undeveloped land within urban areas and inactive land with street patterns but without structures. Open Land normally does not appendix any structures or any indication of intended use. Often, urban inactive land may be in a transitional state and ultimately will be developed into one of the typical urban land-uses although at the time of inventory, the intended use may be impossible to determine from aerial photo interpretation alone. This community type encompasses the majority of central and western portions of the subject property. The vegetative species observed in this area include sub species consisting of caesarweed (Urena lobata), and Madagascar periwinkle *(Catharanthus roseus)*. The ground cover consists of bahiagrass (Paspalum notatum), Bermuda grass (Cynodon dactylon).

***FLUCFCS No. 645 – Wet Prairie (0.10 ac/4.44%)***

This community is located in the eastern portion of the property. This classification is composed predominantly of grassy vegetation on hydric soils and usually distinguished from marshes by having less water and shorter herbage. The vegetative component consists of sundew *(Drosera sp*.), yellow-eyed grass (*Xyris spp*.), pennywort (*Hydrocotyle umbellata*), centella (*Centella asiatica*), and beaksedge (*Rhynchopsora plumose*).

## 3.0 THREATENED AND ENDANGERED SPECIES

Preliminary ecological investigations included review of published and unpublished literature concerning the subject property and surrounding areas, solicitation of databases on protected species, field investigations to generally delineate and characterize the habitats, and a preliminary field survey for the occurrence of protected flora and fauna.

The following is a list of all wildlife species identified during the evaluation of the site:

**Reptiles and Amphibians**
Eastern black racer (*Coluber constrictor*)
Green anole (*Anolis carolinensis*)

**Birds**
Black Vulture (*Strix varia*)
Northern Mockingbird ((*Agelaius phoeniceus*)

**Mammals**
Eastern Gay Squirrel (*Sciurus carolinensis*)

Using methodologies outlined in the *Florida's Fragile Wildlife (Wood,2001)*; *Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 – revised January 2017*); an assessment for "listed" floral and faunal species was most recently conducted on the subject property on September 15, 2022 (Figure 6). This assessment included direct observations and indirect evidence, such as tracks, burrows, tree markings, and birdcalls. The assessment focused on species that are "listed" by the *FFWCC's Official Lists - Florida's Endangered Species, Threatened Species, and Species* of *Special Concern (May 2017)* that have the potential to occur in St. Lucie County (Table 1).

Pedestrian transects were established throughout the site to assess the occurrence, or potential for occurrence of flora and fauna listed as a species of special concern (SSC), threatened, or endangered by the Florida Fish and Wildlife Conservation Commission (FFWCC), the United State Fish and Wildlife Service (USFWS) and the Florida Department of Agriculture (FDA) (Figure 6). The results of these surveys are presented in the following sections.

Table No. 1 and Table No. 2 list those species that were surveyed for based on their probability of occurrence in St. Lucie County.

## 3.1 Regulatory Review

**U.S. Fish and Wildlife Service**

The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA"), 16 U.S.G. 1531-1543. The USFWS has the responsibility for terrestrial and freshwater species. The Department of Commerce, National Marine Fisheries Service has the responsibility for marine and estuarine species. In Florida, approximately 60 species of animals and 65 species of plants are federally listed by the USFWS as threatened or endangered.

**Florida Fish and Wildlife Conservation Commission**

Article IV, Section 9 of the Florida Constitution authorizes the FFWCC to "exercise the regulatory and executive powers in the state with regard to wild animal life and fresh water aquatic life." In addition, the FFWCC regulates the taking of species listed as endangered, threatened, or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code. The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities, which may affect fish and wildlife, and their habitat. The FFWCC's direct regulatory role is currently restricted to protecting animals, not their habitats. However, current FFWCC policies allow for habitat protection as compensation for the "taking" of individuals of the species. The FFWCC Office of Environmental Services (OES) provides technical assistance to other agencies that regulate development activities. These agencies include the Department of Community Affairs, The Department of Environmental Protection, the U.S. Army Corps of Engineers, the state of Florida Water Management Districts, regional planning councils and local governments.

**Florida Department of Agriculture and Consumer Services**

In Section 581.185, F.S. the Florida Legislature delegated to the Florida Department of Agriculture and Consumer Service (FDACS) authority to designate and regulate plants listed as "endangered", "commercially exploited", and "threatened". FDACS protection of listed plant species centers around preventing the illegal collection, transport and sale of "listed species". FDACS only issues a permit for collection purposes and neither regulates nor prohibits the destruction of state-listed flora species as a result of development activities. With respect to the USFWS, an endangered/threatened plant on private property belongs to the landowner so long as it continues to grow on his land.

The only exception is if the landowner uses federal funds to develop the land. Then the federal agency participation in the action must ensure that federal funds

are not being used to destroy a federally listed plant. If private money is being utilized, there is no such requirement. Otherwise, the endangered species law means little unless/until the plant is moved from the land to be sold, or traded. At that point the plant is no longer part of the land and may be protected by the endangered species law. Additionally, it is illegal to collect or maliciously harm listed plants on Federal land.

## 3.2 Avian Species

A survey to indicate the presence of listed wading birds such as little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tricolored heron (*Egretta tricolor*), and the Florida sandhill crane (*Grus Canadensis pratensis*) was performed on the project site. There is no habitat available for foraging or nesting located on the project site. During the field surveys none of these species were observed.

***Red-cockaded Woodpecker (Leuconotopicus borealis)***
***Federally listed as "Endangered" by the USFWS***

No suitable habitat for red-cockaded woodpeckers (*Picoides borealis*) (RCW's) was identified on the project site during the field surveys. The property is considered to be unsuitable for RCW's because of the lack of old growth pine trees necessary for nest cavity construction. The general onsite conditions preclude the establishment of RCW's. No further action is required pertaining to the red-cockaded woodpecker.

***Sandhill Crane (Grus Canadensis pratensis)***
***State Listed as "Threatened" by the FFWCC***

FFWCC developed the *Imperiled Species Management Plan* to address the needs of state listed species that did not already have a management plan or specific program in place. These species also have Commission approved Species *Conservation Measures and Permitting Guidelines* that have been developed to clarify what is needed for conservation and permitting of these species. Cranes typically nest from February through April. A survey during this time would be conducted to confirm that no breeding pairs of this species are nesting within the project site boundaries or the adjacent properties. There is no nesting habitat in the form of a freshwater marsh located on the project site. If there had been a survey of these areas would need to be initiated in February and continued through April including pedestrian transects and aerial reconnaissance conducted by drone if construction activities are to occur during the nesting season. The survey methodology prescribed by the FFWCC would be employed. No sandhill cranes were observed during the surveys for this report. No further action is required pertaining to the Florida sandhill crane at this time.

***Bald Eagle (Haliaeetus leucocephalus)***
***Protected Under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.3***

In August of 2007, the USFWS removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (F.A.C. 68A-16.002 Bald Eagle (*Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

The Southeastern American kestrel (*Falco sparverius paulus*), Everglade snail kite (*Rostrhamus sociabilis plumbeus*) or other birds of prey were not observed on the project site. Two sources were used to identify any bald eagle nests in the vicinity of the project site. They included the FFWCC Historical Bald Eagle Nesting Areas, which has information for the years of the first observation and last, and the Audubon Florida Eagle Watch Nest App which includes the nesting number and the Latitude and Longitude information. The closest nest located to the subject property that has been located by these sources is nest No: SLO16 located approximately 1.9 miles to the east, southeast at latitude 27.370487 and longitude -80.302861 (Figure 7). It was first observed in 2016. It was listed "Inactive" during the 2022 nesting season. Current USFWS Bald Eagle Management Guidelines state that if there is sufficient natural or man-made landscape buffers between the proposed construction site and the nest preventing a visual connection between the two and the clearing and external construction that is to occur is more than 660 feet from the location of the nest, then there are no restrictions during breeding season (October 1 through March 15). Nest No. SLO16 is more than 1.5 miles from the proposed project, in addition to the natural vegetative buffer that exists. As a result, it is not necessary to submit a Bald Eagle Management Plan for this nest.

***Wood Stork (Mycteria Americana)***
***Federally Listed as "Threatened" by USFWS and the FFWCC***

Wood Storks are also listed as Threatened by FFWCC and USFWS. According to the *FWC Wood Stork Introduction*, due to loss of wetlands, which the storks rely on for foraging, a decline in range and numbers was evident in the early to mid 1990's. Based on statewide surveys conducted by FFWCC personnel, stork colonies increased from 32 colonies during 1976-78 to 52 colonies during 1986-87, but decreased to 34 colonies in 1999. The most recent survey indicated about 7,216 nesting pairs in Florida during 2005. According to the *Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2009-2018 in Florida*, the subject property is located within a core foraging area for this species and inside the USFWS consultation area (Figure 8). No wood storks were observed foraging on the subject property and there is no nesting habitat on the project site. No further action pertaining to the wood stork is required at this time.

***Everglade Snail Kite (Rostrhamus socialbilis)***
***Federally Listed as "Endangered" by USFWS and FFWCC***

The Everglade Snail Kite (*Rostrhamus socialbilis*) is listed as Endangered by the USFWS and the FFWCC. The subject property falls inside the USFWS Consultation Area for the Everglade Snail Kite. Everglade Snail Kites are similar in size to Red-Shouldered Hawks. They have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown. The females always have white on their chin. Kites vocalize mainly during courtship and nesting. Snail kites nest year round in shallow marshes and along grassy shorelines of lakes. They typically nest over water to reduce opportunities for predators to sneak up on them. A survey of any suitable habit is necessary to confirm no nesting activities are present within the project sites boundaries. At the time of the survey, there was no suitable habitat for nesting and foraging. No individual Snail Kites were observed. No further action is required pertaining to the Everglade Snail Kite.

***Florida Scrub-Jay (Aphelocoma coerulescens)***
***Federally Listed as "Threatened" by USFWS and FFWCC***

Currently the Florida scrub-jay (*Aphelocoma c. coerulescens*) is listed as "threatened" at state and federal levels. Florida scrub-jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal scrub-jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in)

tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy over (Fitzpatrick et al. 1991).

Habitat suitable for scrub jay nesting and foraging activities does not exist on the subject property. The subject property falls inside the known distribution area for scrub-jays in St. Lucie County as mapped by the USFWS, however as a result of no habitat present, surveys will not need to be conducted for this species per the guidelines outlined in the *Ecology and Development – Related Habitat Requirements of the Florida Scrub Jay, Nongame Wildlife Program, Technical Report No. 8*. No further action is required pertaining to the Florida scrub-jay.

***Audubon's Crested Caracara (Polyborus plancus audubonii)***
***Federally Listed as "Threatened" by USFWS and FFWCC***

The subject site falls inside the USFWS Consultation Areas for the species Audubon's Crested Caracara (*Polyborus planeus auduconii*). Currently the Audubon's Crested Caracara is listed as threatened by the USFWS and the FFWCC primarily due to habitat loss. The Audubon's Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage palm, lightly wooded areas with saw palmetto, scrub-oaks, and cypress. The Audubon's Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Audubon's Crested Caracaras construct new nest each nesting season, often in the same tree as the previous year. The subject property falls inside the USFWS Audubon's Crested Caracara consultation area, however no crested caracaras were observed during the field surveys. Suitable foraging habitat for this species does not exist within the project boundaries. No further action is required pertaining to this species.

***Florida Grasshopper Sparrow (Ammodramus savannarum floridanus)***
***Federally Listed as "Endangered" by USFWS and FFWCC***

The subject property falls inside the USFWS Consultation Areas for the Florida grasshopper sparrow *(Ammodramus savannarum floridanus)*. This species is currently listed endangered by the USFWS and FFWCC. The Florida grasshopper sparrow is a small bird that can reach a length of five inches (13 centimeters) with a wingspan of eight inches (20 centimeters) *(Smithsonian National Zoological Park, n.d.)*. This species is drab colored with a pale median stripe on top of its flattened head, and a light brown breast. Florida grasshopper sparrows inhabit dry open prairies that contain bunch grasses, low shrubs, and saw palmetto. Adults are sedentary, using the same territory during successive years. Nests are made of grass, dome shaped and are usually located in a slight depression in the ground, well-concealed by clumps of dwarf live oak, wire grass, or saw palmetto. Grasshopper sparrows are bimodal breeders – they breed throughout the year *(Vickery 1996)*. Suitable foraging and nesting habitat for this species does not exist

within the project boundaries. No further action is required pertaining to this species.

## 3.3 Amphibians, Reptiles, and Mammals

About thirty (30) species of Florida's amphibians and reptiles are protected. Only a few could occur on this site. A survey was conducted for the presence of these species throughout the habitat of their known distribution (Figure 6). On September 15, 2022 SEI biologists surveyed linear transects throughout portions of the upland habitats in the project area. The project site was surveyed in accordance with the guidelines set forth by the FFWCC and the USFWS. Mr. Timothy Talbot, of Stillwater Environmental, Inc. FWC Authorized Gopher tortoise Agent Permit No. GTA-14-00053D and Ms. Jessica Azpurua FWC Authorized Gopher Tortoise Permit No. GTA-20-00077B, participated in all of the surveys including the gopher tortoise surveys. There were no "potentially occupied" gopher tortoise burrows located within the project boundary. The lack of gopher tortoise burrows decreases the potential for the commensal species, the Florida mouse (*Podomys floridanus*), the gopher frog (*Rana areolata*), and the Eastern indigo snake (*Drymarchon corais couperi*), federally listed as "Threatened", to occur on the property.

### 3.3.1 Gopher Tortoises

*Gopher Tortoise (Gopherus polyphemus)*
*State Listed as "Threatened" by the FFWCC*
Gopher tortoises are listed as threatened by the FFWCC and are protected by state law Chapter 68A-27 and Chapter 39-27.002(4) Florida Administrative Code. The gopher tortoise is found throughout Florida and is generally associated with longleaf pine and xeric oak sand hills but is also found in scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands, and dunes. If the gopher tortoise is observed, or signs of the tortoise such as burrows are observed, their presence must be addressed prior to on-site construction activities. The FFWCC is the state agency responsible for overseeing the management of this species.

At the time of the surveys conducted for this report there were no "potentially occupied" burrows located (Figure 6). It is recommended that a more thorough survey be performed before the initiation of any construction activities to ensure that no gopher tortoise burrows exist on the subject property.

Currently there are four (4) options to conduct activities that may adversely impact tortoises and they are as follows:

1. Avoid developing the areas occupied by the tortoises.

2. Avoid individual burrow entrances to ensure the protection of the burrow. A radius of 25' surrounding each burrow is required.
3. Capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site.
4. If ten (10) or fewer burrows are affected and some habitat will exist on the site following construction, tortoises may be captured and released back onto the site.

Based on the proposed use of the property, option no. 3 is the most viable option should any tortoise burrows be located prior to the initiation of construction activities.

### 3.3.2 Florida Sand Skink

*Sand Skink (Plestiodon reynoldsi)*
*Federally Listed as "Threatened" by USFWS*
The sand skink was listed as "Threatened" under the Endangered Species Act (ESA) in 1987. St. Lucie County falls outside the USFWS Consultation Area Map for the Florida sand skink. The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. The subject property occurs outside the USFWS consultation area. Skinks are found typically at elevations of 80 feet or more above sea level, in excessively drained, well-drained, and moderately well-drained sandy soils. Suitable soil types that support the presence of this species do not exist on the subject site. Based on the USFWS criteria, a survey for sand skinks will not be required by the USFWS.

## 3.4 Flora

There were no protected plant species found on the project site. Currently, there are no technical reports available by the USFWS mentioned in this report for the survey of protected plant species. None of the agencies require relocation or mitigation for protected plant species. Please see Table 2 for a list of plant species that are "listed" for St. Lucie County.

# 4.0 REGULATORY CONSIDERATIONS

## 4.1 South Florida Water Management District

The South Florida Water Management District (SFWMD) regulates wetlands that are isolated and those considered within or connected to "Waters of the State" pursuant to Chapter 403 of the Florida Statutes, Rules 62-302 and 62-330 of the Florida Administrative Code (F.A.C.). Development activities altering wetlands and/or drainage will require an Environmental Resource Permit (ERP) from the South Florida Water Management District. Different ERP Permits for various activities, General Permits, and exemptions can be found in the *State of Florida Environmental Resource Permit Applicant's Handbook, Volume I*. Specific design

standards, basin specific criteria and procedures can be found in the *State of Florida Environmental Resource Permit Applicant's Handbook, Volume II*.

The U.S Environmental Protection Agency (EPA) requires coverage under the National Pollutant Discharge Elimination System (NPDES) generic permit for discharge from large and small construction activities for any project that results in the clearing of one or more acres, pursuant to 40 CFR parts 122 and 124. The EPA has delegated responsibility to the SFWMD to administer the NPDES permits for the State of Florida. The primary functions of the NPDES requirements are to ensure that sediment and erosion during construction of the project is controlled. The NPDES usually requires the use of Best Management Practices to ensure compliance with water quality standards. In addition, coverage under the generic permit for discharge of produced ground water from a non-contaminated site activity must be secured for any construction-related dewatering activity pursuant to Rule 62-621.302.

**4.2 U.S. Army Corps of Engineers-Florida Department of Environmental Protection**

The U.S. Army Corps of Engineers (ACOE) formerly regulated wetlands connected to "Water of the United States" and "Adjacent Waters" pursuant to Section 404 of the Clean Water Act. Based on the U.S. Supreme Court decision Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers, No. 99-1178 (January 9, 2001) (SWANCC) isolated wetlands are considered non-jurisdictional for the ACOE. Based on the U.S. Supreme Court decision consolidated cases Rapanos v. United States and Carabell v. United States, 126 S. Ct. 2208 (2006) (RAPNOS) the ACOE was required to establish a physical, biological, or chemical nexus of connection to traditional navigable water (TNW) of the United States to claim jurisdiction.

However, on December 17, 2020, the Environmental Protection Agency (EPA) approved the State of Florida's request to assume administration of a portion of the Clean Water Act Section 404 program. State Assumption became effective as of December 22, 2020. Therefore, the U.S. Army Corps of Engineers transferred all of their pending Section 404 permit applications and requests for jurisdictional determination proposing discharges into State 'assumed' waters to the Florida Department of Environmental Protection (FDEP) for processing. Consultation with the FDEP will be necessary in order to verify if there are any Waters of the United States (WOTUS) that occur on the subject property.

## 5.0 WETLAND/SURFACE WATER ANALYSIS

One wetland/surface water classification, FLUCFCS No. 643 – Wet Prairie, occurs on the subject property. This wetland is isolated and appears to be less than 0.50 acres in size. The landward limits of the wetland associated with the project site will need to be

delineated by biologists from Stillwater Environmental, Inc. and will need to be approved by staff with the South Florida Water Management District and the FDEP. This wetland does not appear in the National Wetland Inventory Map. (Appendix B)

Any proposed development in the future that would include impacting these wetlands will need to be accounted for in the Environmental Resource Permit (ERP) issued for this project with the South Florida Water Management District, including both direct and secondary impacts. Impacts to the project's wetlands and/or other surface water communities would be permittable by the SFWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. If any impacts are proposed, the most economical form of mitigation will be the purchase of credits in a wetland mitigation bank. There is at least one (1) wetland mitigation bank that services this area and includes the Bluefield Ranch Mitigation Bank. Credit prices range from $120,000.00/credit to $200,000.00/credit depending upon the type of credits required. For any remaining wetlands that are not proposed to be impacted, an upland buffer with a minimum width of 15' and an average width of 25' will be required to be established between the wetlands and the uplands. Secondary and Cumulative impacts will also need to be addressed in the ERP. Once a final site plan has been developed and the proposed wetland impacts are known, a UMAM (Unified Mitigation Assessment Method) analysis can be accurately performed to determine the amount of bank credits that will need to be purchased to offset the proposed impacts.

## 6.0 SUMMARY AND RECOMMENDATIONS

The Twin's Car Wash Property project site is approximately 2.25 +/- acres in size. The St. Lucie County Property Appraiser's website lists the Parcel ID No. as 3403-433-0008-000-2. The property is located on S. US Highway 1, 0.3 miles north of the intersection of US Highway 1 and Tropical Isle Way, in Section 3, Township 36 South, Range 40 East at latitude 27.367873 North and longitude -80.324829 West, Fort Pierce, St. Lucie County, Florida (Figure 1). An aerial image of the property is provided on Figure 2.

According to the wetland delineation methodologies outlined in the *Corps of Engineers Wetland Delineation Manual (1987)* and the State of Florida Unified Wetland Delineation Methodology, habitats classified as wetlands or surface waters do exist on the subject property and were observed during the field investigations conducted on September 15, 2022. Located on the eastern portion of the property, sits one wetland/surface water classification FLUCFCS 645 – Wet Prairie. The landward limits of the wetland associated with the project site will need to be delineated by biologists from Stillwater Environmental, Inc. and approved by staff with the South Florida Water Management District and the FDEP. Any proposed development in the future that would include impacting these wetlands will need to be accounted for in the Environmental Resource Permit (ERP) issued for this project with the South Florida Water Management District.

On September 15, 2022, the Twin's Car Wash project site was surveyed for the presence of flora and fauna protected by county, state, and federal government agencies as well as any protected wetland habitats. Targeted fauna species included the gopher tortoise and commensal species, as well as the avian species discussed in Sections 3.2. The surveys did not result in the location of any "potentially occupied" gopher tortoise burrows. Prior to the initiation of any construction activities, it is recommended that a 100% survey be conducted for gopher tortoises to determine if any tortoises have migrated onto the property and the type of permitting that may be necessary with the FFWCC. The survey is good for 90 days but can be revisited anytime after the 90-day period. In addition, there is no available habitat for foraging or nesting for any of the listed avian species.

The three most important factors in determining the presence of sand skinks are location, elevation, and suitable soils. Suitable surface soils which support this species do not exist within the limits of the project site. No further action pertaining to this species is required.

The environmental limitations described in this document are based on observations and technical information on the date of the on-site evaluation. Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in St. Lucie County.

# FIGURES




Source: OpenStreetMap

Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Twin's Car Wash
5340 S. US Highway 1
Fort Pierce, Florida 34982

Figure #1

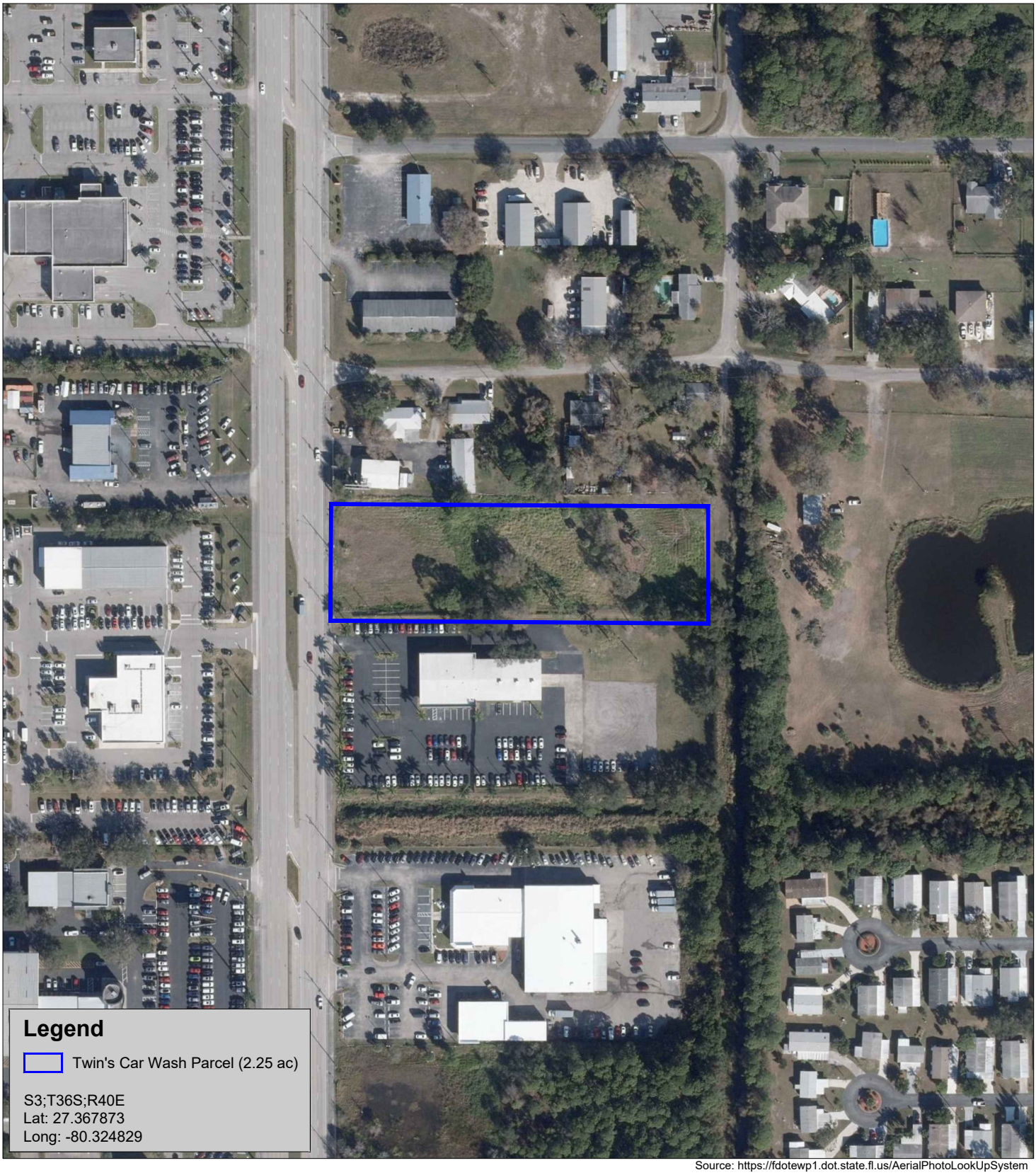
**Location Map**

Environmental Impact Report

800 Feet

N

Project # 1069.01.22
Produced By: MLP
Date: 09/14/2022




Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Twin's Car Wash
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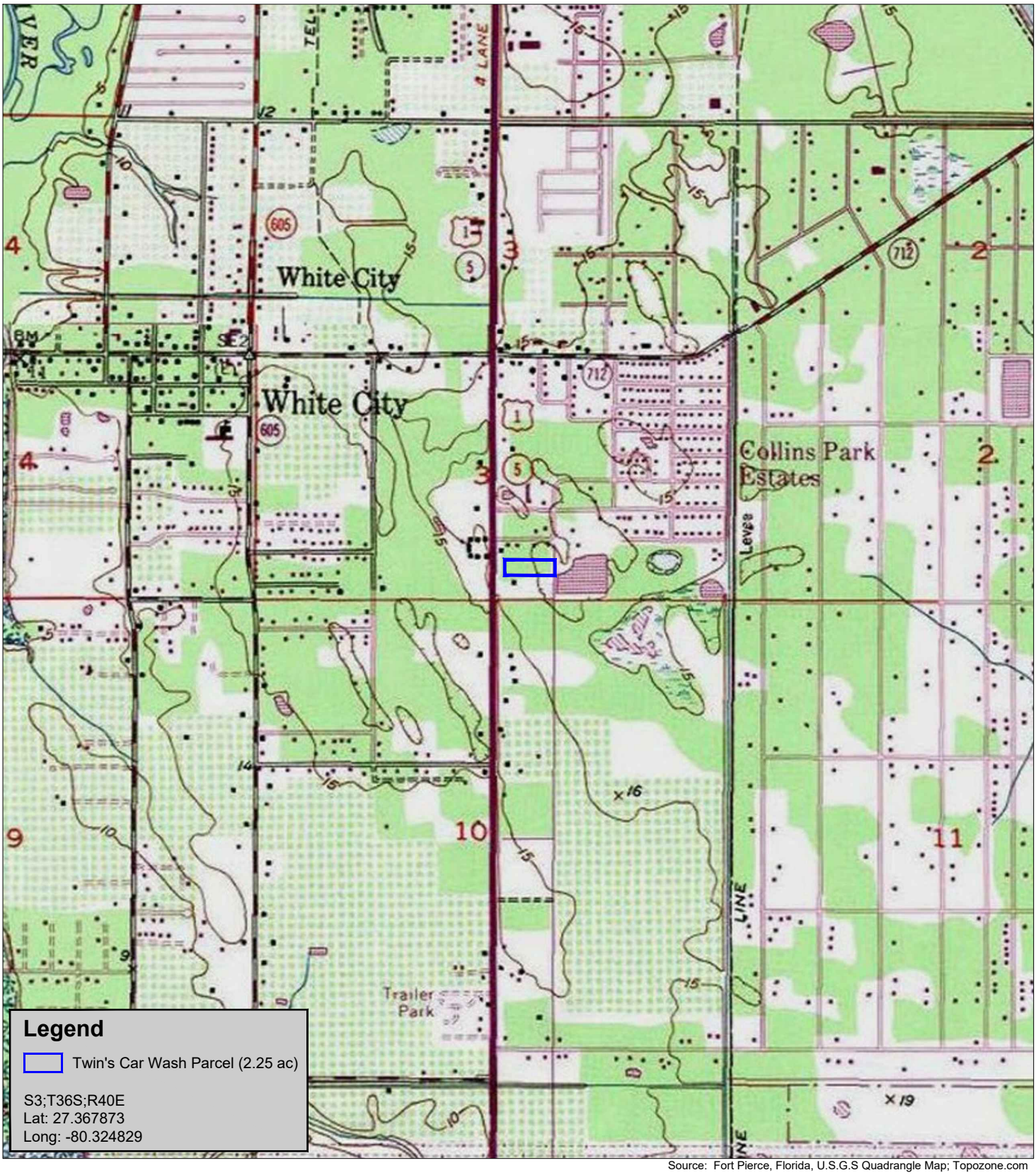
Figure #2

**Aerial Photograph (2021)**

Environmental Impact Report

200 Feet

Project # 1069.01.22
Produced By: MLP
Date: 09/14/2022




Source: Fort Pierce, Florida, U.S.G.S Quadrangle Map; Topozone.com

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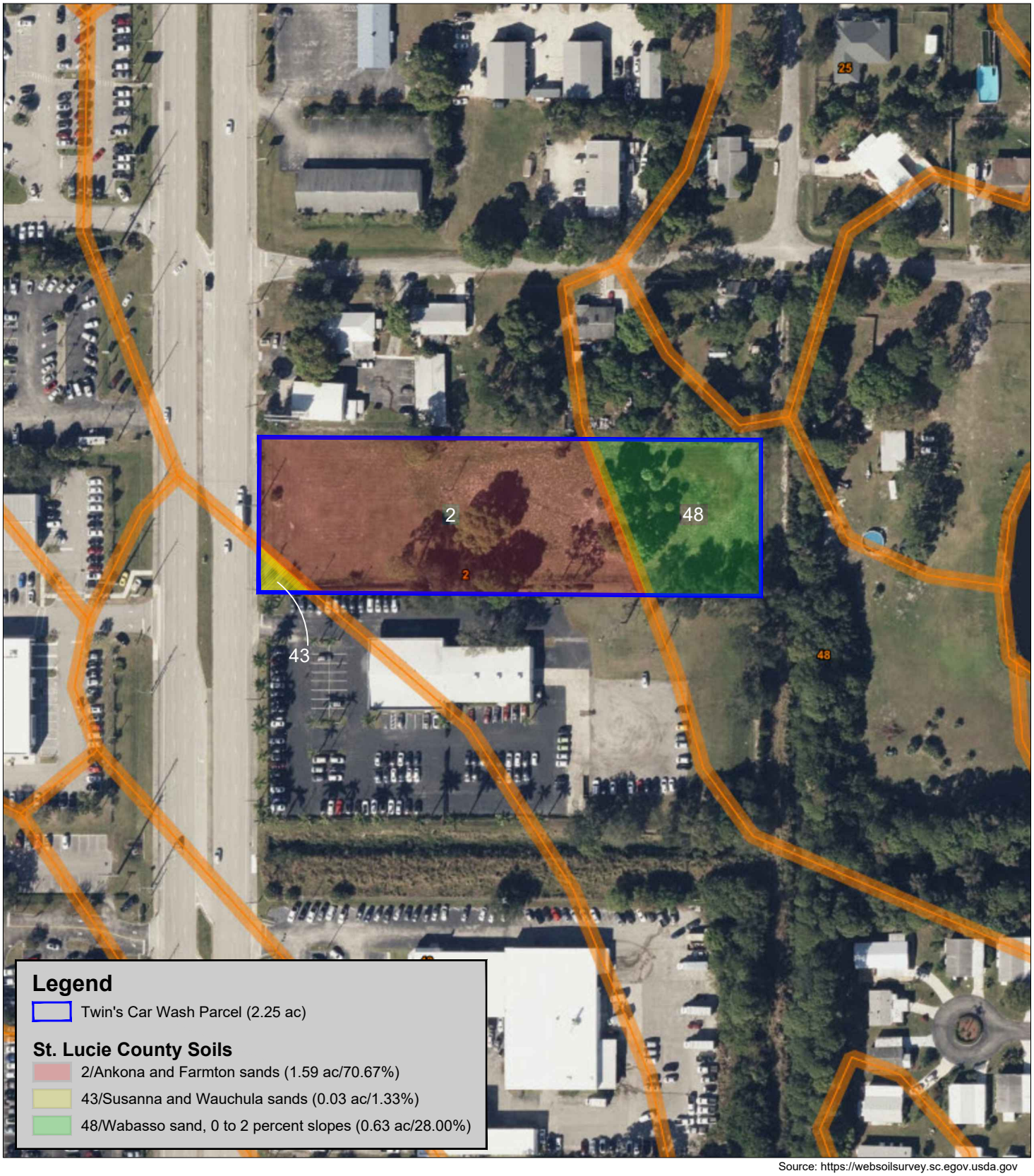
Figure #3

**U.S.G.S. Topographic Map**

Environmental Impact Report

1500 Feet

Project # 1069.01.22
Produced By: MLP
Date: 09/14/2022




Source: https://websoilsurvey.sc.egov.usda.gov

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Figure #4

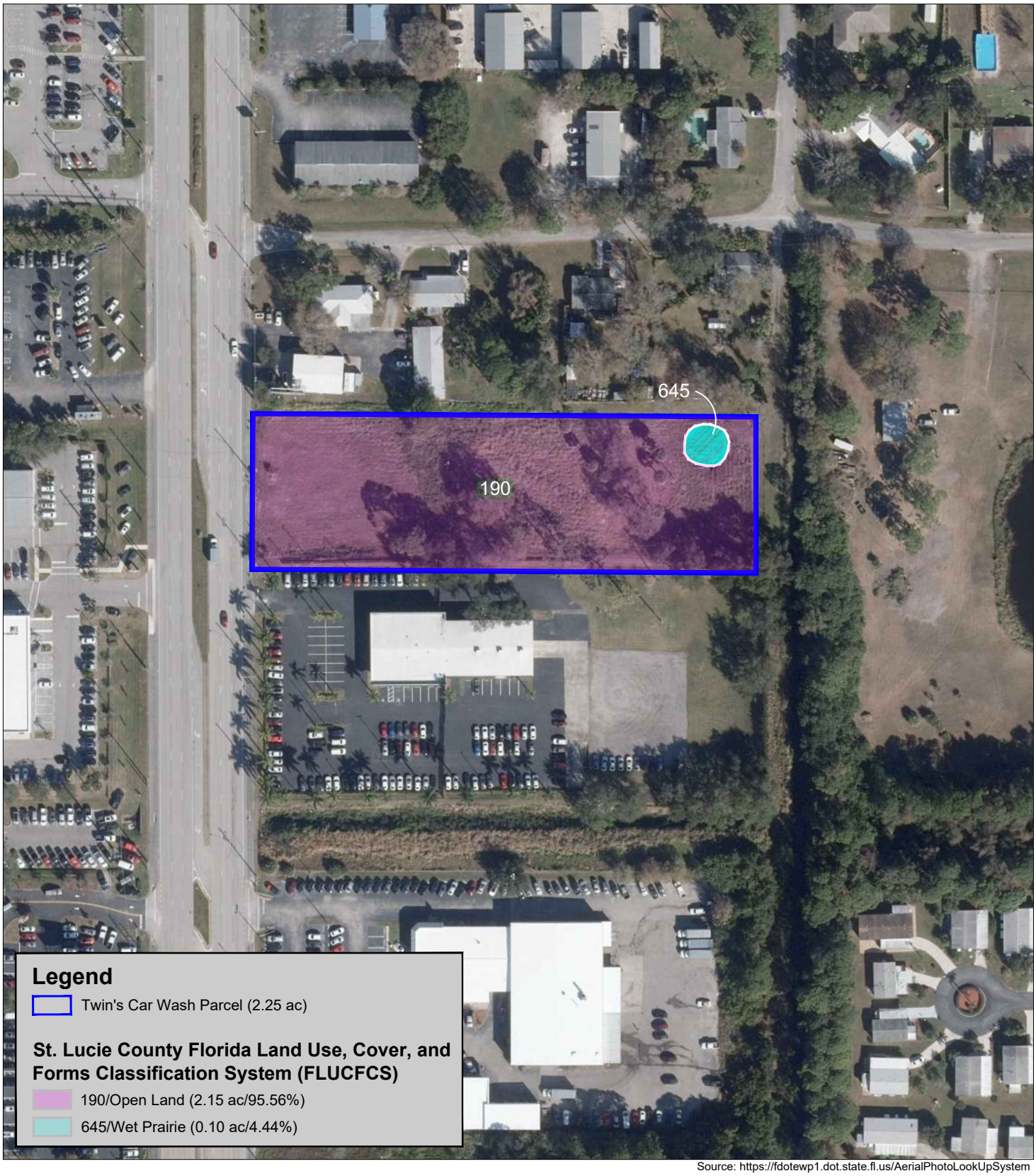
# USDA - NRCS Soil Map

Environmental Impact Report

150 Feet

N

Project # 1069.01.22
Produced By: MLP
Date: 09/14/2022




Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Twin's Car Wash
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Figure #5

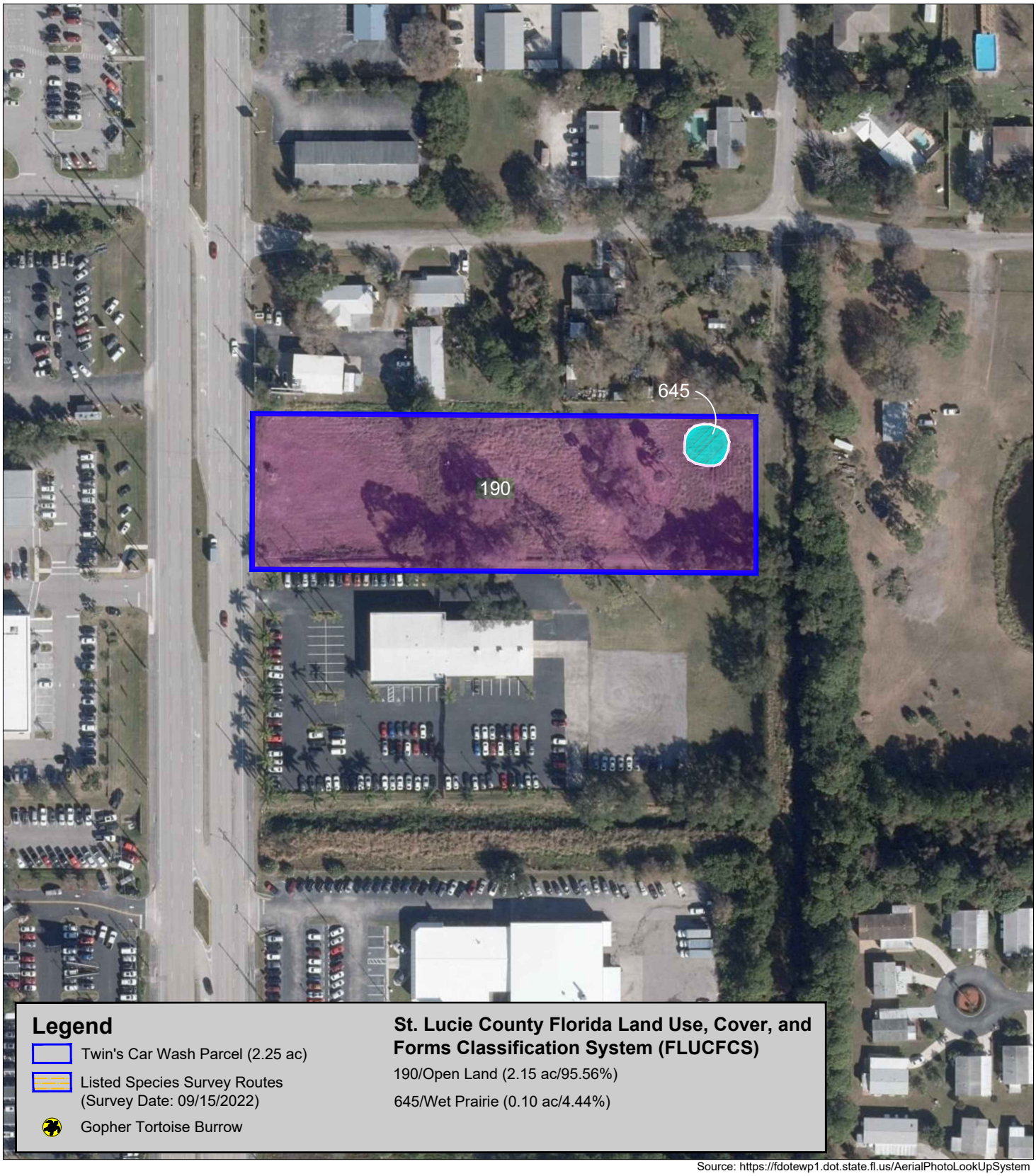
**FLUCFCS Map**

Environmental Impact Report

150 Feet

N

Project # 1069.01.22
Produced By: MLP
Date: 09/22/2022




**Legend**

- Twin's Car Wash Parcel (2.25 ac)
- Listed Species Survey Routes (Survey Date: 09/15/2022)
- Gopher Tortoise Burrow

**St. Lucie County Florida Land Use, Cover, and Forms Classification System (FLUCFCS)**

190/Open Land (2.15 ac/95.56%)

645/Wet Prairie (0.10 ac/4.44%)

Source: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem

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Figure #6

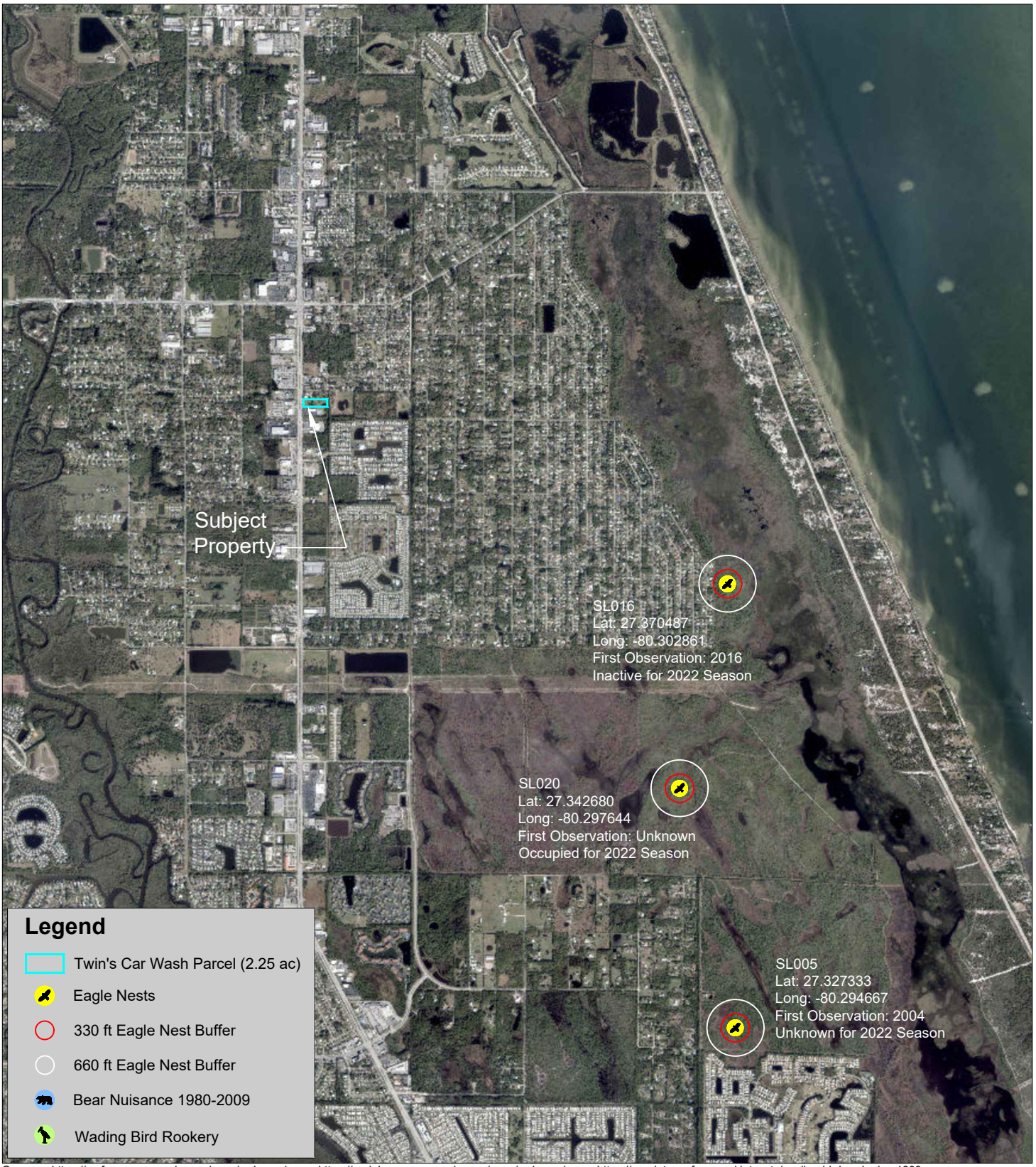
# Listed Species Survey Routes

Environmental Impact Report

400 Feet

N

Project # 1069.01.22
Produced By: MLP
Date: 09/22/2022




Sources: https://myfwc.maps.arcgis.com/apps/webappviewer; https://audubon.maps.arcgis.com/apps/webappviewer; https://geodata.myfwc.com/datasets/wading-bird-rookeries-1999; https://myfwc.maps.arcgis.com/apps/webappviewer/index.html?id=0c634d5ba4cc47baa82de0ed2782426c

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Figure #7

**Wildlife Proximity Map**

Environmental Impact Report

0.6 Miles

N

Project # 1069.01.22
Produced By: MLP
Date: 09/14/2022




Source: WOST colonies update 2019 USFWS Jacksonville, FL https://www.fws.gov/northflorida/

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Figure #8

**Wood Stork Foraging Areas**

Environmental Impact Report

58 Miles

Project # 1069.01.22
Produced By: MLP
Date: 09/14/2022

# TABLES

# TABLE 1

**TABLE 1: PROTECTED FAUNA FOUND IN ST. LUCIE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TWIN'S CAR WASH PROJECT SITE**

| SPECIES | FWC STATUS | USFWS STATUS | PREFERRED HABITAT | PROBABLILITY OF OCCURANCE |
|---|---|---|---|---|
| **REPTILES** | | | | |
| Alligator mississippiensis<br>American alligator | FT(S/A) | T | Vegetated lakes and deepwater swamps | Low: No habitat available, none sighted |
| Drymarchon corais couperi<br>Eastern indigo snake | FT | T | Dry habitats bordered by water; often occupy *G. polyphemus* burrows | Low: No habitat available, none sighted |
| Gopherus polyphemus<br>Gopher tortoise | ST | _ | Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods | Low: No habitat available, no burrows located |
| Pituophis melanoleucus mugitus<br>Florida pine snake | ST | _ | Dry, sandy barrens in xeric oak and pine-wooded sandhills | Low: No habitat available, none sighted |
| Plestiodon reynoldsi<br>Sand skink | FT | T | Xeric habitats along sandy Florida ridges. Found in Osceola, Polk, Lake, Highlands, Putnam, Orange and Marion counties. | Low: No habitat available, no tracks or skinks observed. |
| Stilosoma extenuatum<br>Short-tailed snake | ST | _ | Sandy upland ridges; xeric oak pine woods; xeric oak hammocks | Low: No habitat available, none sighted |
| **AMPHIBIANS** | | | | |
| Rana capito<br>Florida gopher frog | SSC | _ | Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes | Low: No habitat available, no gopher tortoise burrows observed |
| **BIRDS** | | | | |
| Aphelocoma coerulescens<br>Florida scrub jay | FT | T | Level, sterile, white sand with low, xeric oak scrub | Low: No xeric habitat available, none sighted. |
| Athene cunicularia floridana<br>Florida Burrowing Owl | ST | _ | These areas include golf courses, airports, pastures, agriculture fields, and vacant lots. | Low: No habitat available, none sighted. |
| Egretta caerulea<br>Little blue heron | ST | _ | Lake littorus; shallow ponds and marshes | Low: No habitat available, no birds sighted. |

**TABLE 1: PROTECTED FAUNA FOUND IN ST. LUCIE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TWIN'S CAR WASH PROJECT SITE**

| SPECIES | FWC STATUS | USFWS STATUS | PREFERRED HABITAT | PROBABLILITY OF OCCURANCE |
|---|---|---|---|---|
| **BIRDS (cont.)** | | | | |
| Egretta tricolor<br>Tricolored heron | ST | _ | Lake littorus; shallow ponds and marshes | Low: No habitat available, no birds sighted |
| Falco sparverius paulus<br>Southeastern American kestrel | ST | _ | Forest edges, and clearings; nests in mature pines | Low: No habitat available, none sighted |
| Grus canadensis pratensis<br>Florida sandhill crane | ST | _ | Marshes, wet prairies, pastures, and open herbaceous rangeland | Low: No habitat available, no birds sighted |
| Haliaeetus leucocephalus *<br>Bald eagle | _ | _ | Open (<60% canopy cover), mature pine forests <2 km from expansive open waters | Low: No habitat available, no nests or birds sighted |
| Mycteria Americana<br>Wood stork | FT | T | Nests in cypress swamps; forage sites range from shallow marshes to roadway borrow pits | Medium: Minimal habitat available, none sighted |
| Picoides borealis<br>Red-cockaded Woodpecker | FE | E | Old-growth pine flatwoods with regular fire occurrence are required for nesting | Low: No habitat available, none sighted |
| Rostrhamus sociabilis plumbeus<br>Everglade snail kite | FE | E | Shallow freshwater marshes; shallow grassy shorelines of lakes. | Low: No habitat available, inside of known range, none sighted |
| **MAMMALS** | | | | |
| Trichechus manatus<br>West Indian manatee (Florida manatee) | FT | T | Coastal waters, rivers and springs. | Low: No habitat available |

*Protected under the Bald and Golden Eagle Protection Act (BGEPA), and the Migratory Bird Treaty Act (MBTA).

# KEY TO ABBREVIATIONS

FWC  Florida Fish and Wildlife Conservation Commission

- FE  Federally-designated Endangered
- FT  Federally-designated Threatened
- FXN  Federally-designated Threatened Nonessential Experimental Population
- FT(S/A)  Federally-designated Threatened species due to similarity of appearance
- ST  State-designated Threatened
- SSC  State Species of Special Concern

# TABLE 2

**TABLE 2: PROTECTED FLORA FOUND IN ST. LUCIE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TWIN'S CAR WASH PROJECT SITE**

| SPECIES | FWC STATUS (1) | USFWS STATUS (2) | PREFERRED HABITAT (3) | PROBABLILITY OF OCCURANCE (4) |
|---|---|---|---|---|
| | | | | |
| Calopogon barbatus – Bearded grass pink | T | - | Damp pinelands | Low: no habitat available, none found |
| Calopogon multiflorus – Many flowered grass pink | E | - | Open, damp, occasionally recently burned pinelands and meadows | Low: no habitat available, none found |
| Deerinfothamnus rugelii – Rugel's pawpaw | E | E | Mesic flatwoods | Low: no habitat available, none found |
| Dennstaedtia bipinnata – Hayscented Fern | E | - | Rare on mucky soil in shaded forests in Seminole, Dunal, and Palm Beach counties | Low: not found in the area; none found |
| Encyclia tampensis – Butterfly orchid | CE | - | Cypress swamps, hardwood swamps and hammocks | Low: no habitat available, none found |
| | | | | |
| Epidendrum conopseum – Greenfly orcid | CE | _ | Cypress swamps, hardwood swamps, and hammocks | Low: no habitat available, none found |
| | | | | |
| Hartwrightia floridiana – Florida Hartwrightia | T | - | Wet, open areas, moist grasslands, and sphagnum bogs | Low: no habitat available, none found |
| Lilium catesbael – Southern red lily | T | _ | Mesic flatwoods, wet prairies, usually in graminoid systems | Low: Minimal habitat available on site, none found |
| Listera australis – southern tway blade | T | _ | Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum | Low: no habitat available, none found |
| Nemastylis floridana | E | _ | Marshes, grassy openings of wet hammocks moist flatwoods | Low: No habitat available, none found |

**TABLE 2: PROTECTED FLORA FOUND IN ST. LUCIE COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE TWIN'S CAR WASH PROJECT SITE**

| SPECIES | FWC STATUS (1) | USFWS STATUS (2) | PREFERRED HABITAT (3) | PROBABLILITY OF OCCURANCE (4) |
|---|---|---|---|---|
| | | | | |
| Platanthera blephariglottis – Large white fringed orchid | T | _ | Inhabits sphagnum bogs, meadows, damp fields and woods | Low: no habitat available, none found |
| Platanthera cristata – Golden fringed orchid | T | _ | Low moist meadows and damp pine woods | Low: no habitat available, none found |
| Platanthera flava – Southern tubercled orchid | T | _ | Very wet habitats such as swamps, bogs and wet forests with thick black mud | Low: no habitat available, none found |
| Platanthera integra – Southern yellow fringeless orchid | E | _ | Marshes and wet pine flatwoods | Low: no habitat available, none found |
| Platanthera nivea – Snowy orchid | T | _ | Open bogs and sunny, wet meadows | Low: no habitat available, none found |
| Pogonia ophioglossoides – Rose pogonia | T | - | Open, wet meadows and sphagnum bogs, poorly drained roadside ditches | Low: no habitat available, none found |
| Polygala lewtonii – Scrub (Lewtons's) milkwort | E | E | Dry oak woodlands and scrub | Low: no habitat available, none found |
| Rhapidophyluum hystrix – Needle palm | CE | - | Wet to mesic woods and hammocks; spring fed stream bottoms | Low: no habitat available, none found |
| | | | | |
| Spiranthes breyilabris floridana – Florida Ladies' tresses | E | _ | Open meadows and damp pinelands, road shoulders, ditches | Low: no habitat available, none found |
| Spiranthes laciniata – Lace-tip ladies tresses | T | _ | Marshes and cypress swamps; road banks and ditches | Low: no habitat available, none found |
| Spiranthes longilabirs – Long-tip ladies tresses | T | _ | Marshes and prairies | Low: no habitat available, none sighted |

# APPENDICES

# APPENDIX A

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

## Property Identification

Site Address: 5340 S US HIGHWAY 1
Sec/Town/Range: 03/36S/40E
Parcel ID: 3403-433-0008-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 38810
Map ID: 34/03S
Zoning: General Co

## Ownership

Sue-Ellen G Mosler (TR)
PO Box 530127
Lake Park, FL 33403



## Legal Description

3 36 40 S 175 FT OF N 357 FT OF SW 1/4 OF SW 1/4 OF SE 1/4-LESS RD (2.25 AC) (OR 2270-2108: 3047-2006)

## Current Values

| | |
|---|---|
| Just/Market Value: | $459,800 |
| Assessed Value: | $431,200 |
| Exemptions: | $0 |
| Taxable Value: | $431,200 |

**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): | 2.25 |
| Land Size (SF): | 98,162 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 160 | 170 |

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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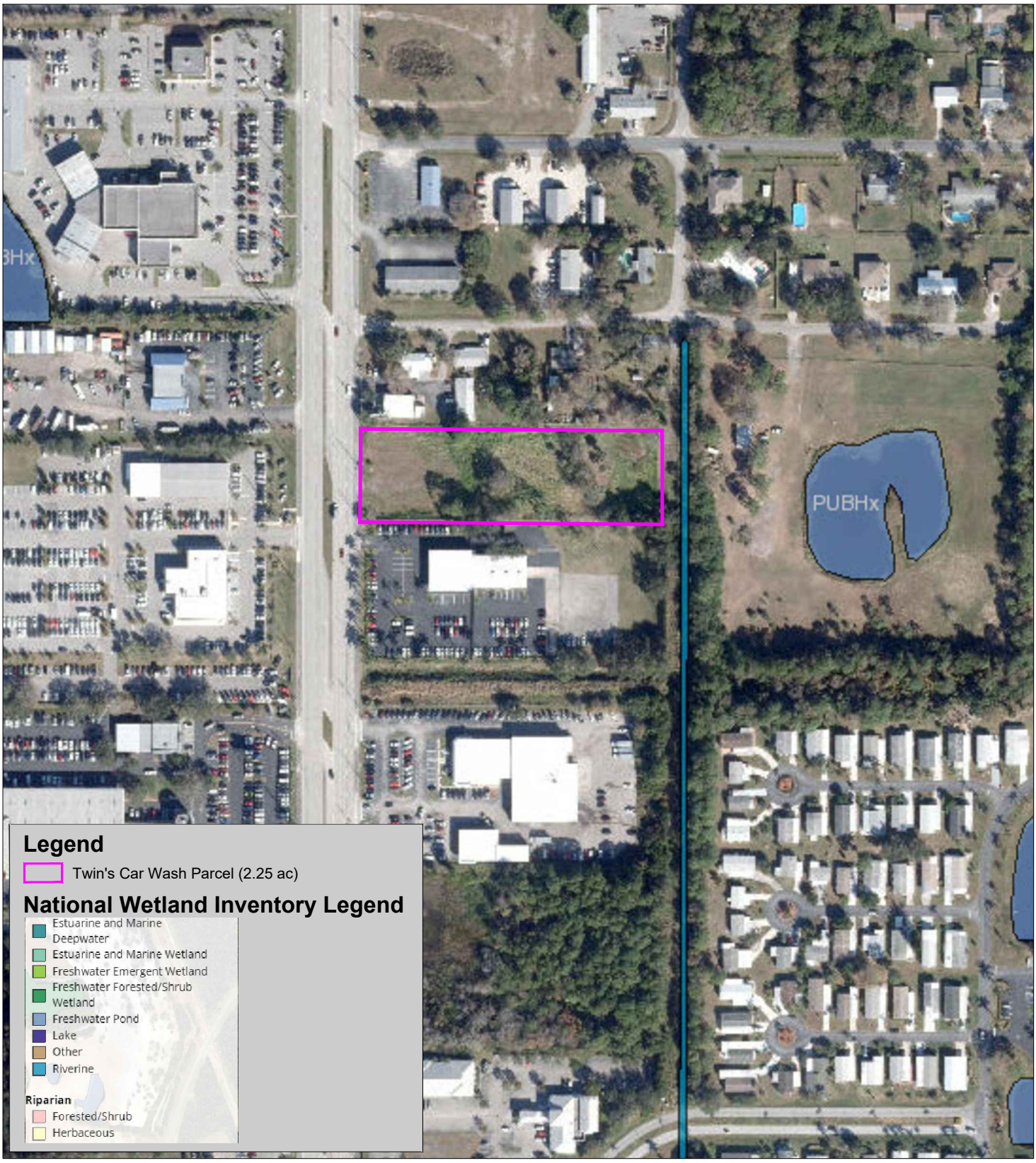
S US Highway 1
S US Highway 1
S 3rd St
Smallwood Ave
Old Key West P

# APPENDIX B




Stillwater Environmental
971 Smokerise Blvd, Port Orange, FL 32127
Ph: (407) 489-6898
Website: www.stillwaterenvironmental.com

Twin's Car Wash
5340 S. US Highway 1
Fort Pierce, Florida 34982

Appendix B

# National Wetland Inventory Map

Environmental Impact Report

300 Feet

Project # 1069.01.22
Produced By: MLP
Date: 09/14/2022

# APPENDIX C



Subject Property – Open Land (FLUCFCS 190)



Subject Property – Looking west



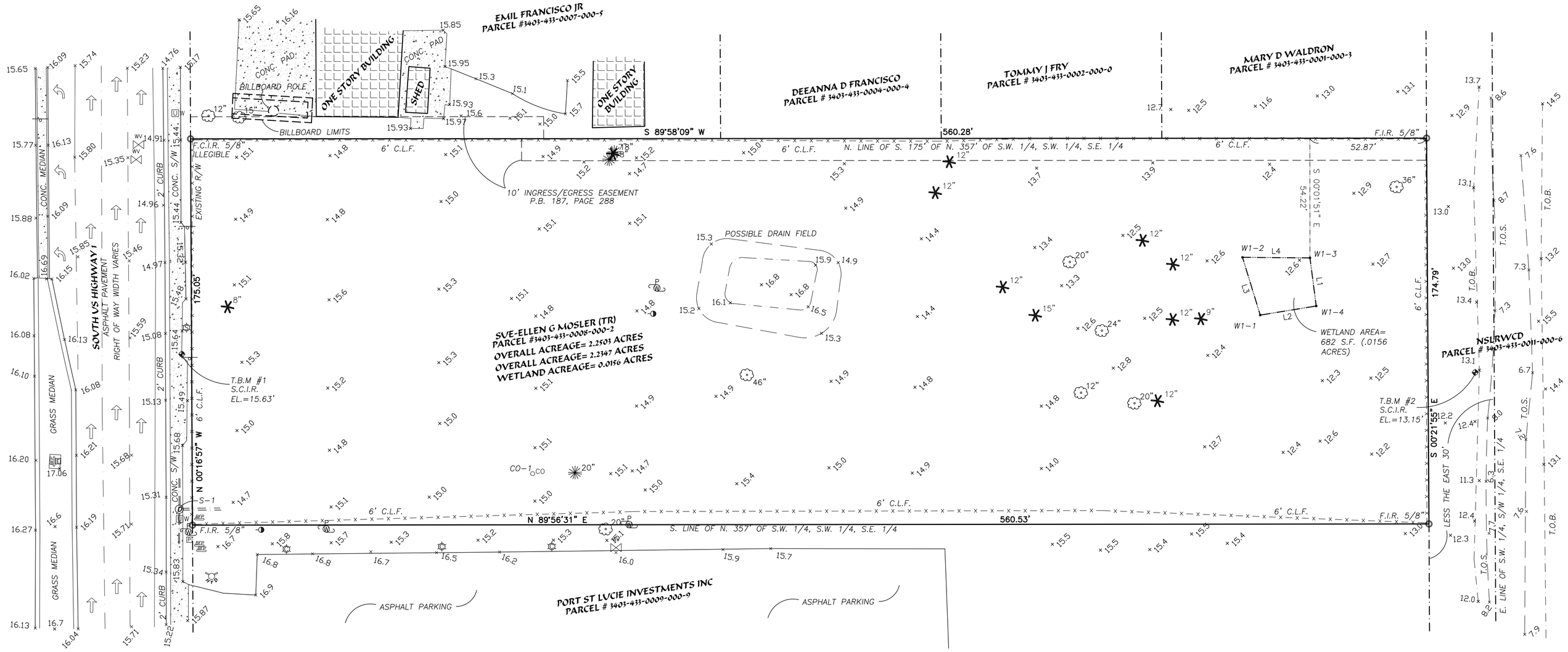
Subject Property – Wet Prairie (FLUCFCS 645)



Subject Property – Call Station (Typical)

# SECTION 03, TOWNSHIP 36 SOUTH, RANGE 40 EAST
# SAINT LUCIE COUNTY, FLORIDA

1"=30'




## WETLAND LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 07°24'30" E | 21.97' |
| L2 | S 80°44'36" W | 25.72' |
| L3 | N 17°01'36" W | 27.38' |
| L4 | S 89°31'13" E | 30.57' |

## LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX

UGS UNDERGROUND SANITARY
(T) TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCY PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SEWER VALVE
MONITOR WELL
SIGNAL SUPPORT POLE
IRRIGATION CONTROL VALVE
IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UNDERGROUND ELECTRIC
UNDERGROUND WATER MARKER
ELECTRIC MANHOLE
W1-4 WETLAND LINE & NUMBER

UC UNDERGROUND CABLE MARKER
(S) SANITARY MANHOLE
WM WATER METER
WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UG UNDERGROUND GAS MARKER
ELECTRIC BOX
TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CROSS WALK SIGNAL
CO CLEANOUT
STORM MANHOLE
GAS VALVE

## TREE LEGEND

12" OAK TREE AND SIZE
6" MISCELLANEOUS TREE AND SIZE
12" PALM TREE AND SIZE
4" PINE TREE AND SIZE

## STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

## SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

**DESCRIPTION:**

THE SOUTH 175 FEET OF THE NORTH 357 FEET OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE EAST 30 FEET THEREOF AND THE RIGHT OF WAY FOR HIGHWAY U.S. NO.1, ST. LUCIE COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

1) THIS IS AN ALTA/BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM TECHNICAL STANDARD FOR HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.

2) BEARINGS REFERENCED TO EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 1 AS BEING N 00°16'57" W. PER GEODETIC BEARINGS, ZONE EAST.

3) THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

4) SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. 10483631, DATED 05-01-2022 AT 8:00 A.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY. THE SURVEY SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B-II OF THE REFERENCED COMMITMENT:

ITEMS 1-5: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.

ITEM 6: TERMS, CONDITIONS, AND PROVISIONS OF RECIPROCAL EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 187, PAGE 288. (DEPICTED HEREON)

ITEM 7: AGREEMENT TO FORT PIERCE UTILITIES AUTHORITY FOR WATER SERVICE AND/OR SEWER SERVICE AS RECORDED IN OFFICIAL RECORDS BOOK 698, PAGE 772. (NO PLOTTABLE EASEMENT)

ITEMS 8: TERMS, CONDITIONS, AND PROVISIONS OF ORDINANCE NO 15-043, ESTABLISHING ZONING DESIGNATION & LAND USE, RECORDS IN OFFICIAL RECORDS BOOK 3757, PAGE 2633. (NO PLOTTABLE EASEMENT.)

ITEMS 9-10: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY.

5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHRUBS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7) THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12111C, COMMUNITY PANEL NUMBER 0277 K, MAP REVISED 02/19/2020.

8) ELEVATIONS, DEPICTED HEREON, BASED UPON N.A.V.D. 88 PER NGS CONTROL POINT "X 403", ELEVATION 12.71'. SITE BENCHMARKS, DEPICTED HEREON, ARE REFERENCED TO N.A.V.D. 88.

9) THE TREE TYPES AND SIZES DEPICTED HEREON, IF ANY, HAVE NOT BEEN VERIFIED BY A LICENSED ARBORIST.

10) THE WETLAND LINE DEPICTED HEREON BASED UPON FLAGS SET BY STILLWATER ENVIRONMENTAL ON 10/11/2022.

Alex B. Thompson Jr., P.S.M.
State of Florida No. 5318
Registered Land Surveyor and Mapper

Date Signed: 11-7-22

Last Date of Field Survey: 8/2/22


EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7437
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
FAX. (813) 973-2122
EMail: alex@extreme-surveying.com
PROFESSIONAL SURVEYING AND MAPPING SERVICES





| No. | DESCRIPTIONS | DATE | BY |
|---|---|---|---|
| 1 | ADD WETLAND | 11-7-22 | ABT |

REVISIONS

# ALTA/BOUNDARY TOPOGRAPHIC SURVEY

5340 SOUTH US HIGHWAY ONE
SAINT LUCIE COUNTY, FLORIDA

| | |
|---|---|
| DESIGNED BY: | N/A |
| DRAWN BY: | RWB |
| CHECKED BY: | ABT |
| SCALE: | 1"=30' |
| DATE: | 8/4/22 |
| PARTY CHIEF: | RB |
| FIELD BOOK: | -- |
| PAGE: | ZZ-ZZ |
| CAD FILE: | 2207-100-53Z |
| JOB NUMBER: | 2207-100-53 |
| SHEET | 1 of 1 |

**Sofarelli & Associates Architecture, Inc.**
**6365 142nd Avenue N**
**Clearwater, FL 33760**

**Project: Twin's Car Wash**
5340 S Highway 1
Ft. Pierce, FL

## Index:

Project Narrative

Context Photos

Architectural Site Plan

Floor Plan

Elevations

Renderings

Color Board

Site Photometrics

Signage

# Project Narrative:

**Project Overview:**
It is the Owner's intent to construct a free-standing express car wash including self-service vacuum stations.

**Design Intent:**
It is the Owner's intent to utilize the established corporate image which is a modern interpretation of prairie design with some craftsman detailing. The use of earthtone colors and stone is an attempt to blend with natural settings in lieu of "Pop Culture" coloring schemes.

**Conformity:**
In accordance with the city design guidelines and code ordinances 125-314, the building is a single-story masonry structure with a linear organization.

The rectangular footprint is flanked by towers at the entry and exit sides of the building. The towers are capped off with pitched metal roofs and false shutters.

The elongated center portion of the structure is articulated with a protruding center area featuring a stone façade, windows, and awnings. The balance of the façade is finished with stucco, accent banding, and awnings.

The business entry is located at the east tower and the vehicular entry at the east end is recessed from the façade. The overhead door beyond is recessed 8'-0" from the exterior. The exit side of the car wash at the west elevation is protected by flat awning and flanked by another tower. A colored roll down door with an awning at the exit side of the tunnel that shields the view of the tunnel during off hours.

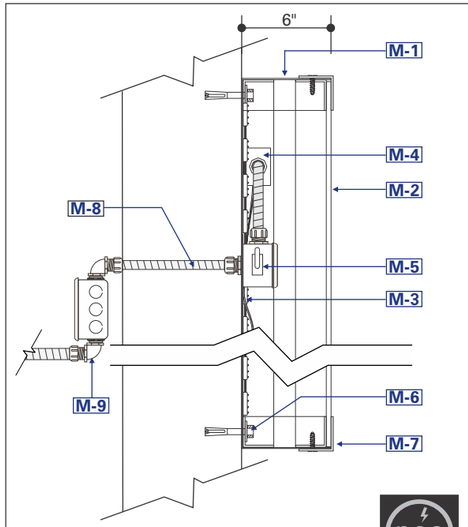
The majority of the roof is a flat system with a raised parapet screening all equipment.

The overall paint color scheme is that of a natural tan body color with white and dark brown accents including stone and metal elements.



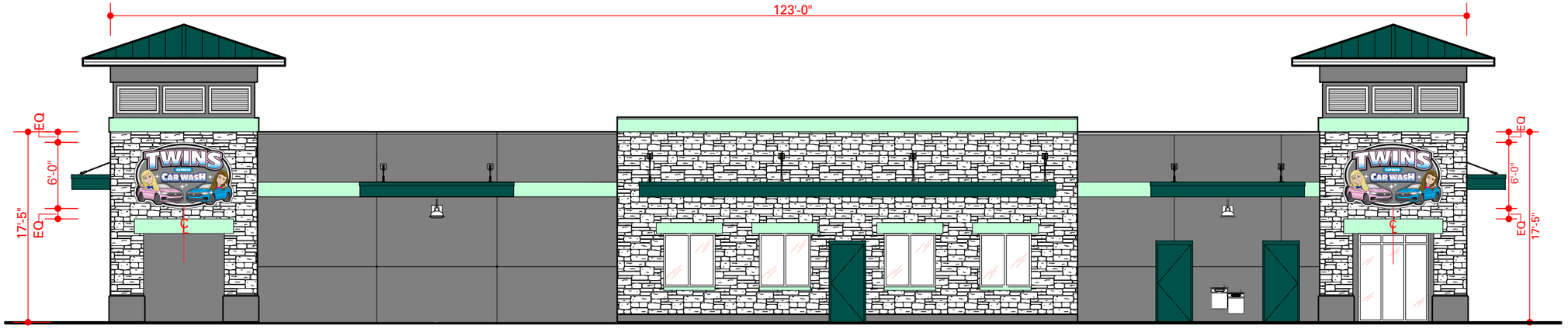

1 *CABINET DETAIL*
SCALE: 1/2"=1'-0"

TWO (2) SINGLE FACE, INTERNALLY ILLUMINATED WALL SIGNS.
54.0 SQUARE FEET EACH (108.0 SQUARE FEET TOTAL).
123.0 SQUARE FEET ALLOWED.




2 *CABINET SECTION*
SCALE: N.T.S.

| MATERIAL | DESCRIPTION |
|---|---|
| M1 | CABINET TO HAVE ALUMINUM SIDES & BACK OVER INTERNAL ANGLE, ALL WELDED FRAME. FINISH TO BE SPRAYED WHITE. INSIDE OF CABINET TO BE WHITE. |
| M2 | 3/16" WHITE FLAT PLASTIC FACE. DIGITALLY PRINTED TRANSLUCENT VINYL APPLIED TO FIRST SURFACE. |
| M3 | INDIVIDUAL L.E.D. MODULARS MOUNTED ON INSIDE OF CABINET. COLOR TO BE WHITE. |
| M4 | 120 VOLT L.E.D. POWER SUPPLIES. |
| M5 | DISCONNECT SWITCH ON SIDE OF CABINET. |
| M6 | MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION). |
| M7 | 2" ALUMINUM ANGLE FACE RETAINERS. FINISH TO BE SPRAYED WHITE. |
| M8 | ½" CONDUIT. |
| M9 | J-BOX AND PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS. |




3 *FRONT BUILDING ELEVATION*
SCALE: 3/32"=1'-0"

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10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

*Client:*
TWINS CAR WASH
2230 N. COURTENAY PKWY
BREVARD COUNTY, FL.

*Date:*
JANUARY 19, 2022

*Drawing Number:*
A22132-50-BREVARD CO FL

*Revisions:*

| | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 00-00 | NR |
| 2 | 00-00 | NR |
| 3 | 00-00 | NR |
| 4 | 00-00 | NR |
| 5 | 00-00 | NR |
| 6 | 00-00 | NR |
| 7 | 00-00 | NR |
| 8 | 00-00 | NR |

*Sales Person:*
WILL GRIFFIN

*Scale:*
AS NOTED

*Drawn by:*
O. BARNITZ

*CLIENT/LANDLORD APPROVAL*
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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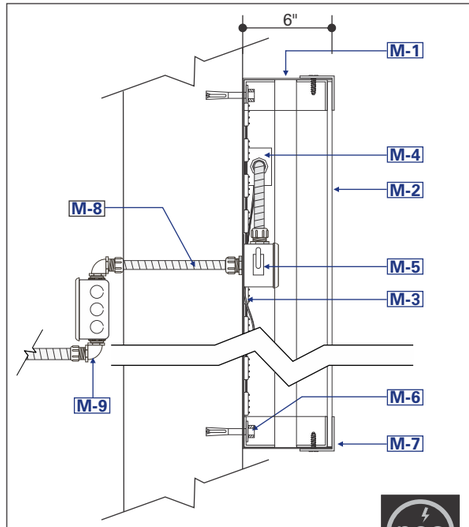
**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION)**
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
E212429
2017
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101




1 CABINET DETAIL
SCALE: 3/4"=1'-0"

ONE (1) SINGLE FACE, INTERNALLY ILLUMINATED WALL SIGN.
35.44 SQUARE FEET
36.16 SQUARE FEET ALLOWED.

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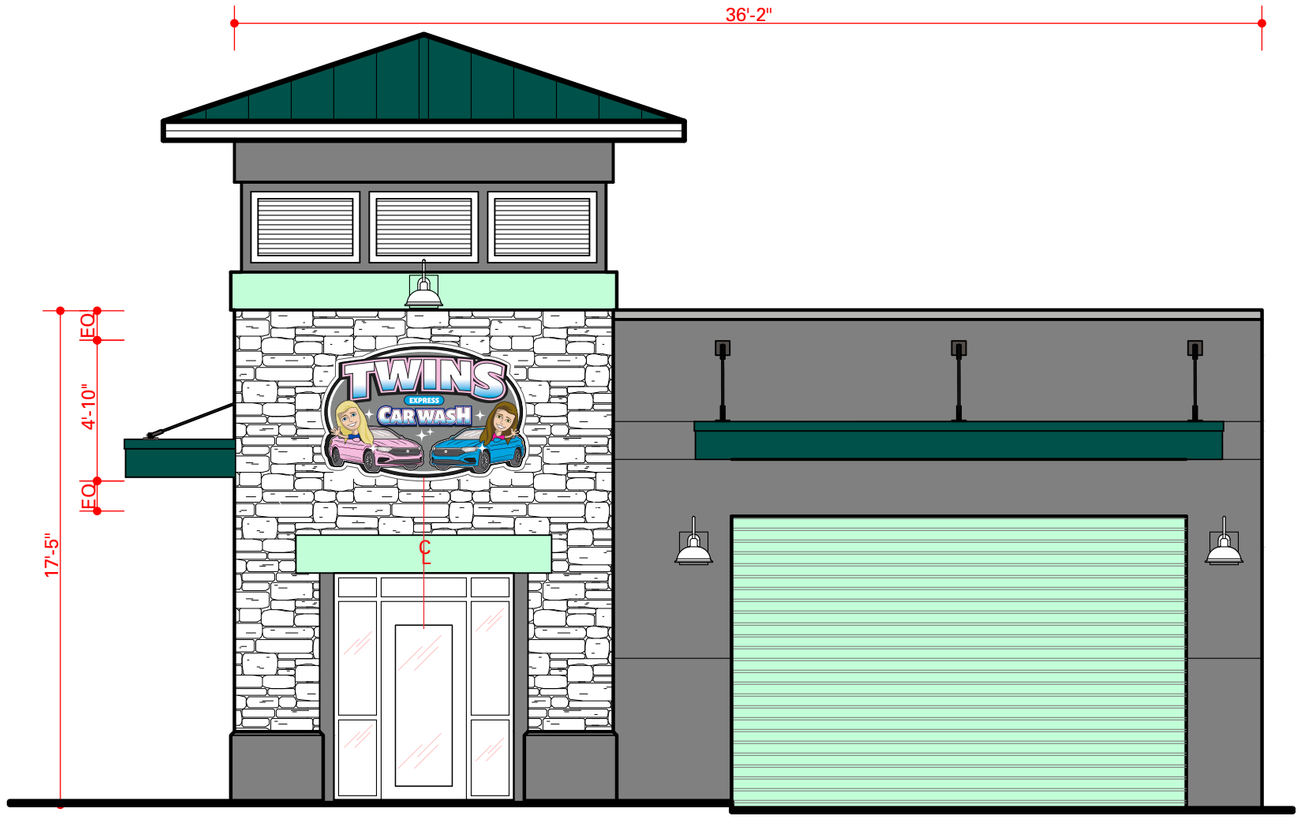


3 STREET FRONT BUILDING ELEVATION
SCALE: 3/16"=1'-0"

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| 6 | 00-00 | NR |
| 7 | 00-00 | NR |
| 8 | 00-00 | NR |

*Sales Person:*
WILL GRIFFIN

*Scale:*
AS NOTED

*Drawn by:*
O. BARNITZ

*CLIENT/LANDLORD APPROVAL*
☐ APPROVED
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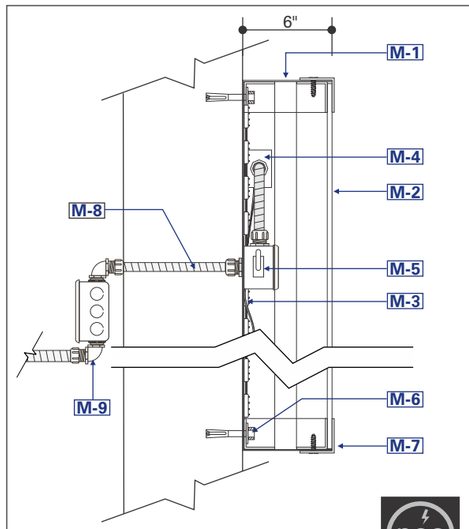
2017
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 102




1 CABINET DETAIL
SCALE: 3/4"=1'-0"

ONE (1) SINGLE FACE, INTERNALLY ILLUMINATED WALL SIGN.
35.44 SQUARE FEET
36.16 SQUARE FEET ALLOWED.

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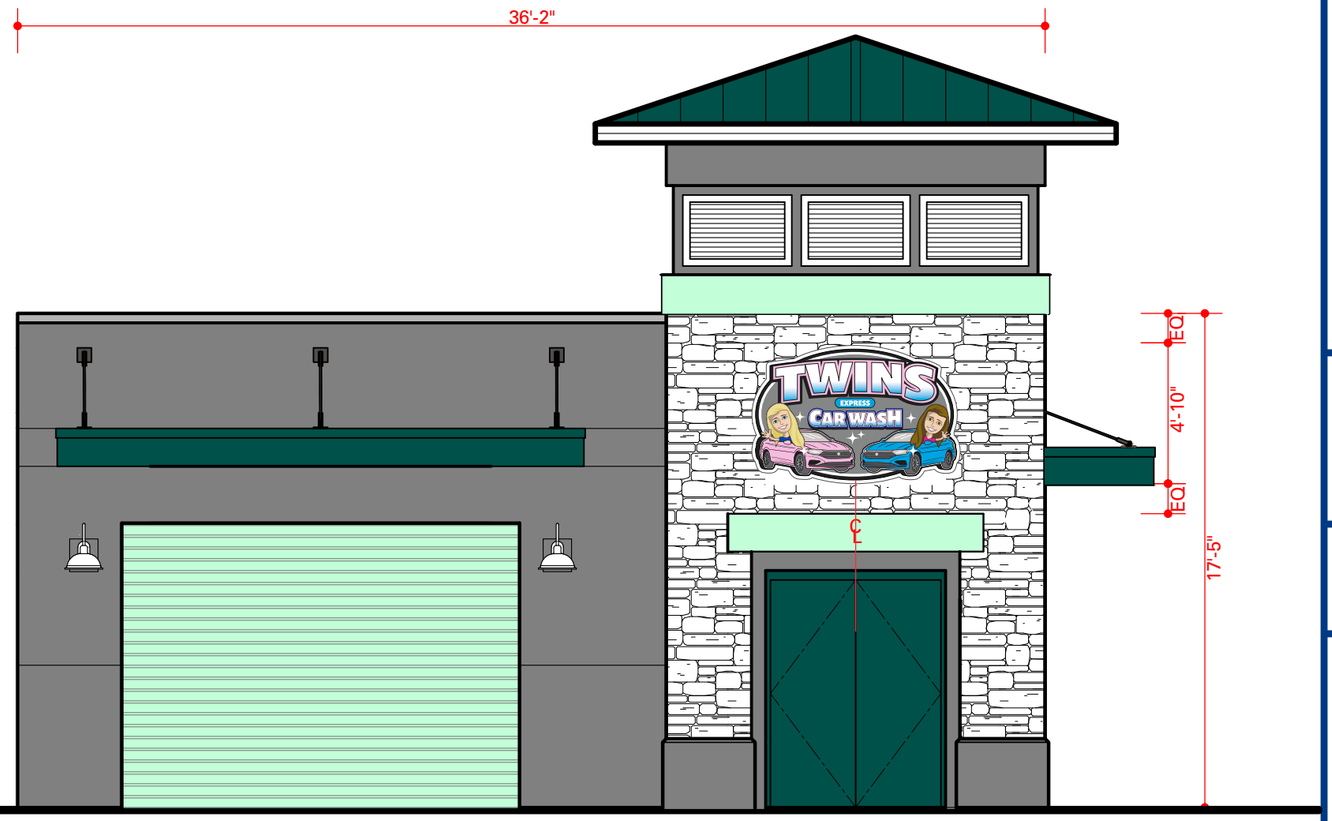


3 BACKSIDE BUILDING ELEVATION
SCALE: 3/16"=1'-0"

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BREVARD COUNTY, FL.

*Date:*
JANUARY 19, 2022

*Drawing Number:*
A22132-50-BREVARD CO FL

*Revisions:*

| | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 00-00 | NR |
| 2 | 00-00 | NR |
| 3 | 00-00 | NR |
| 4 | 00-00 | NR |
| 5 | 00-00 | NR |
| 6 | 00-00 | NR |
| 7 | 00-00 | NR |
| 8 | 00-00 | NR |

*Sales Person:*
WILL GRIFFIN

*Scale:*
AS NOTED

*Drawn by:*
O. BARNITZ

*CLIENT/LANDLORD APPROVAL*
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____
SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

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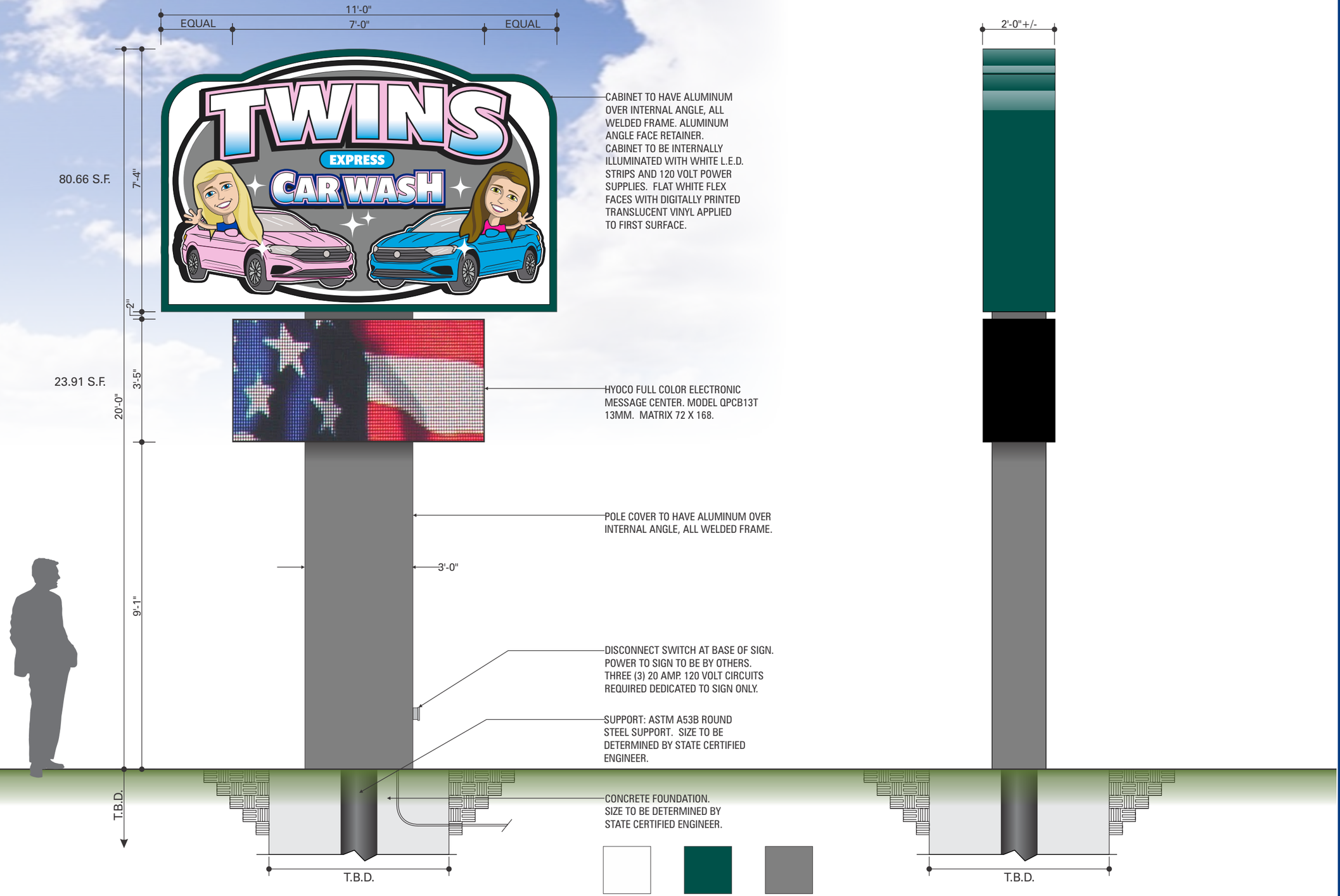
**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION)**
PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
LISTED MET US E:212429
2017
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 103




1 *PYLON FRONT ELEVATION*
SCALE: 3/8"=1'-0"

2 *PYLON SIDE ELEVATION*
SCALE: 3/8"=1'-0"

ONE (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED PYLON SIGN.
104.57 SQUARE FEET.


INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS
10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com


*Client:*
TWINS CAR WASH
2230 N. COURTENAY PKWY
BREVARD COUNTY, FL.

*Date:*
JANUARY 19, 2022

*Drawing Number:*
A22132-50-BREVARD CO FL

*Revisions:*

| | DATE: | DESCRIPTION: |
|---|---|---|
| 1 | 00-00 | NR |
| 2 | 00-00 | NR |
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| 6 | 00-00 | NR |
| 7 | 00-00 | NR |
| 8 | 00-00 | NR |

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E212429
2017
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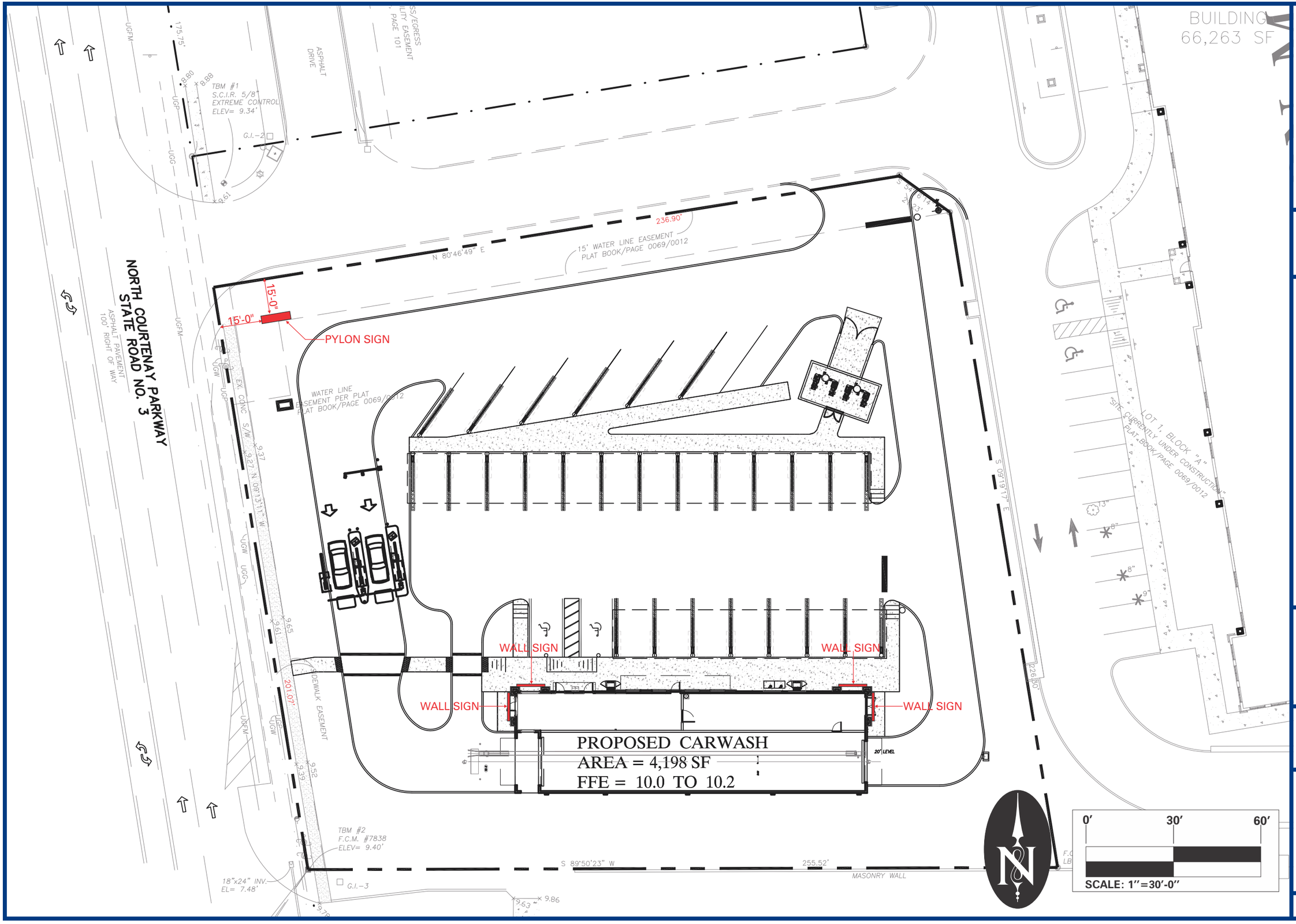
SHEET NO. 104





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| 8 | 00-00 | NR |

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WILL GRIFFIN

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AS NOTED

*Drawn by:*
O. BARNITZ

*CLIENT/LANDLORD APPROVAL*
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

Signature: _____

Title: _____

Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.


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**SIGNS WILL COMPLY TO FLORIDA BUILDING CODE 2020 (7TH EDITION)**

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LISTED MET US E212429 — ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS — nec 2017

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

**SHEET NO. 105**

THE SUNRISE CITY
FORT PIERCE
Florida

DPCR Submittal Package may be emailed to:

dpcr@cityoffortpierce.com

# DEVELOPMENT PERMIT COMPLIANCE REVIEW APPLICATION

**(This is NOT an application for Building Permit)**

| | | |
|---|---|---|
| Office Use Only:<br>DPCR# | Project Name: | |
| Property Address: | | |
| Owner Name: | Parcel ID #: | |
| Email: | Phone Number: | |
| | | |
| Applicant's Name: | | |
| Applicant's Mailing Address: | | |
| City: | State: | Zip: |
| Email: | Phone Number: | |
| | | |
| Architect/Engineer: | | |
| Email: | Phone Number: | |
| | | |
| Description of Work: | | |
| | | Construction Value: |
| Total Square feet of building: | Number of Stories: | Occupancy Group: |

## THIS IS NOT AN APPLICATION FOR BUILDING PERMIT

_____ _____

Signature of Applicant Date

_____

Print Name

| | | |
|---|---|---|
| For Office Use Only: | | |
| Received by: | Date Received: | Total Fee Amount:<br>Cash Credit Check |

# DRAINAGE CALCULATIONS

*FOR*

# TWIN'S CARWASH –FT PIERCE
## CITY OF FT PIERCE, FLORIDA

**AUGUST 2022**


**Prepared By**
**Aspire Engineering, Inc.**
**1023 Professional Park Drive**
**Brandon, FL 33511**
**Phone: (813) 571-2850**
**Fax: (813) 571-1753**
**E-mail: aspireeng@yahoo.com**

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| | |
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| II | PRE-DEVELOPED BASIN ANALYSIS |
| III | POST-DEVELOPED BASIN ANALYSIS |
| IV | CONCLUSIONS |
| V | FIGURES |
| VI | POND STAGE-STORAGE & WATER QUALITY DRAWDOWN CALCULATION |
| VII | ICPR REPORT |
| VIII | GEOTECHNICAL REPORT |
| IX | WARRANTY DEED/CONTRACT FOR SALE |

# INTRODUCTION

## INTRODUCTION

Twin's Carwash –Ft Pierce is located in Section 03, Township 36 South and Range 43 East at 5340 N US Hwy 1 as shown on Figures 1 through 3. The site is currently vacant. The total site area is 2.25 acres and there are no wetlands on the site.

The site is in the Flood Zone "X" as shown on Figure 4.

# PRE-DEVELOPED BASIN ANALYSIS

## PRE-DEVELOPED BASIN ANALYSIS

In the pre-developed condition, existing TOPO (figure 5), portion of the site drains to back to Existing North St. Luice River Water Control District Canal (NSLRWCD). The time of concentration was assumed to be 10.

## EXISTING AREA DRAINING TO NSLRWCD CANAL CN:

***PRE CN = 84.0***

# POST-DEVELOPED BASIN ANALYSIS

## POST-DEVELOPED BASIN ANALYSIS

The proposed water management system is being routed through dry pond. The pond discharges to the NSLRWCD canal on the West Side of the property through Control Structure. See Figure 6 for post drainage area.

Note that the SHGW and infiltration rates were taken from the attached Geotechnical Report. The Seasonal High ground water was set at 7.0. The infiltration rate was set at 5.61 ft/day (average of 2 –DRIs inside the pond area).

## CN CALCULATIONS FOR POST FDOT ANALYSIS:

| ITEM | AREA (SF) | CN |
|---|---|---|
| Asphalt /Bldg. | 53,200 | 98 |
| Grass | 27,446 | 80 |
| Pond | 17,377 | 100 |

**POST CN = 93.3**

## WATER QUALITY:

Water Quality Treatment Required (Per SFWMD) = 75% of the (max of 1" or 2.5"*percent Impervious) = 0.75*2.5*1.22 = 2.3"

Water Quality Volume = 2.3"*98,023 SF *1/12 = 18,788 CF –provided at Elevation=10.66

Please see attached drawdown calculations showing the 1st inch Water Quality drawdown within 36 hours.

Note that the Site is NOT in the impaired water quality basin.

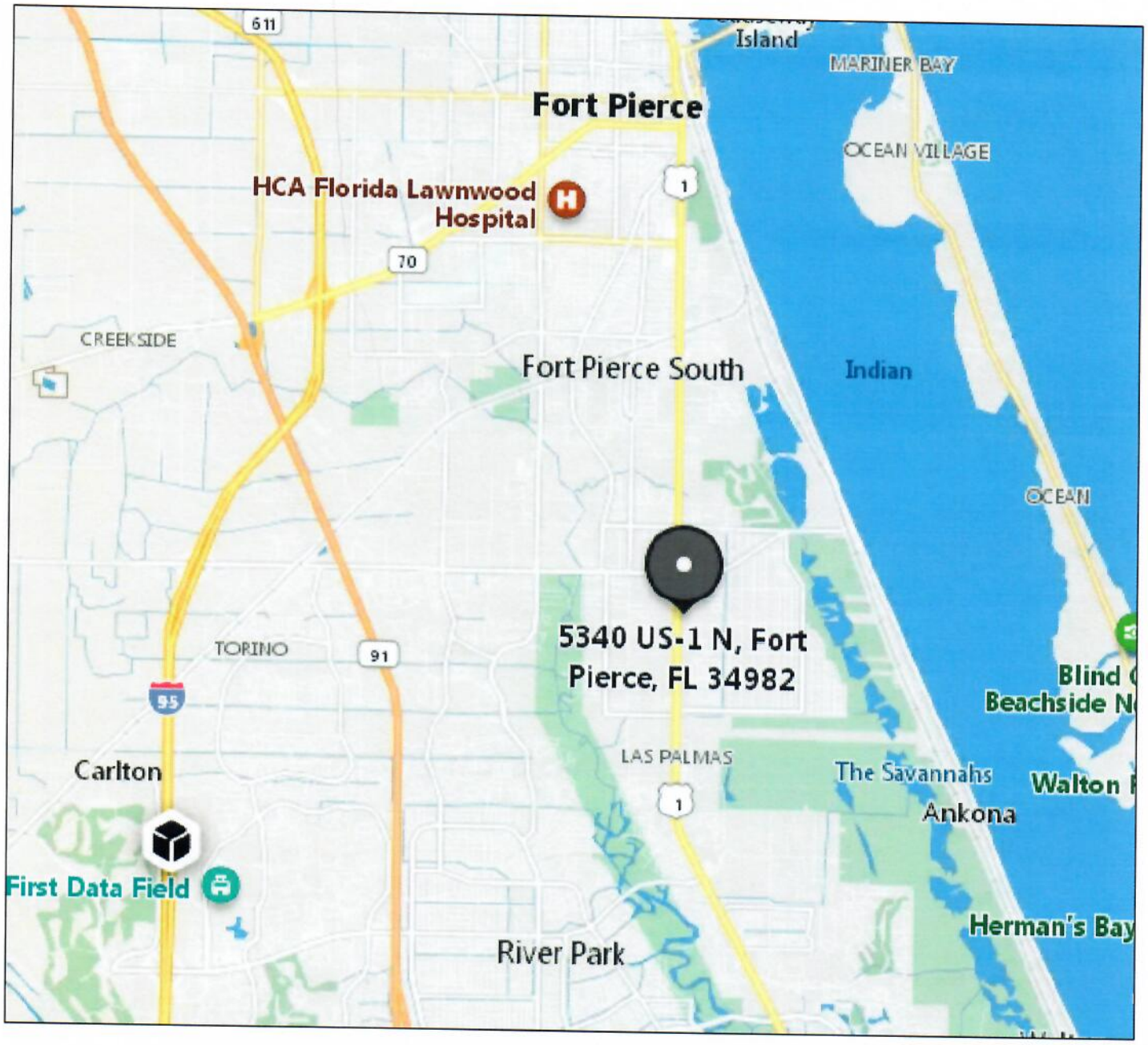
# CONCLUSIONS

## CONCLUSIONS

The project has been designed to meet the SFWMD, NSLRWCD and City of Ft Pierce requirements. Below is the table showing the peak flows and peak stages in the pond.

| STORM | PRE PEAK FLOW (CFS) | POST PEAK FLOW (CFS) | POST STAGE |
|---|---|---|---|
| 10 YR – 1 HR | 6.8 | 3.1 | 11.63 |
| 10 YR -1 DAY | 1.13 | 0.05 | 10.72 |
| 25 YR -3 DAY | 1.02 | 0 | 10.66 |
| 100 YR -3 DAY | 1.34 | 0 | 10.66 |

# FIGURES




Ravi S.V. Alur
FL. ENG. REG'N # 50583

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS . PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

FIGURE 1. LOCATION MAP
TWIN'S CARWASH -FT PIERCE

| | |
|---|---|
| PROJECT # | 22-017 |
| DATE: | 08/15/2022 |
| SCALE: | NTS |




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FIGURE 2. AERIAL MAP
TWIN'S CARWASH -FT PIERCE

| | |
|---|---|
| PROJECT # | 22-017 |
| DATE: | 08/15/2022 |
| SCALE: | NTS |

# National Flood Hazard Layer FIRMette




## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
OTHER AREAS OF FLOOD HAZARD
OTHER AREAS
GENERAL STRUCTURES
OTHER FEATURES
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/8/2022 at 7:44 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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TEL: (813)571-2850, FAX: (813)571-1753, E-mail: aspireeng@yahoo.com


FIGURE 3. FEMA MAP
TWIN'S CARWASH -FT PIERCE

| | |
|---|---|
| PROJECT # | 22-017 |
| DATE: | 08/15/2022 |
| SCALE: | NTS |




| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 2 | Ankona and Farmton sands | 1.7 | 62.9% |
| 4 | Arents, 0 to 5 percent slopes | 0.0 | 0.4% |
| 25 | Nettles and Oldsmar sands | 0.0 | 0.8% |
| 43 | Susanna and Wauchula sands | 0.0 | 0.6% |
| 48 | Wabasso sand, 0 to 2 percent slopes | 1.0 | 35.4% |
| **Totals for Area of Interest** | | **2.7** | **100.0%** |

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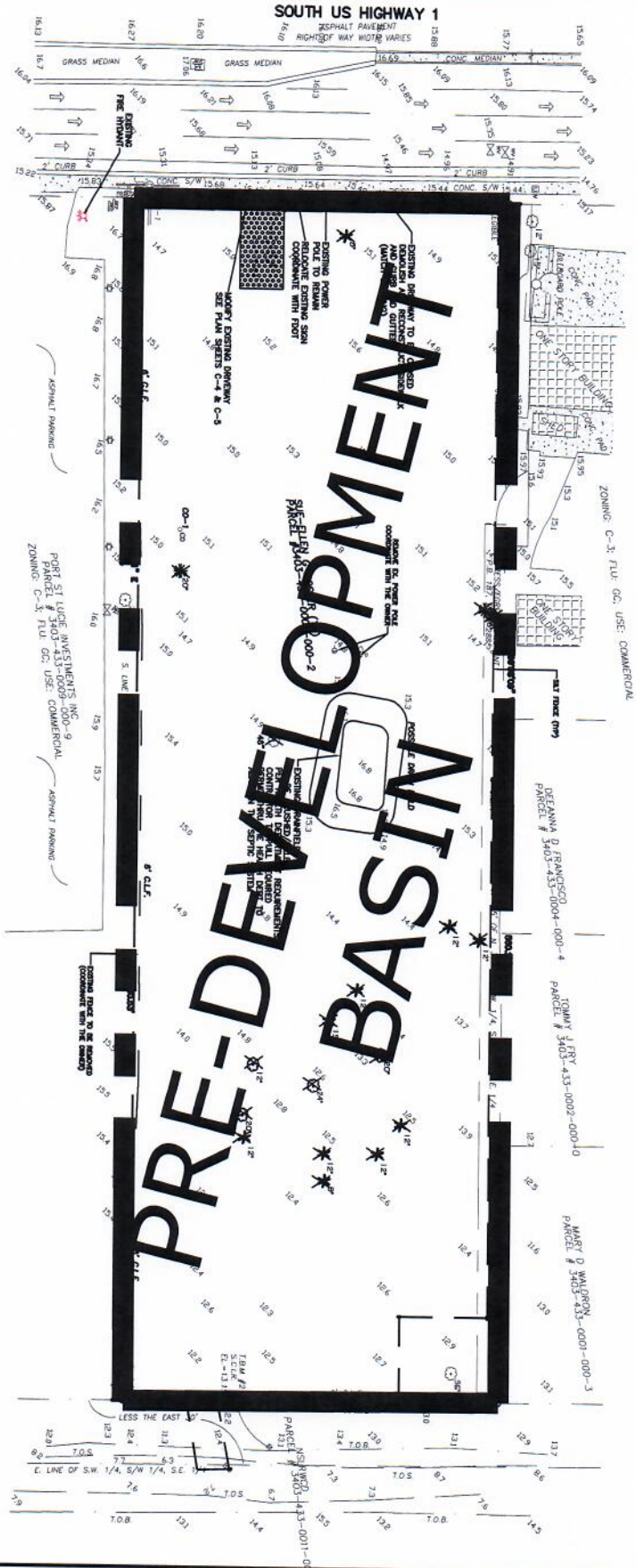
FIGURE 4. SCS MAP
TWIN'S CARWASH -FT PIERCE

| | |
|---|---|
| PROJECT # | 22-017 |
| DATE: | 08/15/2022 |
| SCALE: | NTS |




SCALE: NTS

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FL. ENG. REG'N # 50583

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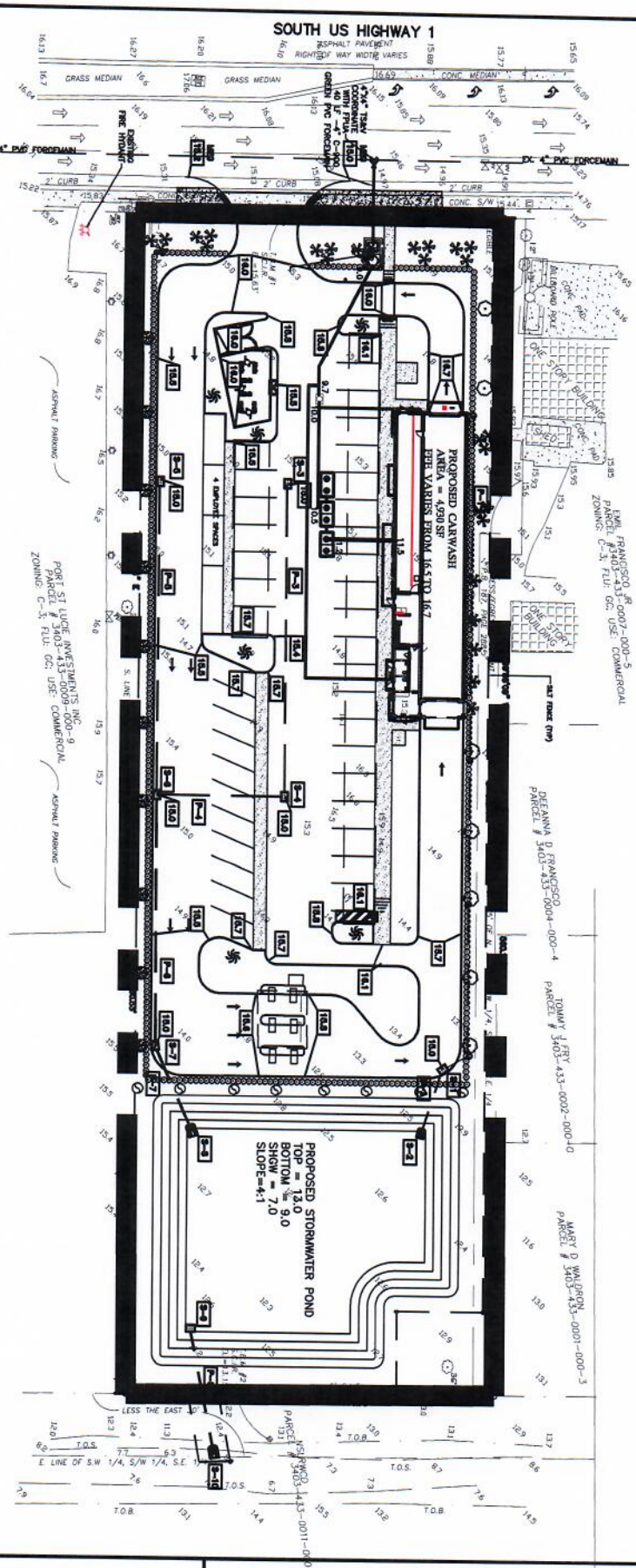
TEL: (813)571-2850, FAX: (813)571-1753, E-mail: aspireeng@yahoo.com

FIGURE 5. PRE-DEV BASIN
TWIN'S CARWASH -FT PIERCE

| | |
|---|---|
| PROJECT # | 22-017 |
| DATE: | 08/15/2022 |
| SCALE: | NTS |




SCALE: NTS

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FIGURE 6. POST-DEV BASIN
TWIN'S CARWASH -FT PIERCE

| | |
|---|---|
| PROJECT # | 22-017 |
| DATE: | 08/15/2022 |
| SCALE: | NTS |

# POND STAGE STORAGE AND WATER QUALITY DRAWDOWN CALCULATIONS

LICENSED TO: ASPIRE ENGINEERING, INC.
STAGE - STORAGE

| | |
|---|---|
| PROJECT NAME | TWIN'S CARWASH -FT PIERCE |
| PROJECT NUMBER | 22-017 |
| DESIGNER | RA |
| DATE | 08/14/22 |

COMMENTS: SUBMIT TO CITY OF FT PIERCE AND NSLRWCD

| | | | |
|---|---|---|---|
| AREA @ T.O.B. | 17377 | EL..... | 13.00 |
| AREA @ DHW | 16427 | EL..... | 12.50 |
| AREA @ DLW | 12929 | EL..... | 10.66 |
| AREA @ BOTTOM\NWL | 9773 | EL..... | 9.00 |

| STAGE | AREA SQ\FT | VOLUME CU\FT | STAGE | AREA SQ\FT | VOLUME CU\FT |
|---|---|---|---|---|---|
| 9.00 | 9773 | 0 | 11.04 | 13650 | 23882 |
| 9.08 | 9922 | 772 | 11.12 | 13799 | 24958 |
| 9.16 | 10071 | 1556 | 11.20 | 13948 | 26046 |
| 9.24 | 10220 | 2352 | 11.27 | 14097 | 27146 |
| 9.31 | 10369 | 3160 | 11.35 | 14246 | 28258 |
| 9.39 | 10518 | 3979 | 11.43 | 14395 | 29381 |
| 9.47 | 10668 | 4810 | 11.51 | 14544 | 30516 |
| 9.55 | 10817 | 5652 | 11.59 | 14693 | 31662 |
| 9.63 | 10966 | 6506 | 11.67 | 14842 | 32820 |
| 9.71 | 11115 | 7372 | 11.75 | 14991 | 33990 |
| 9.78 | 11264 | 8250 | 11.82 | 15141 | 35172 |
| 9.86 | 11413 | 9139 | 11.90 | 15290 | 36365 |
| 9.94 | 11562 | 10040 | 11.98 | 15439 | 37570 |
| 10.02 | 11711 | 10953 | 12.06 | 15588 | 38787 |
| 10.10 | 11860 | 11877 | 12.14 | 15737 | 40016 |
| 10.18 | 12009 | 12813 | 12.22 | 15886 | 41256 |
| 10.25 | 12159 | 13761 | 12.29 | 16035 | 42507 |
| 10.33 | 12308 | 14720 | 12.37 | 16184 | 43771 |
| 10.41 | 12457 | 15692 | 12.45 | 16333 | 45046 |
| 10.49 | 12606 | 16674 | 12.53 | 16482 | 46333 |
| 10.57 | 12755 | 17669 | 12.61 | 16632 | 47632 |
| 10.65 | 12904 | 18675 | 12.69 | 16781 | 48942 |
| 10.73 | 13053 | 19693 | 12.76 | 16930 | 50264 |
| 10.80 | 13202 | 20723 | 12.84 | 17079 | 51598 |
| 10.88 | 13351 | 21764 | 12.92 | 17228 | 52943 |
| 10.96 | 13500 | 22817 | 13.00 | 17377 | 54300 |

SUMMARY

| | | |
|---|---|---|
| ATTENUATION VOLUME | 27007 | CU\FT |
| DER RETENTION VOLUME | 18842 | CU\FT |
| TOTAL VOLUME | 45849 | CU\FT |

|::

# MODRET

## SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : TWIN'S CARWASH -FT PIERCE**
**POLLUTION VOLUME RUNOFF DATA USED**
**UNSATURATED ANALYSIS EXCLUDED**

| | |
|---|---|
| Pond Bottom Area | 9,773.00 ft² |
| Pond Volume between Bottom & DHWL | 18,788.00 ft³ |
| Pond Length to Width Ratio (L/W) | 2.00 |
| Elevation of Effective Aquifer Base | -8.00 ft |
| Elevation of Seasonal High Groundwater Table | 7.00 ft |
| Elevation of Starting Water Level | 9.00 ft |
| Elevation of Pond Bottom | 9.00 ft |
| Design High Water Level Elevation | 10.66 ft |
| Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis | 0.16 |
| Unsaturated Vertical Hydraulic Conductivity | 5.61 ft/d |
| Factor of Safety | 2.00 |
| Saturated Horizontal Hydraulic Conductivity | 8.41 ft/d |
| Avg. Effective Storage Coefficient of Soil for Saturated Analysis | 0.22 |
| Avg. Effective Storage Coefficient of Pond/Exfiltration Trench | 1.00 |

**Hydraulic Control Features:**

| | Top | Bottom | Left | Right |
|---|---|---|---|---|
| **Groundwater Control Features - Y/N** | N | N | N | N |
| Distance to Edge of Pond | 0.00 | 0.00 | 0.00 | 0.00 |
| Elevation of Water Level | 0.00 | 0.00 | 0.00 | 0.00 |
| **Impervious Barrier - Y/N** | N | N | N | N |
| Elevation of Barrier Bottom | 0.00 | 0.00 | 0.00 | 0.00 |

# MODRET

## TIME - RUNOFF INPUT DATA

**PROJECT NAME: TWIN'S CARWASH -FT PIERCE**

| STRESS PERIOD NUMBER | INCREMENT OF TIME (hrs) | VOLUME OF RUNOFF ($ft^3$) |
|---|---|---|
| Unsat | 0.00 | 0.00 |
| 1 | 1.00 | 18,788.00 |
| 2 | 8.88 | 0.00 |
| 3 | 8.88 | 0.00 |
| 4 | 8.88 | 0.00 |
| 5 | 8.88 | 0.00 |
| 6 | 8.88 | 0.00 |
| 7 | 8.88 | 0.00 |
| 8 | 8.88 | 0.00 |
| 9 | 8.88 | 0.00 |

# MODRET

## SUMMARY OF RESULTS

**PROJECT NAME : TWIN'S CARWASH -FT PIERCE**

| CUMULATIVE TIME (hrs) | WATER ELEVATION (feet) | INSTANTANEOUS INFILTRATION RATE (cfs) | AVERAGE INFILTRATION RATE (cfs) | CUMULATIVE OVERFLOW ($ft^3$) |
|---|---|---|---|---|
| 00.00 - 0.00 | 7.000 | 0.000 * | | |
| | | | 0.00000 | |
| 0.00 | 7.000 | 0.21934 | | |
| | | | 0.21023 | |
| 1.00 | 10.593 | 0.20112 | | 0.00 |
| | | | 0.12031 | |
| 9.88 | 10.253 | 0.09918 | | 0.00 |
| | | | 0.07804 | |
| 18.75 | 10.033 | 0.06751 | | 0.00 |
| | | | 0.05698 | |
| 27.63 | 9.872 | 0.05111 | | 0.00 |
| | | | 0.04524 | |
| 36.50 | 9.745 | 0.04155 | | 0.00 |
| | | | 0.03786 | |
| 45.38 | 9.638 | 0.03532 | | 0.00 |
| | | | 0.03277 | |
| 54.25 | 9.545 | 0.03089 | | 0.00 |
| | | | 0.02901 | |
| 63.13 | 9.463 | 0.02756 | | 0.00 |
| | | | 0.02610 | |
| 72.00 | 9.390 | | | 0.00 |

Maximum Water Elevation: 10.593 feet @ 1.00 hours
Recovery @ > 72.000 hours
* Time increment when there is no runoff
Maximum Infiltration Rate: 1.605 ft/day

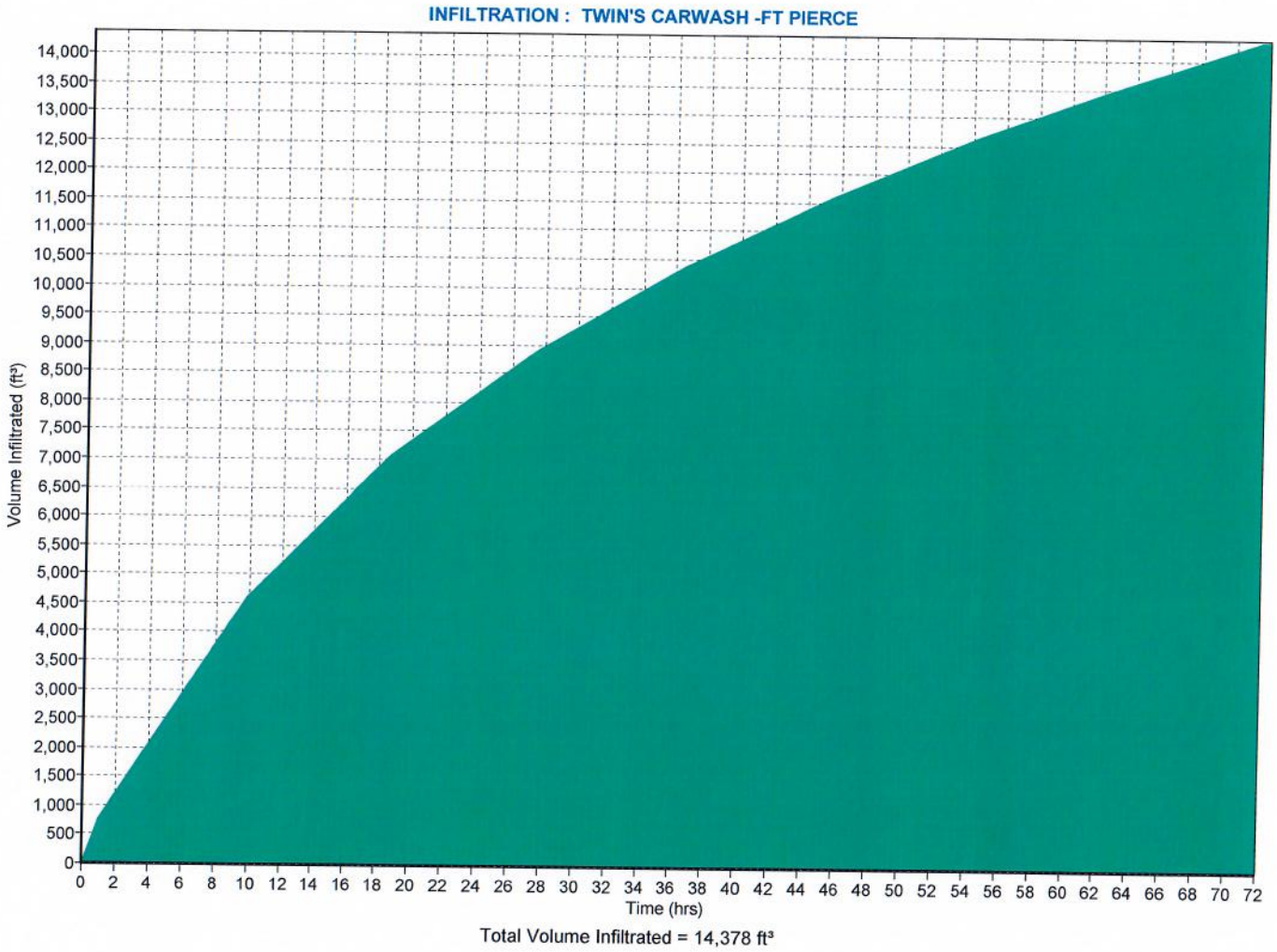
# MODRET

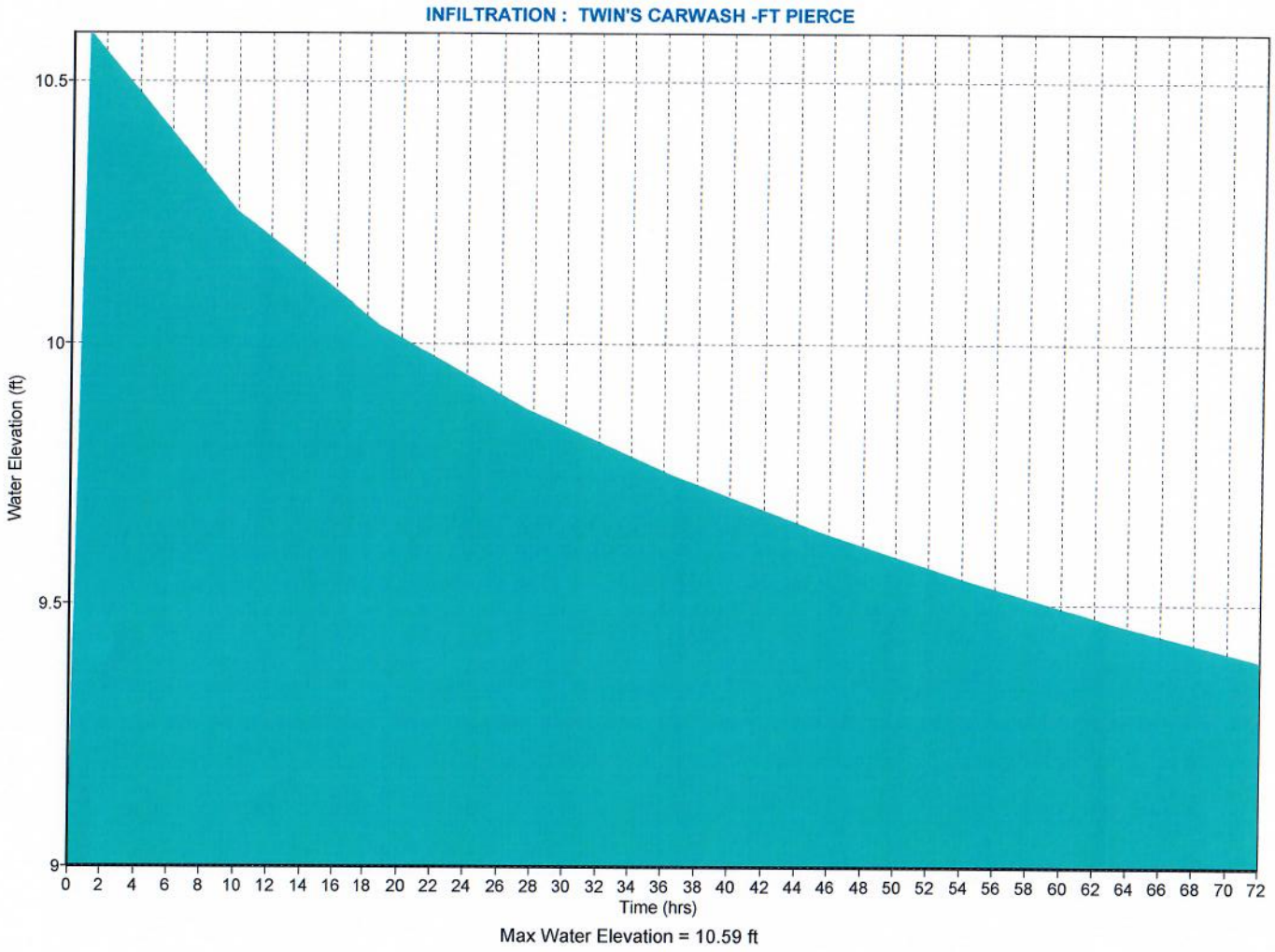
## SUMMARY OF RESULTS

**PROJECT NAME : TWIN'S CARWASH -FT PIERCE**

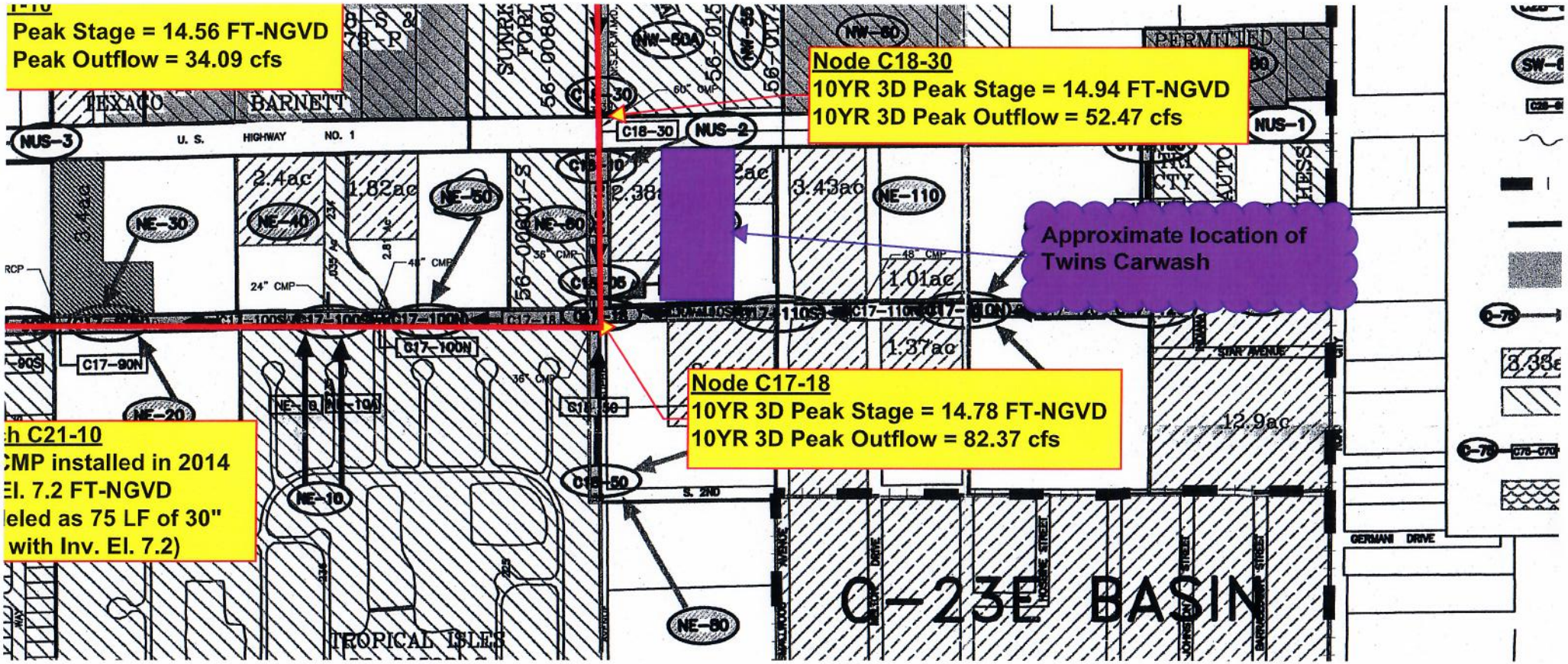
| CUMULATIVE TIME (hrs) | WATER ELEVATION (feet) | INSTANTANEOUS INFILTRATION RATE (cfs) | AVERAGE INFILTRATION RATE (cfs) | CUMULATIVE OVERFLOW ($ft^3$) |
|---|---|---|---|---|
| 00.00 - 0.00 | 7.000 | 0.000 * | | |
| | | | 0.00000 | |
| 0.00 | 7.000 | 0.21934 | | |
| | | | 0.21023 | |
| 1.00 | 10.593 | 0.20112 | | 0.00 |
| | | | 0.12031 | |
| 9.88 | 10.253 | 0.09918 | | 0.00 |
| | | | 0.07804 | |
| 18.75 | 10.033 | 0.06751 | | 0.00 |
| | | | 0.05698 | |
| 27.63 | 9.872 | 0.05111 | | 0.00 |
| | | | 0.04524 | |
| 36.50 | 9.745 | 0.04155 | | 0.00 |
| | | | 0.03786 | |
| 45.38 | 9.638 | 0.03532 | | 0.00 |
| | | | 0.03277 | |
| 54.25 | 9.545 | 0.03089 | | 0.00 |
| | | | 0.02901 | |
| 63.13 | 9.463 | 0.02756 | | 0.00 |
| | | | 0.02610 | |
| 72.00 | 9.390 | | | 0.00 |

Maximum Water Elevation: 10.593 feet @ 1.00 hours
Recovery @ > 72.000 hours
* Time increment when there is no runoff
Maximum Infiltration Rate: 1.605 ft/day


INFILTRATION : TWIN'S CARWASH -FT PIERCE
Volume Infiltrated (ft³)
14,000
13,500
13,000
12,500
12,000
11,500
11,000
10,500
10,000
9,500
9,000
8,500
8,000
7,500
7,000
6,500
6,000
5,500
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72
Time (hrs)
Total Volume Infiltrated = 14,378 ft³


INFILTRATION : TWIN'S CARWASH -FT PIERCE
Water Elevation (ft)
10.5
10
9.5
9
0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72
Time (hrs)
Max Water Elevation = 10.59 ft

# ICPR REPORT



Peak Stage = 14.56 FT-NGVD
Peak Outflow = 34.09 cfs
Node C18-30
10YR 3D Peak Stage = 14.94 FT-NGVD
10YR 3D Peak Outflow = 52.47 cfs
Approximate location of Twins Carwash
Node C17-18
10YR 3D Peak Stage = 14.78 FT-NGVD
10YR 3D Peak Outflow = 82.37 cfs
h C21-10
CMP installed in 2014
El. 7.2 FT-NGVD
leled as 75 LF of 30"
with Inv. El. 7.2)
TEXACO
BARNETT
U. S. HIGHWAY NO. 1
NUS-3
NUS-2
NUS-1
NE-30
NE-40
NE-50
NE-60
NE-110
NE-20
NE-10
NE-80
C18-30
C17-100N
C17-90N
C17-110N
C18-50
2.4ac
1.82ac
3.43ac
1.01ac
1.37ac
12.9ac
24" CMP
48" CMP
36" CMP
60" CMP
S. 2ND
STAR AVENUE
GERMANI DRIVE
TROPICAL ISLES
PERMITTED
C-23E BASIN

```
================================================================================
==== Basins ====================================================================
================================================================================

         Name: Post Basin              Node: POND                   Status: Onsite
        Group: Post Developmen         Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                    Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000                Time of Conc(min): 10.00
              Area(ac): 2.250                   Time Shift(hrs): 0.00
          Curve Number: 93.30               Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00



--------------------------------------------------------------------------------------------
         Name: Pre Basin               Node: PreTail                Status: Onsite
        Group: Pre Development         Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                    Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000                Time of Conc(min): 10.00
              Area(ac): 2.250                   Time Shift(hrs): 0.00
          Curve Number: 84.00               Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00



================================================================================
==== Nodes =====================================================================
================================================================================

      Name: POND               Base Flow(cfs): 0.000          Init Stage(ft): 10.660
     Group: Post Developmen                                   Warn Stage(ft): 12.500
      Type: Stage/Area


      Stage(ft)        Area(ac)
--------------- ---------------
          9.000          0.2200
         10.000          0.2700
         11.000          0.3100
         12.000          0.3600
         13.000          0.4000

--------------------------------------------------------------------------------
      Name: PostTail           Base Flow(cfs): 0.000          Init Stage(ft): 7.000
     Group: Post Developmen                                   Warn Stage(ft): 12.000
      Type: Time/Stage

60

      Time(hrs)       Stage(ft)
```

| | |
|---|---|
| 0.00 | 7.000 |
| 59.00 | 13.330 |
| 72.00 | 7.000 |

Name: PreTail  Base Flow(cfs): 0.000  Init Stage(ft): 7.000
Group: Pre Development  Warn Stage(ft): 12.000
Type: Time/Stage

60

| Time(hrs) | Stage(ft) |
|---|---|
| 0.00 | 7.000 |
| 59.00 | 13.330 |
| 72.00 | 7.000 |

## Cross Sections

Name:  Group: BASE
Encroachment: No

| Station(ft) | Elevation(ft) | Manning's N |
|---|---|---|

## Operating Tables

Name:  Group: BASE
Type: Bottom Clip
Function: Time vs. Depth of Clip

| Time(hrs) | Clip Depth(in) |
|---|---|

## Channels

Name:  From Node:  Length(ft): 0.00
Group: BASE  To Node:  Count: 1

| | UPSTREAM | DOWNSTREAM | | |
|---|---|---|---|---|
| Geometry: | Trapezoidal | Trapezoidal | Friction Equation: | Average Conveyance |
| Invert(ft): | 0.000 | 0.000 | Solution Algorithm: | Automatic |
| TClpInitZ(ft): | 9999.000 | 9999.000 | Flow: | Both |
| Manning's N: | 0.000000 | 0.000000 | Contraction Coef: | 0.000 |
| Top Clip(ft): | 0.000 | 0.000 | Expansion Coef: | 0.000 |
| | | | Entrance Loss Coef: | 0.000 |

```
  Bot Clip(ft): 0.000          0.000                        Exit Loss Coef: 0.000
     Main XSec:                                          Outlet Ctrl Spec: Use dc or tw
  AuxElev1(ft):                                           Inlet Ctrl Spec: Use dn
     Aux XSec1:                                         Stabilizer Option: None
  AuxElev2(ft):
     Aux XSec2:
 Top Width(ft):
     Depth(ft):
 Bot Width(ft): 0.000          0.000
  LtSdSlp(h/v): 0.00           0.00
  RtSdSlp(h/v): 0.00           0.00


================================================================================
==== Drop Structures ===========================================================
================================================================================

         Name: DROPSTR1            From Node: POND              Length(ft): 65.00
        Group: Post Developmen       To Node: PostTail                 Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Circular       Circular                 Solution Algorithm: Most Restrictive
     Span(in): 18.00          18.00                                Flow: Both
     Rise(in): 18.00          18.00                    Entrance Loss Coef: 0.500
    Invert(ft): 8.200         8.000                        Exit Loss Coef: 1.000
  Manning's N: 0.012000       0.012000                   Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                       Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                         Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


*** Weir 1 of 1 for Drop Structure DROPSTR1 ***
                                                                          TABLE
                  Count: 1                      Bottom Clip(in): 0.000
                   Type: Vertical: Mavis           Top Clip(in): 0.000
                   Flow: Both                   Weir Disc Coef: 3.200
               Geometry: Rectangular          Orifice Disc Coef: 0.600

               Span(in): 12.00                       Invert(ft): 10.660
               Rise(in): 22.08                  Control Elev(ft): 10.660


================================================================================
==== Weirs =====================================================================
================================================================================

         Name:                     From Node:
        Group: BASE                  To Node:
         Flow: Both                     Count: 1
```

```
         Type: Horizontal           Geometry: Circular

                    Span(in): 0.00
                    Rise(in): 0.00
                  Invert(ft): 0.000
       Control Elevation(ft): 0.000
                                          TABLE
              Bottom Clip(in): 0.000
                 Top Clip(in): 0.000
           Weir Discharge Coef: 3.200
        Orifice Discharge Coef: 0.600



================================================================================================
==== Rating Curves ============================================================================
================================================================================================

         Name:                      From Node:                          Count: 1
        Group: BASE                   To Node:                           Flow: Both

              TABLE           ELEV ON(ft)     ELEV OFF(ft)
            #1:               0.000           0.000
            #2:               0.000           0.000
            #3:               0.000           0.000
            #4:               0.000           0.000



================================================================================================
==== Hydrology Simulations ====================================================================
================================================================================================

         Name: 100Y3D
     Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\100Y3D.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Fdot-72
    Rainfall Amount(in): 12.23

Time(hrs)       Print Inc(min)
--------------- ---------------
73.000          5.00

------------------------------------------------------------------------------------------------
         Name: 10Y1D
     Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y1D.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Fdot-24
    Rainfall Amount(in): 6.00

Time(hrs)       Print Inc(min)
--------------- ---------------
```

25.000 5.00

---

Name: 10Y1H
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y1H.R32

Override Defaults: Yes
Storm Duration(hrs): 1.00
Rainfall File: FDOT-1
Rainfall Amount(in): 3.20

| Time(hrs) | Print Inc(min) |
|---|---|
| 2.000 | 2.50 |

---

Name: 25Y3D
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\25Y3D.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Fdot-72
Rainfall Amount(in): 9.50

| Time(hrs) | Print Inc(min) |
|---|---|
| 73.000 | 5.00 |

==========
==== Routing Simulations ==========
==========

Name: 100Y3D Hydrology Sim: 100Y3D
Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\100Y3D.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 4.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

| Time(hrs) | Print Inc(min) |
|---|---|
| 72.000 | 15.000 |

| Group | Run |
|---|---|
| Post Developmen | Yes |

---

```
         Name: 10Y1D              Hydrology Sim: 10Y1D
     Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y1D.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 4.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
24.000          15.000

Group           Run
--------------- -----
Post Developmen Yes


-------------------------------------------------------------------------------------------------
         Name: 10Y1H              Hydrology Sim: 10Y1H
     Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\10Y1H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 1.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
24.000          15.000

Group           Run
--------------- -----
Post Developmen Yes


-------------------------------------------------------------------------------------------------
         Name: 25Y3D              Hydrology Sim: 25Y3D
     Filename: C:\Aspire Engineering, Inc\Projects\2022 Projects\22-017 -Twins Car Wash - Ft. Pierce\Drainage\25Y3D.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
```

```
        Start Time(hrs): 0.000                   End Time(hrs): 4.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          15.000

Group           Run
--------------- -----
Post Developmen Yes
```

TWIN'S CARWASH -FT PIERCE -BASIN MAX

| Simulation | Basin | Group | Time Max hrs | Flow Max cfs | Volume in | Volume ft3 |
|---|---|---|---|---|---|---|
| 100Y3D | Post | BasinPost Developmen | 59.98 | 1.368 | 11.405 | 93147.622 |
| 100Y3D | Pre | BasinPre Development | 59.98 | 1.337 | 10.205 | 83346.104 |
| 10Y1D | Post | BasinPost Developmen | 12.00 | 1.307 | 5.215 | 42593.032 |
| 10Y1D | Pre | BasinPre Development | 12.00 | 1.127 | 4.195 | 34263.340 |
| 10Y1H | Post | BasinPost Developmen | 0.64 | 9.588 | 2.474 | 20206.934 |
| 10Y1H | Pre | BasinPre Development | 0.67 | 6.798 | 1.682 | 13735.900 |
| 25Y3D | Post | BasinPost Developmen | 59.98 | 1.060 | 8.687 | 70947.006 |
| 25Y3D | Pre | BasinPre Development | 59.98 | 1.022 | 7.541 | 61589.762 |

```
            Basin Name: Post Basin
            Group Name: Post Developmen
            Simulation: 100Y3D
             Node Name: POND
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Fdot-72
   Rainfall Amount (in): 12.230
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 93.300
               DCIA (%): 0.000

         Time Max (hrs): 59.98
         Flow Max (cfs): 1.368
     Runoff Volume (in): 11.405
    Runoff Volume (ft3): 93147.622


--------------------------------------------------------------------------------

            Basin Name: Pre Basin
            Group Name: Pre Development
            Simulation: 100Y3D
             Node Name: PreTail
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Fdot-72
   Rainfall Amount (in): 12.230
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 84.000
               DCIA (%): 0.000

         Time Max (hrs): 59.98
         Flow Max (cfs): 1.337
     Runoff Volume (in): 10.205
    Runoff Volume (ft3): 83346.104


--------------------------------------------------------------------------------

            Basin Name: Post Basin
            Group Name: Post Developmen
            Simulation: 10Y1D
             Node Name: POND
            Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Fdot-24
   Rainfall Amount (in): 6.000
   Storm Duration (hrs): 24.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 93.300
```

```
              DCIA (%): 0.000

         Time Max (hrs): 12.00
         Flow Max (cfs): 1.307
     Runoff Volume (in): 5.215
    Runoff Volume (ft3): 42593.032


-------------------------------------------------------------------------------

             Basin Name: Pre Basin
             Group Name: Pre Development
             Simulation: 10Y1D
              Node Name: PreTail
             Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Fdot-24
   Rainfall Amount (in): 6.000
   Storm Duration (hrs): 24.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 84.000
               DCIA (%): 0.000

         Time Max (hrs): 12.00
         Flow Max (cfs): 1.127
     Runoff Volume (in): 4.195
    Runoff Volume (ft3): 34263.340


-------------------------------------------------------------------------------

             Basin Name: Post Basin
             Group Name: Post Developmen
             Simulation: 10Y1H
              Node Name: POND
             Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: FDOT-1
   Rainfall Amount (in): 3.200
   Storm Duration (hrs): 1.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 93.300
               DCIA (%): 0.000

         Time Max (hrs): 0.64
         Flow Max (cfs): 9.588
     Runoff Volume (in): 2.474
    Runoff Volume (ft3): 20206.934


-------------------------------------------------------------------------------

             Basin Name: Pre Basin
             Group Name: Pre Development
             Simulation: 10Y1H
              Node Name: PreTail
             Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
```

```
    Comp Time Inc (min): 1.33
          Rainfall File: FDOT-1
   Rainfall Amount (in): 3.200
   Storm Duration (hrs): 1.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 84.000
               DCIA (%): 0.000

         Time Max (hrs): 0.67
         Flow Max (cfs): 6.798
     Runoff Volume (in): 1.682
    Runoff Volume (ft3): 13735.900


--------------------------------------------------------------------------------

             Basin Name: Post Basin
             Group Name: Post Developmen
             Simulation: 25Y3D
              Node Name: POND
             Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Fdot-72
   Rainfall Amount (in): 9.500
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 93.300
               DCIA (%): 0.000

         Time Max (hrs): 59.98
         Flow Max (cfs): 1.060
     Runoff Volume (in): 8.687
    Runoff Volume (ft3): 70947.006


--------------------------------------------------------------------------------

             Basin Name: Pre Basin
             Group Name: Pre Development
             Simulation: 25Y3D
              Node Name: PreTail
             Basin Type: SCS Unit Hydrograph

        Unit Hydrograph: Uh256
          Peaking Fator: 256.0
    Spec Time Inc (min): 1.33
    Comp Time Inc (min): 1.33
          Rainfall File: Fdot-72
   Rainfall Amount (in): 9.500
   Storm Duration (hrs): 72.00
                 Status: Onsite
     Time of Conc (min): 10.00
       Time Shift (hrs): 0.00
              Area (ac): 2.250
   Vol of Unit Hyd (in): 1.000
           Curve Number: 84.000
               DCIA (%): 0.000

         Time Max (hrs): 59.98
         Flow Max (cfs): 1.022
     Runoff Volume (in): 7.541
    Runoff Volume (ft3): 61589.762
```

TWIN'S CARWASH -FT PIERCE -NODE MAX/MIN

| Name | Group | Simulation | Max Time Stage hrs | Max Stage ft | Warning Stage ft | Max Delta Stage ft | Max Surf Area ft2 | Max Time Inflow hrs | Max Inflow cfs | Max Time Outflow hrs | Max Outflow cfs |
|---|---|---|---|---|---|---|---|---|---|---|---|
| PONDPost | Developmen | 100Y3D | 0.00 | 10.660 | 12.500 | 0.0000 | 12911 | 0.00 | 0.000 | 0.00 | 0.000 |
| PONDPost | Developmen | 10Y1D | 4.00 | 10.724 | 12.500 | 0.0008 | 13023 | 4.00 | 0.223 | 4.00 | 0.052 |
| PONDPost | Developmen | 10Y1H | 1.00 | 11.632 | 12.500 | 0.0050 | 14879 | 0.67 | 9.580 | 1.00 | 3.065 |
| PONDPost | Developmen | 25Y3D | 0.00 | 10.660 | 12.500 | 0.0000 | 12911 | 0.00 | 0.000 | 0.00 | 0.000 |
| PostTailPost | Developmen | 100Y3D | 4.00 | 7.429 | 12.000 | 0.0018 | 0 | 0.00 | 0.000 | 0.00 | 0.000 |
| PostTailPost | Developmen | 10Y1D | 4.00 | 7.429 | 12.000 | 0.0018 | 0 | 4.00 | 0.052 | 0.00 | 0.000 |
| PostTailPost | Developmen | 10Y1H | 1.00 | 7.107 | 12.000 | 0.0014 | 0 | 1.00 | 3.065 | 0.00 | 0.000 |
| PostTailPost | Developmen | 25Y3D | 4.00 | 7.429 | 12.000 | 0.0018 | 0 | 0.00 | 0.000 | 0.00 | 0.000 |

TWIN'S CARWASH -FT PIERCE -NODE TIME SERIES

| Simulation | Node | Group | Time | Stage | Warning Stage | Surface Area | Total Inflow | Total Outflow | Total Vol In | Total Vol Out |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | hrs | ft | ft | ft2 | cfs | cfs | af | af |
| 100Y3D | PONDPost | Developmen | 0.00 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 0.26 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 0.50 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 0.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 1.02 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 1.27 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 1.52 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 1.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 2.02 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 2.27 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 2.52 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 2.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 3.02 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 3.27 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 3.52 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 3.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PONDPost | Developmen | 4.01 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 0.00 | 7.000 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 0.26 | 7.028 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 0.50 | 7.054 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 0.77 | 7.082 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 1.02 | 7.109 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 1.27 | 7.136 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 1.52 | 7.163 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 1.77 | 7.189 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 2.02 | 7.216 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 2.27 | 7.243 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 2.52 | 7.270 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 2.77 | 7.297 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 3.02 | 7.324 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 3.27 | 7.350 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 3.52 | 7.377 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 3.77 | 7.404 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 100Y3D | PostTailPost | Developmen | 4.01 | 7.429 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 0.00 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 0.26 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 0.50 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 0.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 1.02 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 1.27 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 1.52 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 1.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 2.02 | 10.660 | 12.500 | 12912 | 0.011 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 2.27 | 10.662 | 12.500 | 12915 | 0.042 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 2.52 | 10.666 | 12.500 | 12922 | 0.078 | 0.002 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 2.77 | 10.673 | 12.500 | 12933 | 0.112 | 0.005 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 3.02 | 10.681 | 12.500 | 12948 | 0.141 | 0.010 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 3.27 | 10.691 | 12.500 | 12965 | 0.166 | 0.017 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 3.52 | 10.701 | 12.500 | 12983 | 0.188 | 0.027 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 3.77 | 10.713 | 12.500 | 13003 | 0.207 | 0.039 | 0.0 | 0.0 |
| 10Y1D | PONDPost | Developmen | 4.01 | 10.724 | 12.500 | 13023 | 0.223 | 0.052 | 0.0 | 0.0 |

TWIN'S CARWASH -FT PIERCE -NODE TIME SERIES

| Simulation | Node | Group | Time | Stage | Warning Stage | Surface Area | Total Inflow | Total Outflow | Total Vol In | Total Vol Out |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | hrs | ft | ft | ft2 | cfs | cfs | af | af |
| 10Y1D | PostTailPost | Developmen | 0.00 | 7.000 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 0.26 | 7.028 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 0.50 | 7.054 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 0.77 | 7.082 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 1.02 | 7.109 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 1.27 | 7.136 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 1.52 | 7.163 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 1.77 | 7.189 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 2.02 | 7.216 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 2.27 | 7.243 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 2.52 | 7.270 | 12.000 | 0 | 0.002 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 2.77 | 7.297 | 12.000 | 0 | 0.005 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 3.02 | 7.324 | 12.000 | 0 | 0.010 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 3.27 | 7.350 | 12.000 | 0 | 0.017 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 3.52 | 7.377 | 12.000 | 0 | 0.027 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 3.77 | 7.404 | 12.000 | 0 | 0.039 | 0.000 | 0.0 | 0.0 |
| 10Y1D | PostTailPost | Developmen | 4.01 | 7.429 | 12.000 | 0 | 0.052 | 0.000 | 0.0 | 0.0 |
| 10Y1H | PONDPost | Developmen | 0.00 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1H | PONDPost | Developmen | 0.26 | 10.663 | 12.500 | 12917 | 0.376 | 0.001 | 0.0 | 0.0 |
| 10Y1H | PONDPost | Developmen | 0.50 | 10.875 | 12.500 | 13286 | 7.181 | 0.319 | 0.1 | 0.0 |
| 10Y1H | PONDPost | Developmen | 0.75 | 11.386 | 12.500 | 14343 | 8.798 | 1.978 | 0.2 | 0.0 |
| 10Y1H | PONDPost | Developmen | 1.00 | 11.632 | 12.500 | 14879 | 4.293 | 3.065 | 0.4 | 0.1 |
| 10Y1H | PostTailPost | Developmen | 0.00 | 7.000 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 10Y1H | PostTailPost | Developmen | 0.26 | 7.028 | 12.000 | 0 | 0.001 | 0.000 | 0.0 | 0.0 |
| 10Y1H | PostTailPost | Developmen | 0.50 | 7.054 | 12.000 | 0 | 0.319 | 0.000 | 0.0 | 0.0 |
| 10Y1H | PostTailPost | Developmen | 0.75 | 7.081 | 12.000 | 0 | 1.978 | 0.000 | 0.0 | 0.0 |
| 10Y1H | PostTailPost | Developmen | 1.00 | 7.107 | 12.000 | 0 | 3.065 | 0.000 | 0.1 | 0.0 |
| 25Y3D | PONDPost | Developmen | 0.00 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 0.26 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 0.50 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 0.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 1.02 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 1.27 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 1.52 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 1.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 2.02 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 2.27 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 2.52 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 2.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 3.02 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 3.27 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 3.52 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 3.77 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PONDPost | Developmen | 4.01 | 10.660 | 12.500 | 12911 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost | Developmen | 0.00 | 7.000 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost | Developmen | 0.26 | 7.028 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost | Developmen | 0.50 | 7.054 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost | Developmen | 0.77 | 7.082 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |

TWIN'S CARWASH -FT PIERCE -NODE TIME SERIES

| Simulation | Node | Group | Time | Stage | Warning Stage | Surface Area | Total Inflow | Total Outflow | Total Vol In | Total Vol Out |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | hrs | ft | ft | ft2 | cfs | cfs | af | af |
| 25Y3D | PostTailPost Developmen | | 1.02 | 7.109 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 1.27 | 7.136 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 1.52 | 7.163 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 1.77 | 7.189 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 2.02 | 7.216 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 2.27 | 7.243 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 2.52 | 7.270 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 2.77 | 7.297 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 3.02 | 7.324 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 3.27 | 7.350 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 3.52 | 7.377 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 3.77 | 7.404 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |
| 25Y3D | PostTailPost Developmen | | 4.01 | 7.429 | 12.000 | 0 | 0.000 | 0.000 | 0.0 | 0.0 |

# GEOTECHNICAL REPORT

UNIVERSAL
ENGINEERING SCIENCES

# GEOTECHNICAL EXPLORATION

TWIN'S CARWASH FORT PIERCE
5340 S US HWY 1
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2200187.0000

**PREPARED FOR:**

Creative Convenience Corp
6544 N US Highway 41, Suite 208B
Apollo Beach, FL 33572

Attn: Mr. Brandon Swan

**PREPARED BY:**

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

**July 26, 2022**

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

July 26, 2022

Mr. Brandon Swan
Creative Convenience Corp
6544 N US Highway 41, Suite 208B
Apollo Beach, FL 33572

**Subject: Report of Geotechnical Exploration**
**Twin's Carwash Fort Pierce**
**5340 S US Hwy 1, Fort Pierce, Florida**
**UES Project No. 3330.2200164.0000**

Dear Mr. Swan:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 22-9742.00 REV#1 dated June 22, 2022, planned in conjunction with and authorized by you.

## EXECUTIVE SUMMARY

The purpose of our subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design and site preparation.

Per our recent telephone discussions and email, UES understands that you are looking to develop a new car wash facility located at the above-mentioned property in Fort Pierce. We have been provided with a site plan prepared by Aspire Engineering, Inc. date by 06/14/2022, which depicts the car wash structure, parking lot and drive lanes, and a stormwater pond. The location for the borings and exfiltration tests was provided to us.

Design plans, details, or specific structural loads were not provided to UES. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 3 kips per linear foot and a maximum column load of 50 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

Four (4) Standard Penetration Test (SPT) borings (B-1 through B-4) advanced to depths of approximately 25 feet below the existing ground surface. Four (4) hand auger borings with HCP testing advanced to depths of approximately 6 feet below the existing grade were performed

within the proposed parking lot and drive lanes area. Additionally, two (2) double ring infiltrometer (DRI) tests were conducted with accompanying Standard Penetration Test (SPT) borings which advanced to depths of approximately 20 feet below the existing ground surface were completed for this study. The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey sand (SC) to the termination depths.

The subgrade soils should be improved (densified) with compaction from the stripped grade prior to construction. **Before placing fill required to achieve final grade, the upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557).** Fill (including stem wall backfill) should be placed in 12-inch-thick lifts and compacted to achieve a minimum 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
**Universal Engineering Sciences**
Florida Registry No. 4930

This item has been digitally signed and sealed by Paul H. Danforth, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Paul H. Danforth, P.E.
Professional Engineer #44653
Special Inspector #1103
State of Florida

Camila Ribeiro, E.I
Project Engineer

Distribution: Mr. Brandon Swan – Creative Convenience Corp 1 pdf

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# 1.0 INTRODUCTION

## 1.1 Scope of Services

The objective of our geotechnical exploration was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the planned site improvement. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.

2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.

3. Evaluate the existing soil conditions found during our exploration with respect to foundation support for the proposed new car wash building.

4. Provide recommendations with respect to foundation support of the proposed structures, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.

5. Provide recommended pavement sections using assumed design criteria and parameters, including guidelines for preparing pavement subgrades.

6. Provide site preparation and earthwork criteria for proposed construction.

7. Provide results and design parameters for stormwater management testing conducted.

## 1.2 Project Description

Per our recent telephone discussions and email, UES understands that you are looking to develop a new car wash facility located at the above-mentioned property in Fort Pierce. We have been provided with a site plan prepared by Aspire Engineering, Inc. date by 06/14/2022, which depicts the car wash structure, parking lot and drive lanes, and a stormwater pond. The location for the borings and exfiltration tests was provided to us.

Design plans, details, or specific structural loads were not provided to UES. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 3 kips per linear foot and a maximum column load of 50 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

## 2.0 OBSERVATIONS

### 2.1 Site Description

As illustrated on the Site Vicinity Map in Appendix A, the site is located at 5340 South US Highway 1 in Fort Pierce, Florida. At the time of our field exploration, the property is bordered by South US Highway 1 to its west, a residential property to the east, and commercial properties to its north and south.

### 2.2 Field Exploration

Four (4) Standard Penetration Test (SPT) borings (B-1 through B-4) advanced to depths of approximately 25 feet below the existing ground surface. Four (4) hand auger borings with HCP testing advanced to depths of approximately 6 feet below the existing grade were performed within the proposed parking lot and drive lanes area. Additionally, two (2) double ring infiltrometer (DRI) tests were conducted with accompanying Standard Penetration Test (SPT) borings which advanced to depths of approximately 20 feet below the existing ground surface were completed for this study. The boring depths were established based upon our knowledge of vicinity soils and confined to the zone of soil likely to be influenced by the planned construction. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils". The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The boring locations were approximated using the provided concept plan, GPS coordinates, and by estimating distances and relationships to the adjacent residences and other landmarks at the property.

### 2.3 Laboratory Testing

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488). After reviewing the soil samples, no laboratory testing was deemed necessary. The samples will be retained in our laboratory for 30 days and then discarded unless we are notified otherwise in writing.

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

### 2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Ankona and Farmton sands (2), Susanna and Wauchula sands (43), Wabasso sand, 0 to 2 percent slopes (48). **These are sandy loam and sand. Organic soils are not indicated.** Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. Note that the soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix F - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey sand (SC) to the termination depths.

### 2.5 Double Ring Infiltrometer Testing

The DRI tests were performed in general accordance with ASTM D 3385, "Infiltration Rate of Soils in Field Using Double Ring Infiltrometers." The test locations were initially cleared of surface vegetation and topsoil. A "Turf Tec IN10-W Infiltration Rings" set-up was used to complete the DRI testing in compliance to ASTM D3385 - 18. The outer ring and inner ring have approximate diameters of 24 inches and 12 inches respectively. The inner ring sits approximately 1 inch above the outer ring in compliance to the ASTM standard. The outer and inner rings were driven into the soil 6 and 5 inches below ground surface respectively.

The water level was maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at 1-minute time intervals for the initial 10 minutes and at 5-minute time intervals for the next 20 minutes and 15-minute intervals for the remaining 30 minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 60 minutes.

The results of the double ring infiltrometer test indicated the following vertical infiltration rate:

| Test Location | Vertical Infiltration Rate (in/hour) |
|---|---|
| DRI-1 | 1.94 |
| DRI-2 | 3.67 |

Note that the measured vertical infiltration rate should not be considered as the actual pond exfiltration rate.

### 2.6 Hydrogeological Conditions

On the day of our field exploration (June 1, 2022), groundwater was encountered approximately 4 to 8 feet below the existing ground surface. Groundwater was not evident with the upper 6 feet of the soil profile within the explored depth of the auger borings. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in our scope of work in relation to the wet seasonal high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact our office for additional guidance.

### 2.7 Seasonal High Groundwater Table

The normal seasonal high groundwater level each year is the level that typically occurs in the August to September period at the end of the rainy season during a year of normal or average rainfall. During periods of above normal rainfall and in extreme cases of flooding, the water table elevations typically exceed the normal seasonal high groundwater level. Under this scenario, normal high groundwater levels approach the normal seasonal high groundwater levels.

The normal seasonal high groundwater level is affected by several factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, canals, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

In order to better interpret the groundwater data, we reviewed available monthly precipitation data from several stations in the Fort Pierce area from January 20212 through June 2022 utilizing the Community Collaborative Rain, Hail & Snow Network website, which corresponds to the six (6) months prior to the time of our field exploration. The data indicated that the recorded rainfall during this period was relatively higher compared to the 30-year recorded average rainfall.

Based on our interpretations of the site conditions, the groundwater levels recorded in our soil borings at the time of drilling, and the data obtained from the various sources referenced herein, we estimate the normal seasonal high groundwater level to be approximately 1.0 foot above the water levels recorded in the borings. As previously noted, it is possible that higher groundwater levels may exceed the estimated normal seasonal high groundwater level as a result of significant or prolonged rainfall events. However, design for normal seasonal high groundwater conditions, instead of the extreme conditions, generally is more appropriate.

## 3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

### 3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned site improvement, and our recommendations for site preparation, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information and structural conditions as presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, UES must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

### 3.2 Site Preparation

UES recommends the following compaction requirements for this project:

- Proof Roll .....95 percent of modified Proctor
- Building Pad Fill.....95 percent of modified Proctor
- Footings .....95 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). **All density tests should be performed to a depth of 2 feet below stripped surface and bottom of footings.** Density testing should be performed using either the nuclear method (ASTM D 6938) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests can also be performed to evaluate compaction.

Our recommendations for preparation of the site for use of shallow foundation systems and on-grade slabs are presented below. This approach to improving and maintaining site soils has been found to be successful on projects having similar soil conditions.

1. Initial site preparation should consist of removing existing structures and pavements, surface vegetation, topsoil, near surface roots, and other miscellaneous debris within and to a distance of 5 feet beyond the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, irrigation and utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.

2. Following site stripping and prior to placing fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests

should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.

3. Fill material may then be placed for the building pads and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **UES does not recommend using fill having soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12 inches. Each lift should be compacted and tested prior to placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each column footing and one (1) test per each seventy-five (75) lineal feet of wall footing.

5. The contractor should consider the final grading contours contained in the project plans when executing backfilling and compaction operations.

### 3.3 Vibration Monitoring

Vibrations associated with the construction activities may disturb the adjacent residences, and other nearby structures. We recommend that these structures be monitored by UES both before and during compaction operations if the roller is not operated in static mode. A proposal for providing vibration monitoring services during earthwork construction will be provided upon request.

### 3.4 Design of Footings

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.

Based on the results of the soil borings performed at the site, UES recommends the commercial structure foundations be designed using a maximum allowable soil bearing pressure of 2,500 psf. Conventional shallow foundations and thickened-edge slab foundation systems should be embedded at least 12 inches below lowest adjacent grade. Furthermore, maintain minimum foundation widths of 18 and 54 inches for isolated strip and square footings, respectively, even if the maximum allowable soil bearing pressure is not developed in all cases.

Once site preparation has been performed in accordance with the recommendations described in this report, the soils should readily support the proposed structures bearing upon properly designed and constructed shallow foundation systems. Footings and columns should be

structurally separated from the ground floor slabs, as they will be loaded differently and at different times, unless monolithic slab foundations are designed.

### 3.5 Settlement Estimates

Post construction settlements of the structures will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structures could be on the order of ¾ (0.75) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structures should be within tolerable magnitudes (0.5 inch or less).

### 3.6 Ground Floor Slabs

The ground floor slabs may be constructed upon either existing grade or granular fill following completion of the foundation site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slabs should be structurally separated from walls and columns to allow for differential vertical movement, unless monolithic slab foundations are designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slabs to reduce moisture vapor from entering the structures through the slabs. The barriers should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

### 3.7 Site Excavations

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P." This document was issued to better ensure the safety of workers entering trenches or excavations. It is mandated by this federal

regulation that all excavations, whether they be utility trenches, basement excavations, or footing excavations, be constructed in accordance with the OSHA guidelines.

The contractor is solely responsible for designing and constructing stable temporary excavations and should shore, slope, or bench the sides of any excavations deeper than 4 feet as required to maintain stability of both the excavation sides and bottom. **Care must be exercised when performing the excavation so that caving of excavation side walls will not undermine the footings and slabs of the adjacent residence or other nearby structures.** The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

UES is providing this information solely as a service to our client. UES is not assuming responsibility for construction site safety or the contractor's activities. Such responsibility is not being implied and should not be inferred.

## 4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS

### 4.1 Pavement Design Sections

Pavement sections were designed considering assumed traffic loading and previous experience with similar projects. Flexible pavement sections in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our experience in the area and the assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

**Table 4.1.1 - Design Pavement Sections**

| Pavement Type | Layer | Material Description | Layer Thickness | |
|---|---|---|---|---|
| | | | Light Duty | Heavy Duty |
| **Flexible** | (A) | Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5 | 1.5 | 2.5 |
| | (B) | Crushed base (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density | 6 | 8 |
| | (SSG) | Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density | 12 | 12 |
| | **STRUCTURAL NUMBER (SN)** | | **2.7** | **3.5** |
| **Rigid** | (C) | FDOT Portland Cement Concrete | NA | 8 |
| | (B) | Crushed base (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density | NA | - |
| | (CSG) | Soil subgrade compacted to 98 percent of modified Proctor maximum dry density | NA | 12 |

### 4.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.10 of this report.

### 4.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. We recommend that subgrade material be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The stabilized subgrade material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Alternatively, the pavement section can be designed using the native on-site soils and consequently, a lower LBR value. In this case, an LBR test of the native soils should be performed and incorporated into a modified pavement design. Compliance tests should be performed upon the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

### 4.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

### 4.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT Standard Specifications for Road and Bridge Construction. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

### 4.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can occur without causing structural damage. Construction and control joints should be in accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

### 4.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the bottom of base course, regardless of the type of base material. In addition, we recommend that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

### 4.8 Construction Traffic

**Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactorily under typical construction traffic loading.** We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

### 4.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. Initial site preparation should consist of performing dewatering operations (if necessary) prior to any earthwork.

2. The proposed construction limits should be cleared, stripped, and grubbed of all construction debris and existing topsoil, vegetation, and associated root systems to a depth

of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.

3. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. If the roadway subgrade soils become wet and unstable due to excessive rainfall, groundwater intrusion, or the presence of silty/clayey soils, the unsuitable soils may be undercut and replaced using FDOT No. 57 stone, a sand/rock mixture, or equivalent backfill. Alternatively, it may be possible to place fill until a stable unyielding condition is achieved, and the fill is compacted to meet the density criteria. However, if the fill areas remain unstable and compaction cannot be achieved, then the fill should be removed, and underlying soils excavated and replaced with clean sand to such a depth required to achieve a stable, unyielding condition that also meets the compaction criteria.

5. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 12 percent should not be used, including cyclone sand material.** The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

6. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

7. Representative samples of both on-site and import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

8. The contractor should consider the final contours and grades as established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

## 5.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Creative Convenience Corp and other members of the design team for the proposed site development of the property located at 5340 S US Highway 1 in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes

are made in the nature, design, or location of the proposed structures, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by UES.

UES should be provided the opportunity to review the final foundation plans and specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation performance.

## 6.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT and auger boring methodology (ASTM D 1586/ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

# Appendix A - Vicinity Map

# Site Vicinity Map

**Twin's Carwash Fort Pierce**
**5340 S US Hwy 1, Fort Pierce, Florida**

| | | | |
|---|---|---|---|
| **Project No. 3330.2200164.0000** | **Drafted by: CHC** | **Reviewed By: AA** | **Date: 7/11/2022** |

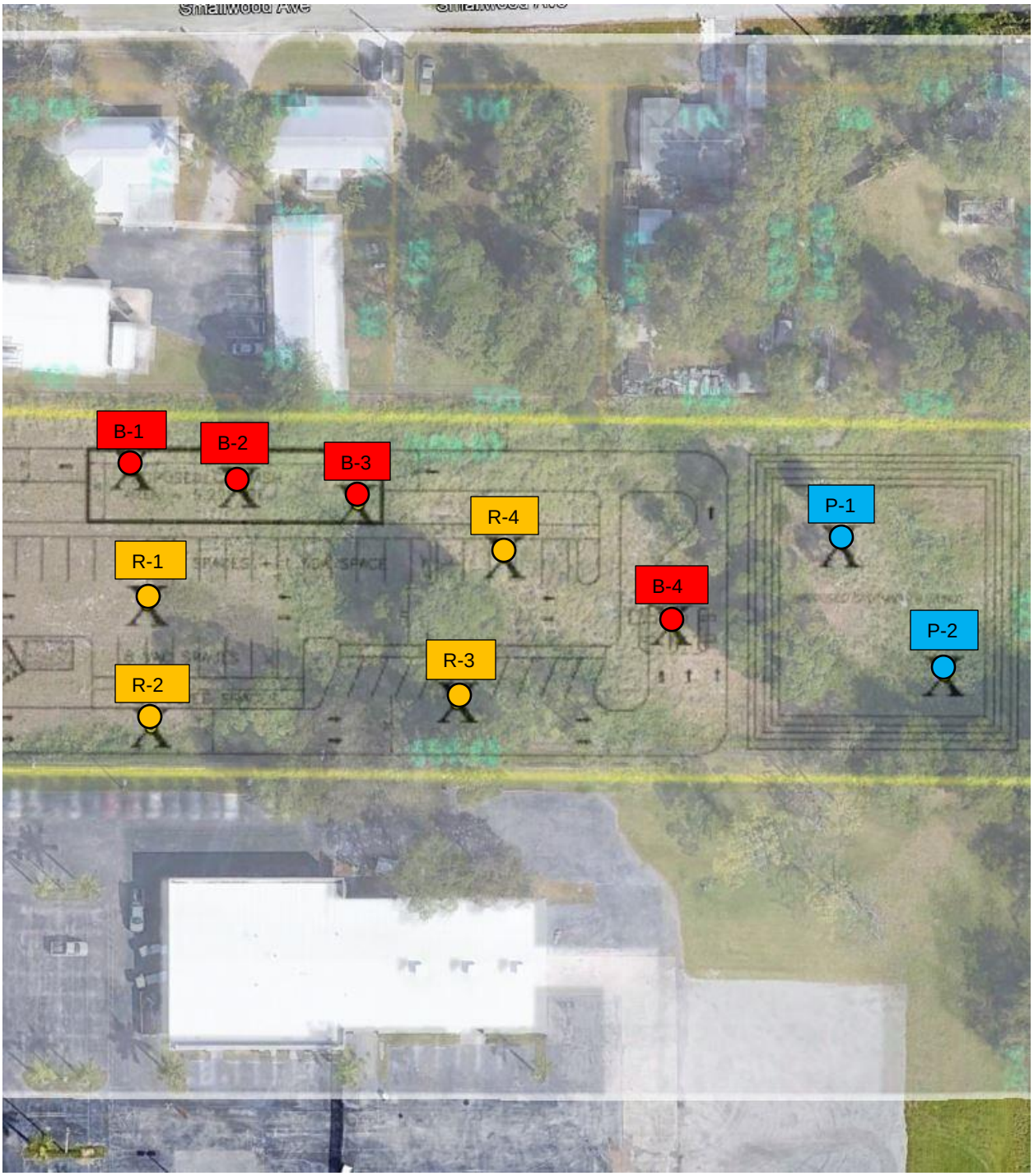


# Appendix B - Test Location Plan

# Test Location Plan

**Twin's Carwash Fort Pierce**
**5340 S US Hwy 1, Fort Pierce, Florida**

| Project No. 3330.2200164.0000 | Drafted by: CHC | Reviewed By: AA | Date: 7/11/2022 |
|---|---|---|---|




N

## Legend

- Approximate 25' Standard Penetration Test Locations
- Approximate 20' Standard Penetration Test Locations (Roadway)
- Approximate 6' Standard Penetration Test Locations (Pond)

# Appendix C - Notes Related to Borings

## NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

| **Coarse Grained Soils (Sands and Gravels)** | | | | **Fine Grained Soils (Silts and Clays)** | | | |
|---|---|---|---|---|---|---|---|
| SPT N-Value | HCP Value ($kg/cm^2$) | CPT Value (tsf) | Relative Density | SPT N-Value | HCP Value ($kg/cm^2$) | CPT Value (tsf) | Consistency |
| 0-4 | 0-16 | 0-20 | Very Loose | 0-2 | 0-20 | 0-3 | Very Soft |
| 5-10 | 17-36 | 21-40 | Loose | 3-4 | 21-35 | 4-6 | Soft |
| 11-30 | 37-116 | 41-120 | Med. Dense | 5-8 | >35 | 7-12 | Firm |
| 31-50 | 117-196 | 121-200 | Dense | 9-15 | | 13-25 | Stiff |
| >50 | > 196 | >200 | Very Dense | 16-30 | | 26-50 | Very Stiff |
| | | | | >30 | | >50 | Hard |

10. Grain size descriptions are as follows:

| **Description** | **Particle Size Limits** |
|---|---|
| Boulder | Greater than 12 inches |
| Cobble | 3 to 12 inches |
| Coarse Gravel | 3/4 to 3 inches |
| Fine Gravel | No. 4 sieve to 3/4 inch |
| Coarse Sand | No. 10 to No. 4 sieve |
| Medium Sand | No. 40 to No. 10 sieve |
| Fine Sand | No. 200 to No. 40 sieve |
| Fines (Silt/Clay) | Smaller than No. 200 sieve |

11. Definitions for modifiers used in soil/rock descriptions:

| **Proportion** | **Modifier** | **Approximate Root Diameter** | **Modifier** |
|---|---|---|---|
| <5% | Trace | Less than 1/32" | Fine roots |
| 5% to 12% | Little | 1/32" to 1/4" | Small roots |
| 12% to 30% | Some | 1/4" to 1" | Medium roots |
| 30% to 50% | And | Greater than 1" | Large roots |

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

# Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, FL 34986
772-924-3575

# LOG OF BORING B-1



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 25 ft
**HOLE DIAMETER** 3 in
**DRILLER** SC/KB
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** CME-45
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 4.00 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 2 2 2 3 | 4 | | Gray fine sand (SP) | | | |
| | | | | | | 2.0 | | | |
| | X | 2 | 4 5 6 5 | 11 | | Dark brown organically stained fine sand with silt, some organics (SP-SM) | | | |
| | | | | | | 4.0 ▽ | | | |
| 5 | X | 3 | 4 3 3 4 | 6 | | Brown fine sand with clay (SP-SC) | | | |
| | | | | | | 6.0 | | | |
| | X | 4 | 4 4 5 8 | 9 | | Brown clayey fine sand (SC) | | | |
| | | | | | | 8.0 | | | |
| | X | 5 | 7 8 7 7 | 15 | | Brown fine sand, trace clay (SP) | | | |
| 10 | | | | | | | | | |
| | | | | | | 13.5 | | | |
| | X | 6 | 1 1 0 | 1 | | Brown fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | X | 7 | 9 6 10 | 16 | | | | | |
| 20 | | | | | | | | | |
| | | | | | | 23.5 | | | |
| | X | 8 | 5 8 5 | 13 | | Gray fine sand (SP) | | | |
| 25 | | | | | | 25.0 | | | |

Bottom of borehole at 25.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 7/11/22 10:51 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200164.0000 - TWIN'S CARWASH FORT PIERCE - GEO\22-9742.00 - TWIN'S CARWASH FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SP

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, FL 34986
772-924-3575

# LOG OF BORING B-2



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 25 ft
**HOLE DIAMETER** 3 in
**DRILLER** SC/KB
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** CME-45
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 8.00 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 1 2 2 2 | 4 | | Brown fine sand with clay, little fine roots (SP-SC) | | | |
| | | | | | | 2.0 | | | |
| | X | 2 | 4 6 8 6 | 14 | | Gray fine sand (SP) | | | |
| | | | | | | 4.0 | | | |
| 5 | X | 3 | 3 3 2 3 | 5 | | Dark brown organically stained fine sand with silt (SP-SM) | | | |
| | | | | | | 6.0 | | | |
| | X | 4 | 4 5 6 8 | 11 | | Brown fine sand, trace clay (SP) | | | |
| | | | | | | 8.0 ▽ | | | |
| | X | 5 | 3 5 6 5 | 11 | | Gray fine sand with clay (SP-SC) | | | |
| 10 | | | | | | | | | |
| | | | | | | 13.5 | | | |
| | X | 6 | 2 2 2 | 4 | | Brown fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | X | 7 | 2 3 5 | 8 | | | | | |
| 20 | | | | | | | | | |
| | | | | | | 23.5 | | | |
| | X | 8 | 6 6 6 | 12 | | Gray fine sand (SP) | | | |
| 25 | | | | | | 25.0 | | | |

Bottom of borehole at 25.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 7/11/22 10:51 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200164.0000 - TWIN'S CARWASH FORT PIERCE - GEO\22-9742.00 - TWIN'S CARWASH FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SP

Universal Engineering Sciences
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Port Saint Lucie, FL 34986
772-924-3575

# LOG OF BORING B-3



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 25 ft
**HOLE DIAMETER** 3 in
**DRILLER** RV/LO
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** GeoProbe
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 6.00 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 2 2 4 5 | 6 | | Gray fine sand (SP) | | | |
| | | | | | | 2.0 | | | |
| | X | 2 | 3 3 6 5 | 9 | | Dark brown organically stained fine sand with silt (SP-SM) | | | |
| | | | | | | 4.0 | | | |
| 5 | X | 3 | 3 4 4 4 | 8 | | Brown fine sand (SP) ▽ | | | |
| | X | 4 | 4 5 6 6 | 11 | | 7.0 | | | |
| | | | | | | Gray fine sand with clay (SP-SC) | | | |
| | | | | | | 8.0 | | | |
| | X | 5 | 5 5 7 5 | 12 | | Gray fine sand (SP) | | | |
| 10 | | | | | | | | | |
| | | | | | | 13.5 | | | |
| | X | 6 | 0 0 0 | WOH | | Brown fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | X | 7 | 3 6 9 | 15 | | | | | |
| 20 | | | | | | | | | |
| | | | | | | 23.5 | | | |
| | X | 8 | 3 5 5 | 10 | | Gray fine sand (SP) | | | |
| 25 | | | | | | 25.0 | | | |

Bottom of borehole at 25.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 7/11/22 10:51 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200164.0000 - TWIN'S CARWASH FORT PIERCE - GEO\22-9742.00 - TWIN'S CARWASH FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SP

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772-924-3575

# LOG OF BORING B-4



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 25 ft
**HOLE DIAMETER** 3 in
**DRILLER** RV/LO
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** GeoProbe
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 7.00 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 1 1 4 4 | 5 | | Gray fine sand (SP) | | | |
| | X | 2 | 2 3 3 9 | 6 | | | | | |
| 5 | X | 3 | 6 9 9 9 | 18 | | 5.0 Dark brown organically stained fine sand with silt (SP-SM) | | | |
| | X | 4 | 6 7 7 8 | 14 | | 7.0 ▽ Brown fine sand (SP) 8.0 | | | |
| | X | 5 | 5 6 7 6 | 13 | | Light brown clayey fine sand (SC) | | | |
| 10 | | | | | | | | | |
| | | | | | | 13.5 | | | |
| | X | 6 | 1 1 1 | 2 | | Gray fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | X | 7 | 2 4 7 | 11 | | | | | |
| 20 | | | | | | | | | |
| | X | 8 | 2 3 4 | 7 | | | | | |
| 25 | | | | | | 25.0 | | | |

Bottom of borehole at 25.0 feet.

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# LOG OF BORING P-1



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 20 ft
**HOLE DIAMETER** 3 in
**DRILLER** JB/PS
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** D-25
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 6.70 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 2 4 5 6 | 9 | | 0.3 Topsoil (3")<br>Light gray fine sand (SP) | | | |
| | X | 2 | 4 5 4 4 | 9 | | 2.0<br>Brown clayey fine sand, trace organics (SC) | | | |
| 5 | X | 3 | 2 2 2 3 | 4 | | 4.0<br>Brown fine sand (SP) | | | |
| | X | 4 | 3 4 5 6 | 9 | | 7.0 ▽ | | | |
| | X | 5 | 5 4 6 6 | 10 | | Gray fine sand (SP) | | | |
| 10 | | | | | | | | | |
| | X | 6 | 4 4 3 | 7 | | | | | |
| | | | | | | 13.5 | | | |
| | X | 7 | 2 2 2 | 4 | | Gray-brown fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | X | 8 | 3 3 4 | 7 | | | | | |
| | | | | | | | | | |
| | X | 9 | 1 2 2 | 4 | | 20.0 | | | |
| 20 | | | | | | Bottom of borehole at 20.0 feet. | | | |

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# LOG OF BORING P-2



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 20 ft
**HOLE DIAMETER** 3 in
**DRILLER** JB/PS
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** D-25
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 6.30 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 2 2 4 4 | 6 | | 0.2 Topsoil (2") Gray fine sand (SP) 2.0 | | | |
| | X | 2 | 3 4 4 5 | 8 | | Gray fine sand, trace small rock fragments (SP) | | | |
| 5 | X | 3 | 3 5 3 5 | 8 | | 5.5 | | | |
| | X | 4 | 2 2 4 3 | 6 | | 6.0 Gray clayey fine sand (SC) ▽ Gray fine sand, trace clay (SP) 8.0 | | | |
| | X | 5 | 5 7 7 6 | 14 | | Light gray fine sand (SP) | | | |
| 10 | | | | | | 11.0 | | | |
| | X | 6 | 2 3 3 | 6 | | Brown fine sand (SP) | | | |
| | X | 7 | 2 2 1 | 3 | | | | | |
| 15 | | | | | | | | | |
| | X | 8 | 3 3 4 | 7 | | | | | |
| | | | | | | 18.5 | | | |
| | X | 9 | 2 3 3 | 6 | | Gray fine sand (SP) 20.0 | | | |
| 20 | | | | | | Bottom of borehole at 20.0 feet. | | | |

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# LOG OF BORING R-1



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 6 ft
**HOLE DIAMETER** 3 in
**DRILLER** SC/KB
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** CME-45
**GROUND WATER LEVEL:** **AT TIME OF DRILLING** --- Not encountered
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 1 2 3 3 | 5 | | Gray fine sand (SP) | | | |
| | | 2 | 4 6 6 5 | 12 | | 3.0<br>Dark brown organically stained fine sand with silt, trace small roots (SP-SM) | | | |
| 5 | | 3 | 5 7 5 7 | 12 | | 4.0<br>Brown fine sand with silt (SP-SM)<br>6.0 | | | |

Bottom of borehole at 6.0 feet.

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# LOG OF BORING R-2



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 6 ft
**HOLE DIAMETER** 3 in
**DRILLER** SC/KB
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** CME-45
**GROUND WATER LEVEL:** **AT TIME OF DRILLING** --- Not encountered
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 2<br>2<br>3<br>4 | 5 | | Gray fine sand, trace fine roots (SP) | | | |
| | | | | | | 2.0 | | | |
| | | 2 | 7<br>3<br>3<br>5 | 6 | | Gray fine sand (SP) | | | |
| | | | | | | 4.0 | | | |
| 5 | | 3 | 8<br>8<br>10<br>11 | 18 | | Dark brown organically stained fine sand with silt (SP-SM) | | | |
| | | | | | | 6.0 | | | |

Bottom of borehole at 6.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 7/11/22 10:51 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200164.0000 - TWIN'S CARWASH FORT PIERCE - GEO\22-9742.00 - TWIN'S CARWASH FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SP

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772-924-3575

# LOG OF BORING R-3



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 6 ft
**HOLE DIAMETER** 3 in
**DRILLER** SC/KB
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** CME-45
**GROUND WATER LEVEL:** **AT TIME OF DRILLING** --- Not encountered
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 4<br>4<br>4<br>5 | 8 | | Gray fine sand (SP) | | | |
| | | 2 | 5<br>6<br>8<br>10 | 14 | | 4.0 | | | |
| 5 | | 3 | 5<br>6<br>4<br>5 | 10 | | Brown fine sand, trace clay (SP)<br>6.0 | | | |

Bottom of borehole at 6.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 7/11/22 10:51 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200164.0000 - TWIN'S CARWASH FORT PIERCE - GEO\22-9742.00 - TWIN'S CARWASH FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SP

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607 NW Commodity Cove
Port Saint Lucie, FL 34986
772-924-3575

# LOG OF BORING R-4



**CLIENT** Creative Convenience Corp
**PROJECT NAME** Twin's Carwash Fort Pierce
**PROJECT NUMBER** 3330.2200164.0000
**PROJECT LOCATION** 5340 S US Hwy 1, Fort Pierce, Florida
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 6 ft
**HOLE DIAMETER** 3 in
**DRILLER** SC/KB
**DATE STARTED** 7/6/22
**COMPLETED** 7/6/22
**DRILL RIG** CME-45
**GROUND WATER LEVEL:** **AT TIME OF DRILLING** --- Not encountered
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 3 4 2 2 | 6 | | Gray fine sand, trace medium roots (SP) | | | |
| | | | | | | 2.0 | | | |
| | | 2 | 4 5 5 7 | 10 | | Gray fine sand (SP) | | | |
| | | | | | | 4.0 | | | |
| 5 | | 3 | 5 5 5 6 | 10 | | Brown fine sand (SP) | | | |
| | | | | | | 6.0 | | | |

Bottom of borehole at 6.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 7/11/22 10:51 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\3330.2200164.0000 - TWIN'S CARWASH FORT PIERCE - GEO\22-9742.00 - TWIN'S CARWASH FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SP

# Appendix E - Two Double Ring Infiltration Test

UNIVERSAL® ENGINEERING SCIENCES

607 NW Commodity Cove • Port St. Lucie, Florida 34986 Phone: (772) 924-3575 Fax: (772) 924-3580

## DOUBLE RING INFILTRATION TEST (ASTM D-3385)
## Test Number: DRI-001

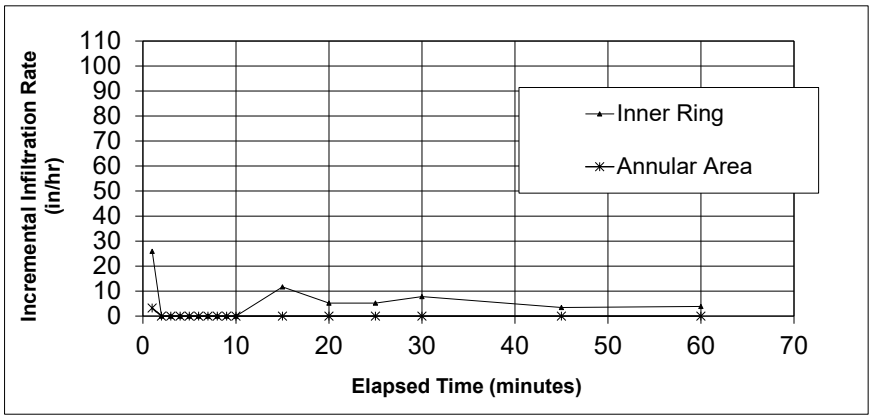
Project Name: Twin's Carwash Fort Pierce

Project number: 3330.2200164.0000

Date: 7/12/2022

Test Location: 5340 S US Hwy 1, Fort Pierce FL

| Elapsed Time (minutes) | Volume of water added to inner ring (ml) | Volume of water added to outer ring (ml) | Volume of water added to inner ring ($in^3$) | Volume of water added to outer ring ($in^3$) | Test head (in) | Inner Ring Diameter (in) | Outer Ring Diameter (in) | **Incremental Infiltration Rate: Inner (in/hr)** | **Incremental Infiltration Rate: (in/hr)** |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 800 | 300 | 48.82 | 18.31 | 6 | 12 | 24 | **25.91** | **3.24** |
| 2 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 3 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 4 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 5 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 6 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 7 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 8 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 9 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 10 | 0 | 0 | 0.00 | 0.00 | 6 | 12 | 24 | **0.00** | **0.00** |
| 15 | 1800 | 0 | 109.84 | 0.00 | 6 | 12 | 24 | **11.66** | **0.00** |
| 20 | 800 | 0 | 48.82 | 0.00 | 6 | 12 | 24 | **5.18** | **0.00** |
| 25 | 800 | 0 | 48.82 | 0.00 | 6 | 12 | 24 | **5.18** | **0.00** |
| 30 | 1200 | 0 | 73.23 | 0.00 | 6 | 12 | 24 | **7.77** | **0.00** |
| 45 | 1600 | 0 | 97.64 | 0.00 | 6 | 12 | 24 | **3.45** | **0.00** |
| 60 | 1800 | 0 | 109.84 | 0.00 | 6 | 12 | 24 | **3.89** | **0.00** |
| | | | | | | | | | **1.94** |




Respectfully submitted,
**Universal Engineering Sciences (UES)**

07/25/22

Paul H. Danforth, P.E.
Registered Engineer # 44653
Special Inspector #1103
State of Florida

607 NW Commodity Cove • Port St. Lucie, Florida 34986 Phone: (772) 924-3575 Fax: (772) 924-3580

## DOUBLE RING INFILTRATION TEST (ASTM D-3385)
## Test Number: DRI-002

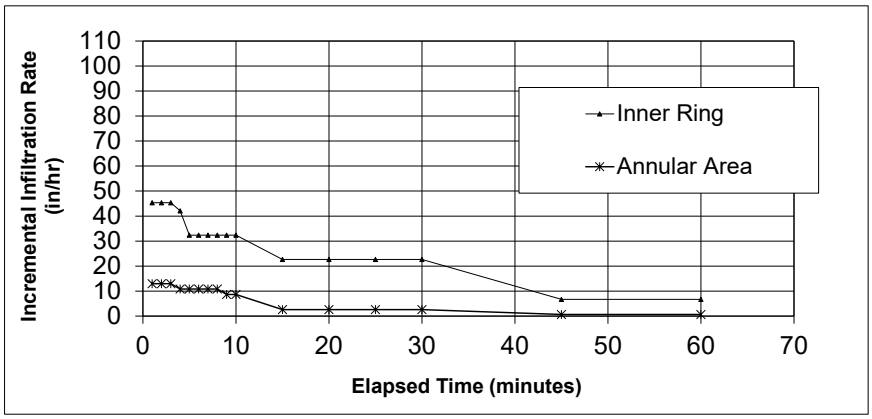
Project Name: Twin's Carwash Fort Pierce

Project number: 3330.2200164.0000

Date: 7/12/2022

Test Location: 5340 S US Hwy 1, Fort Pierce FL

| Elapsed Time (minutes) | Volume of water added to inner ring (ml) | Volume of water added to outer ring (ml) | Volume of water added to inner ring ($in^3$) | Volume of water added to outer ring ($in^3$) | Test head (in) | Inner Ring Diameter (in) | Outer Ring Diameter (in) | **Incremental Infiltration Rate: Inner (in/hr)** | **Incremental Infiltration Rate: (in/hr)** |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1400 | 1200 | 85.43 | 73.23 | 6 | 12 | 24 | **45.35** | **12.96** |
| 2 | 1400 | 1200 | 85.43 | 73.23 | 6 | 12 | 24 | **45.35** | **12.96** |
| 3 | 1400 | 1200 | 85.43 | 73.23 | 6 | 12 | 24 | **45.35** | **12.96** |
| 4 | 1300 | 1000 | 79.33 | 61.02 | 6 | 12 | 24 | **42.11** | **10.80** |
| 5 | 1000 | 1000 | 61.02 | 61.02 | 6 | 12 | 24 | **32.39** | **10.80** |
| 6 | 1000 | 1000 | 61.02 | 61.02 | 6 | 12 | 24 | **32.39** | **10.80** |
| 7 | 1000 | 1000 | 61.02 | 61.02 | 6 | 12 | 24 | **32.39** | **10.80** |
| 8 | 1000 | 1000 | 61.02 | 61.02 | 6 | 12 | 24 | **32.39** | **10.80** |
| 9 | 1000 | 800 | 61.02 | 48.82 | 6 | 12 | 24 | **32.39** | **8.64** |
| 10 | 1000 | 800 | 61.02 | 48.82 | 6 | 12 | 24 | **32.39** | **8.64** |
| 15 | 3500 | 1200 | 213.58 | 73.23 | 6 | 12 | 24 | **22.67** | **2.59** |
| 20 | 3500 | 1200 | 213.58 | 73.23 | 6 | 12 | 24 | **22.67** | **2.59** |
| 25 | 3500 | 1200 | 213.58 | 73.23 | 6 | 12 | 24 | **22.67** | **2.59** |
| 30 | 3500 | 1200 | 213.58 | 73.23 | 6 | 12 | 24 | **22.67** | **2.59** |
| 45 | 3100 | 900 | 189.17 | 54.92 | 6 | 12 | 24 | **6.69** | **0.65** |
| 60 | 3100 | 900 | 189.17 | 54.92 | 6 | 12 | 24 | **6.69** | **0.65** |
| | | | | | | | | | **3.67** |




Respectfully submitted,
**Universal Engineering Sciences (UES)**

07/25/22

Paul H. Danforth, P.E.
Registered Engineer # 44653
Special Inspector #1103
State of Florida

# Appendix F - Discussion of Soil Groups

# DISCUSSION OF SOIL GROUPS

## COARSE GRAINED SOILS

**General.** A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

**GW and SW Groups.** These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

**GP and SP Groups.** Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

**GM and SM Groups.** In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

**GC and SC Groups.** In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

## FINE GRAINED SOILS

**General.** A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

**ML and MH Groups.** These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

**CL and CH Groups.** These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

**OL and OH Groups.** These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

## HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

# WARRANTY DEED/CONTRACT FOR SALE

DocuSign Envelope ID: 17078B85-B147-4B08-8F1A-EF6F2188AD9C

# Commercial Contract

TYSON REAL ESTATE GROUP

1. **PARTIES AND PROPERTY:** Twins Car Wash, LLC or an affiliate Florida entity to be formed ("Buyer") agrees to buy and SUE-ELLEN G MOSLER, TRUSTEE ("Seller") agrees to sell the property at:

Street Address: 5340 S US Hwy 1, Fort Pierce, Florida 34982

Parcel ID#: 3403-433-0008-000-2

Legal Description: See Exhibit A

and the following Personal Property: N/A

(all collectively referred to as the "Property") on the terms and conditions set forth below.

**2. PURCHASE PRICE:** $ 930,000.00

**(a)** Initial Deposit held in escrow by: Summerland Title (Within 7 days of Effective Date) ("Escrow Agent") (checks are subject to actual and final collection) $ 15,000.00

Escrow Agent's address: 500 SE 18th CT., Ft. Lauderdale, Florida 33316 Phone: 954-468-5551

**(b)** Additional deposit to be made to Escrow Agent
☒ within 7 days (3 days, if left blank) after completion of Due Diligence Period or
☐ within ____ days after Effective Date $ 15,000.00

**(c)** Additional deposit to be made to Escrow Agent
☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☐ within ____ days after Effective Date $

**(d)** Total financing (see Paragraph 5) $

**(e)** Other See Addendum $

**(f)** All deposits will be credited to the purchase price at closing.
Balance to close, subject to adjustments and prorations, to be paid via wire transfer. $ 900,000.00

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

**3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before 5/13/2022, this offer will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer** or Intentionally left blank. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

**4. CLOSING DATE AND LOCATION:**

**(a) Closing Date:** This transaction will be closed on See Addendum (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended



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on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

**(b) Location:** Closing will take place in Saint Lucie County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

**5. THIRD PARTY FINANCING:**

**BUYER'S OBLIGATION:** On or before N/A days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or $_____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows:

_____.

**Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within ____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within ____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

**6. TITLE: Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____

_____;

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as car wash.

**(a) Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☐ **Seller's** ☒ **Buyer's** expense and within 14 days after Effective Date or at least _____ days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or



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**Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

**(b) Title Examination: Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 10 days from receipt of the notice ("Curative Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

**(c) Survey:** (check applicable provisions below)

☒ **Seller** will, within 10 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

See Addendum

prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

**(d) Ingress and Egress: Seller** warrants that the Property presently has ingress and egress.

**7. PROPERTY CONDITION: Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed $_____ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check **(a)** or **(b)**)

☐ **(a) As Is: Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period: Buyer** will, at **Buyer's** expense and within 90 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the



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Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

**(c) Walk-through Inspection: Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

**8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted [X] only with **Buyer's** consent [ ] without **Buyer's** consent.

**9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

**(a) Possession and Occupancy: Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

**(b) Costs: Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

**(c) Documents: Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

**(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

**(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

**(f) Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply



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with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

**10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

**11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 15 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

**12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

**13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

**14. DEFAULT:**

**(a)** In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

**(b)** In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

**15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

**16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

**Buyer** (IC PR)(_____) and **Seller** (_____)(_____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.



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**17. DISCLOSURES:**

**(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

**(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).

**(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**(d) Energy-Efficiency Rating Information: Buyer** acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

**18. RISK OF LOSS:**

**(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.

**(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.

**19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not assignable ☒ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms **"Buyer, " "Seller"** and "Broker" may be singular or plural. This Contract is binding upon **Buyer, Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).

**20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

**21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

**(a) Seller's Broker:** ILLUSTRATED PROPERTIES LLC (Company Name) Stephen M. Dutcher (Licensee),
3230 S Dixie, Hwy, West Palm Beach, FL 33405; Phone: 772-419-0402; Email: stephen@stuart-fl.com (Address, Telephone, Fax, E-mail),
who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) A fixed $27,000 at closing by Seller.

**(b) Buyer's Broker:** Tyson Real Estate Group LLC (Company Name) Robert Tyson & Michael Burns (Licensee),
4700 Millenia Blvd., Suite 175, Orlando, FL 32839; Phone: 813-580-7300; Email: mburns@tysoncapitalgroup.com (Address, Telephone, Fax, E-mail),

**Buyer** (____)(____) and **Seller** (____)(____) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.


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who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ **Seller's Broker** ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify) A fixed $27,000 at closing by Seller. (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

**22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

| | | |
|---|---|---|
| ☐ Arbitration | ☐ Seller Warranty | ☐ Existing Mortgage |
| ☐ Section 1031 Exchange | ☐ Coastal Construction Control Line | ☐ Buyer's Attorney Approval |
| ☐ Property Inspection and Repair | ☐ Flood Area Hazard Zone | ☐ Seller's Attorney Approval |
| ☐ Seller Representations | ☐ Seller Financing | ☒ Other Addendum 1 |

**23. ADDITIONAL TERMS:**

See Addendum "No. 1" attached hereto and incorporated herein by this reference

See Exhibit "A" attached hereto and incorporated herein by this reference

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**

**Buyer** (____)(____) and **Seller** (____)(____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.


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**ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

DocuSigned by:
**Twins Car Wash, LLC or an affiliate Florida entity to be formed**
E2D681CC5979408...
(Signature of Buyer) Date: 5/11/2022

**Dan King Brainard** (Typed or Printed Name of Buyer) Tax ID No.: **83-0577853**

Title: **Manager** Telephone: **404-386-3215**

(Signature of Buyer) Date:

(Typed or Printed Name of Buyer) Tax ID No.:

Title: Telephone:

Buyer's Address for purpose of notice **440 North Andrews Avenue, Fort Lauderdale, Florida 33301**

Facsimile: Email: **kingbrainard@yahoo.com**

**SUE-ELLEN G MOSLER**
Sue-Ellen G Mosler, Trustee (Signature of Seller) Date: May 3, 2022

**SUE-ELLEN G MOSLER** (Typed or Printed Name of Seller) Tax ID No.: **411-78-0466**

Title: **Trustee** Telephone: **904-429-7763**

(Signature of Seller) Date:

(Typed or Printed Name of Seller) Tax ID No.:

Title: Telephone:

Seller's Address for purpose of notice: **PO Box 860058, St. Augustine, FL**

Facsimile: **904-429-9980** Email: **SEGMPROPERTIES@GMAIL.COM**

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**Buyer** (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.


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TYSON
REAL ESTATE GROUP

## EXHIBIT A

**THE SOUTH 175 FEET OF THE NORTH 357 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE EAST 30 FEET THEREOF AND THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1, ST. LUCIE COUNTY FLORIDA**



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# Commercial Contract

TYSON REAL ESTATE GROUP

1. **PARTIES AND PROPERTY:** Twins Car Wash, LLC or an affiliate Florida entity to be formed ("Buyer") agrees to buy and SUE-ELLEN G MOSLER, TRUSTEE ("Seller") agrees to sell the property at:

Street Address: 5340 S US Hwy 1, Fort Pierce, Florida 34982

Parcel ID#: 3403-433-0008-000-2

Legal Description: See Exhibit A

and the following Personal Property: N/A

(all collectively referred to as the "Property") on the terms and conditions set forth below.

**2. PURCHASE PRICE:** $ 930,000.00

**(a)** Initial Deposit held in escrow by: Summerland Title (Within 7 days of Effective Date) ("Escrow Agent") (checks are subject to actual and final collection) $ 15,000.00

Escrow Agent's address: 500 SE 18th CT., Ft. Lauderdale, Florida 33316 Phone: 954-468-5551

**(b)** Additional deposit to be made to Escrow Agent
☒ within 7 days (3 days, if left blank) after completion of Due Diligence Period or
☐ within ____ days after Effective Date $ 15,000.00

**(c)** Additional deposit to be made to Escrow Agent
☐ within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☐ within ____ days after Effective Date $

**(d)** Total financing (see Paragraph 5) $

**(e)** Other See Addendum $

**(f)** All deposits will be credited to the purchase price at closing.
Balance to close, subject to adjustments and prorations, to be paid via wire transfer. $ 900,000.00

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

**3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before 5/13/2022, this offer will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer** or Intentionally left blank. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. **Time is of the essence in this Contract.**

**4. CLOSING DATE AND LOCATION:**

**(a) Closing Date:** This transaction will be closed on See Addendum (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended



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on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

**(b) Location:** Closing will take place in Saint Lucie County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

**5. THIRD PARTY FINANCING:**

**BUYER'S OBLIGATION:** On or before N/A days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or $_____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of _____ years, and amortized over _____ years, with additional terms as follows:

_____.

**Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within ____ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within ____ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

**6. TITLE: Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____

_____;

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as car wash.

**(a) Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☐ **Seller's** ☒ **Buyer's** expense and within 14 days after Effective Date or at least _____ days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or



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**Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

**(b) Title Examination: Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 10 days from receipt of the notice ("Curative Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

**(c) Survey:** (check applicable provisions below)

☒ **Seller** will, within 10 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

See Addendum

prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

**(d) Ingress and Egress: Seller** warrants that the Property presently has ingress and egress.

**7. PROPERTY CONDITION: Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed $_____ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check **(a)** or **(b)**)

☐ **(a) As Is: Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period: Buyer** will, at **Buyer's** expense and within 90 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the



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Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

**(c) Walk-through Inspection: Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

**8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted [X] only with **Buyer's** consent [ ] without **Buyer's** consent.

**9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

**(a) Possession and Occupancy: Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

**(b) Costs: Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

**(c) Documents: Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

**(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

**(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

**(f) Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply



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with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

**10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

**11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 15 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

**12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

**13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

**14. DEFAULT:**

**(a)** In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

**(b)** In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

**15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

**16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

**Buyer** (IC PR)(_____) and **Seller** (_____)(_____) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.



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**17. DISCLOSURES:**

**(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

**(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).

**(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

**(d) Energy-Efficiency Rating Information: Buyer** acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

**18. RISK OF LOSS:**

**(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.

**(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.

**19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not assignable ☒ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms **"Buyer, " "Seller"** and "Broker" may be singular or plural. This Contract is binding upon **Buyer, Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).

**20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

**21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

**(a) Seller's Broker:** ILLUSTRATED PROPERTIES LLC (Company Name) Stephen M. Dutcher (Licensee),
3230 S Dixie, Hwy, West Palm Beach, FL 33405; Phone: 772-419-0402; Email: stephen@stuart-fl.com (Address, Telephone, Fax, E-mail),
who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) A fixed $27,000 at closing by Seller.

**(b) Buyer's Broker:** Tyson Real Estate Group LLC (Company Name) Robert Tyson & Michael Burns (Licensee),
4700 Millenia Blvd., Suite 175, Orlando, FL 32839; Phone: 813-580-7300; Email: mburns@tysoncapitalgroup.com (Address, Telephone, Fax, E-mail),

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who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ **Seller's Broker** ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify) A fixed $27,000 at closing by Seller. (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

**22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

| | | |
|---|---|---|
| ☐ Arbitration | ☐ Seller Warranty | ☐ Existing Mortgage |
| ☐ Section 1031 Exchange | ☐ Coastal Construction Control Line | ☐ Buyer's Attorney Approval |
| ☐ Property Inspection and Repair | ☐ Flood Area Hazard Zone | ☐ Seller's Attorney Approval |
| ☐ Seller Representations | ☐ Seller Financing | ☒ Other Addendum 1 |

**23. ADDITIONAL TERMS:**

See Addendum "No. 1" attached hereto and incorporated herein by this reference

See Exhibit "A" attached hereto and incorporated herein by this reference

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**

**Buyer** (____)(____) and **Seller** (____)(____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.


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**ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

DocuSigned by:
**Twins Car Wash, LLC or an affiliate Florida entity to be formed**
E2D681CC5979408...
(Signature of Buyer) Date: 5/11/2022

**Dan King Brainard** (Typed or Printed Name of Buyer) Tax ID No.: **83-0577853**

Title: **Manager** Telephone: **404-386-3215**

(Signature of Buyer) Date:

(Typed or Printed Name of Buyer) Tax ID No.:

Title: Telephone:

Buyer's Address for purpose of notice **440 North Andrews Avenue, Fort Lauderdale, Florida 33301**

Facsimile: Email: **kingbrainard@yahoo.com**

**SUE-ELLEN G MOSLER**
Sue-Ellen G Mosler, Trustee (Signature of Seller) Date: May 3, 2022

**SUE-ELLEN G MOSLER** (Typed or Printed Name of Seller) Tax ID No.: **411-78-0466**

Title: **Trustee** Telephone: **904-429-7763**

(Signature of Seller) Date:

(Typed or Printed Name of Seller) Tax ID No.:

Title: Telephone:

Seller's Address for purpose of notice: **PO Box 860058, St. Augustine, FL**

Facsimile: **904-429-9980** Email: **SEGMPROPERTIES@GMAIL.COM**

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TYSON
REAL ESTATE GROUP

## EXHIBIT A

**THE SOUTH 175 FEET OF THE NORTH 357 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE EAST 30 FEET THEREOF AND THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 1, ST. LUCIE COUNTY FLORIDA**






DOWN SOUTH LIQUOR

420 N US Hwy 1, Fort Pierce, FL 34950




WAWA

5575 Okeechobee Rd, Fort Pierce, FL 34947




GOLDEN CORRAL

5091 Okeechobee Rd, Fort Pierce, FL 34947




POPEYES

4946 South 25th St, Fort Pierce, FL 34981

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**To : Planning Department**

**From : Venetia Barnes, Stormwater Engineer**

**Thru : Tracy Telle, Assistant City Engineer**

**Re : Site Plan and Design Review – Twins Car Wash – 5304 S. US Highway 1 – TRC No. 22-07000026**

**Date : June 28, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on June 14, 2023:

- [x] Site Plan & Design Review
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan & Design Review
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

***ADVISORY COMMENTS:***

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

TST/VB/vb



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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**To : Planning Department**

**From : Venetia Barnes, Stormwater Engineer**

**Thru : Tracy Telle, Assistant City Engineer**

**Re : Site Plan and Design Review – Twins Car Wash – 5304 S. US Highway 1 – TRC No. 22-07000026**

**Date : April 6, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on March 28, 2023:

- [x] Site Plan & Design Review
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Site Plan & Design Review
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

\\2500FS01\City Hall Share 01\Engineering\ENGINEERING\Site Development Projects\T\Twins Car Wash\Site Plan\Submittal No. 2 - 032823\Submittal Items\Site Plan Comments - 040623.docx

**ENGINEERING COMMENTS:**

1. Provide the required 10-foot-wide landscape strip situated between the property line and the stormwater retention/detention area per the requirements specified in the City of Fort Pierce Code of Ordinance Section 127-37(6).
2. Relocate the dumpster and enclosure from the entrance of the site in accordance with the City of Fort Pierce Code of Ordinance Section 123-37(10).
3. Sheet C-5 shall update the dewatering note 1 to City of Fort Pierce as it stipulates Manatee County.

***ADVISORY COMMENTS:***

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

TST/VB/vb



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TYPE POLE

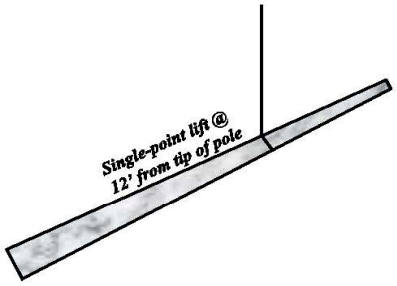
# Utilities Structures, Inc.

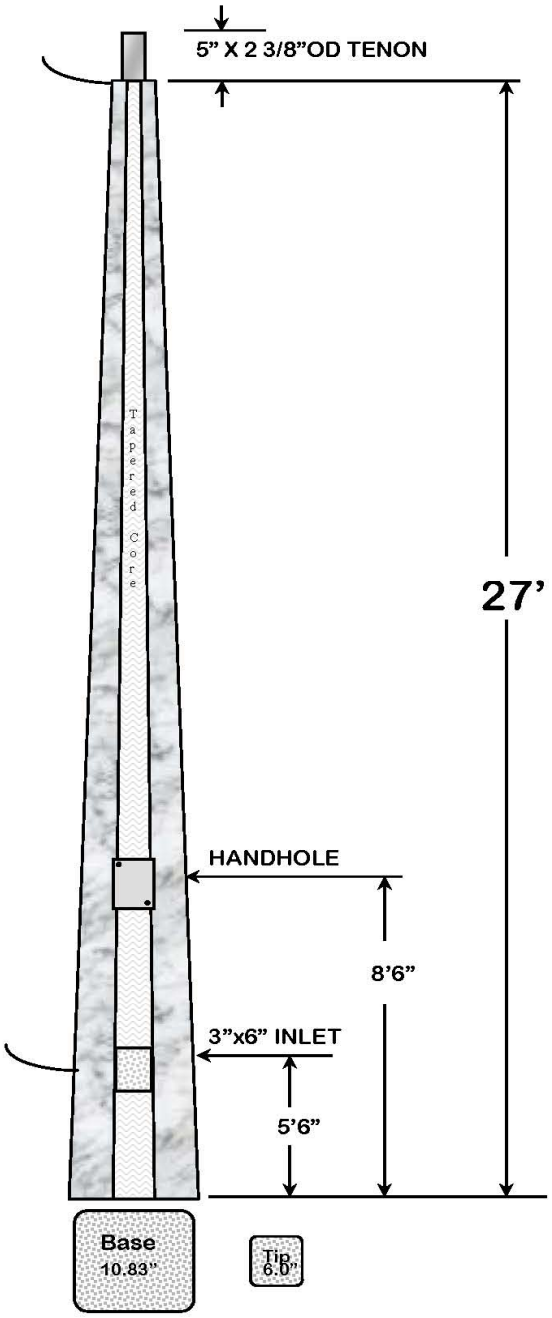
PO Box 9303 Ft Myers, Fl. 33901
Ph. 1-800-798-7653 Fax. 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

## Cat.# USI27TII

**Prestressed Concrete Pole**

- Pole Weight= 1940lbs
- EPA capacity= 19.1sq'
- Wind speed= 120 mph
- Gust Factor= 1.3
- Min. Brk. Strength= 2600#
- Concrete= 6,500lbs @ 28 days
- Grd. Wire= #6 str. copper
- Strand= .500" @ 70% Ulitimate
- Tenon= 2 3/8" OD x 5" Hgt.
- Color= Natural Concrete




PROJECT:

APPROVAL
DATE:

| Job Name | | REQUIRED INFORMATION |
|---|---|---|
| Type | SITE POLES | |
| Manufacturer | UTILITIES STRUCTURES | |
| Catalog # | USI27TII | |
| Voltage | | |

GARDCO by signify

# Site & Area

## EcoForm

**ECF-S** small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

## Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

| Prefix | Number of LEDs | Drive Current | LED Color - Generation | Mounting | Distribution | Voltage | Options: Dimming controls | Options: Motion sensing lens | Options: Photo-sensing | Options: Electrical | Options: Luminaire | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **ECF-S** | | | | | | | | | | | | |
| **ECF-S**<br>EcoForm site and area, small | **32L**<br>32 LEDs (2 modules) | **365**<br>365 mA<br>**530**<br>530 mA<br>**700**<br>700 mA<br>**1A**<br>1050 mA<br>**1.2A**<br>1200 mA | **WW-G2**<br>Warm White 3000K, 70 CRI Generation 2<br>**NW-G2**<br>Neutral White 4000K, 70 CRI Generation 2<br>**CW-G2**<br>Cool White 5000K, 70 CRI Generation 2 | **AR**<br>Arm Mount (standard)[2]<br>*The following mounting kits must be ordered separately (See accessories)*<br>**SF**<br>Slip Fitter Mount[3] (fits to 2 3/8" O.D. tenon)<br>**WS**<br>Wall mount with surface conduit rear entry permitted<br>**RAM**<br>Retrofit arm mount kit[2] | **Type 2**<br>**2** Type 2<br>**2-90** Rotated left 90°<br>**2-270** Rotated right 270°<br>**Type 3**<br>**3** Type 3<br>**3-90** Rotated left 90°<br>**3-270** Rotated right 270°<br>**Type 4**<br>**4** Type 4<br>**4-90** Rotated left 90°<br>**4-270** Rotated right 270°<br>**Type 5**<br>**5** Type 5<br>**5W** Type 5W<br>**AFR**<br>Auto Front Row<br>**AFR-90**<br>Auto Front Row, Rotated left 90°<br>**AFR-270**<br>Auto Front Row, Rotated right 270° | **120** 120V<br>**208** 208V<br>**240** 240V<br>**277** 277V<br>**347** 347V<br>**480** 480V<br>**UNV** 120-277V (50/60Hz)<br>**HVU** 347-480V (50/60Hz) | **DD** 0-10V External dimming (by others)[4]<br>**DCC** Dual Circuit Control[4,5,6]<br>**FAWS** Field Adjustable Wattage Selector[4,5]<br>**SW** Interface module for SiteWise[4,6,7]<br>**LLC** Integral wireless module[4,6,8,17]<br>**BL** Bi-level functionality[1,4,17]<br>**DynaDimmer**: Automatic Profile Dimming<br>**CS50** Safety 50% Dimming, 7 hours[4,8]<br>**CM50** Median 50% Dimming, 8 hours[4,8]<br>**CS30** Safety 30% Dimming, 7 hours[4,8]<br>**CM30** Median 30% Dimming, 8 hours[4,8] | **IMRI3**<br>Integral with #3 lens[15]<br>**IMRI7**<br>Integral with #7 lens[16] | **PCB**<br>Photocontrol Button[8,9]<br>**TLRD5**<br>Twist Lock Receptacle 5 Pin[10]<br>**TLRD7**<br>Twist Lock Receptacle 7 Pin[10]<br>**TLRPC**<br>Twist Lock Receptacle w/ Photocell[9,11] | **Fusing**<br>**F1** Single (120, 277, 347VAC)[9]<br>**F2** Double (208, 240, 480VAC)[9]<br>**Pole Mount Fusing**<br>**FP1** Single (120, 277, 347VAC)[9]<br>**FP2** Double (208, 240, 480VAC)[9]<br>**FP3** Canadian Double Pull (208, 240, 480VAC)[9]<br>**Surge Protection** (10kA standard)<br>**SP2** Increased 20kA | Square Pole Adapter included in standard product<br>**TB**<br>Terminal Block[12]<br>**RPA**<br>Round Pole Adapter (fits to 3"-3.9" O.D. pole)[13]<br>**HIS**<br>Internal Housing Side Shield[14] | **Textured**<br>**BK** Black<br>**WH** White<br>**BZ** Bronze<br>**DGY** Dark Gray<br>**MGY** Medium Gray<br>**Customer specified**<br>**RAL** Specify optional color or RAL (ex: RAL7024)<br>**CC** Custom color (Must supply color chip for required factory quote) |
| | **48L**<br>48 LEDs (3 modules) | **900**<br>900 mA<br>**1A**<br>1050 mA<br>**1.2A**<br>1200 mA | | | | | | | | | | |
| | **64L**<br>64 LEDs (4 modules) | **900**<br>900 mA<br>**1A**<br>1050 mA | | | | | | | | | | |

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.

# ECF-S EcoForm small

## Area luminaire

### EcoForm Accessories (ordered separately, field installed)

**Shielding Accessories**

**House Side shield**

*Standard optic orientation:*

| | |
|---|---|
| **HIS-32-H** [18] | Internal House Side Shield for 32 LEDs (2 modules) |
| **HIS-48-H** [18] | Internal House Side Shield for 48 LEDs (3 modules) |
| **HIS-64-H** [18] | Internal House Side Shield for 64 LEDs (4 modules) |

*Optic at 90 or 270 orientation:*

| | |
|---|---|
| **HIS-32-V** [18] | Internal House Side Shield for 32 LEDs (2 modules) |
| **HIS-48-V** [18] | Internal House Side Shield for 48 LEDs (3 modules) |
| **HIS-64-V** [18] | Internal House Side Shield for 64 LEDs (4 modules) |

18. Not available with Type 5 or 5W optics

**Luminaire Accessories**

| | |
|---|---|
| **ECF-BD-G2** | Bird deterrent |
| **ECF-RAM-G2-(F)** | Retrofit Arm mount kit |
| **ECF-SF-G2-(F)** | Slip Fitter Mount (fits to 2 3/8" O.D. tenon) |
| **ECF-WS-G2-(F)** | Wall mount with surface conduit rear entry permitted |

**EcoForm PTF2**
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

| | |
|---|---|
| **PTF2-ECF-S/L-1-90-(F)** | 1 luminaire at 90° |
| **PTF2-ECF-S/L-2-90-(F)** | 2 luminaires at 90° |
| **PTF2-ECF-S/L-2-180-(F)** | 2 luminaires at 180° |
| **PTF2-ECF-S/L-3-90-(F)** | 3 luminaires at 90° |
| **PTF2-ECF-S/L-4-90-(F)** | 4 luminaires at 90° |
| **PTF2-ECF-S/L-3-120-(F)** | 3 luminaires at 120° |

**EcoForm PTF3**
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

| | |
|---|---|
| **PTF3-ECF-S/L-1-90-(F)** | 1 luminaire at 90° |
| **PTF3-ECF-S/L-2-90-(F)** | 2 luminaires at 90° |
| **PTF3-ECF-S/L-2-180-(F)** | 2 luminaires at 180° |
| **PTF3-ECF-S/L-3-90-(F)** | 3 luminaires at 90° |
| **PTF3-ECF-S/L-4-90-(F)** | 4 luminaires at 90° |
| **PTF3-ECF-S/L-3-120-(F)** | 3 luminaires at 120° |

**EcoForm PTF4**
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

| | |
|---|---|
| **PTF4-ECF-S/L-1-90-(F)** | 1 luminaire at 90° |
| **PTF4-ECF-S/L-2-90-(F)** | 2 luminaires at 90° |
| **PTF4-ECF-S/L-2-180-(F)** | 2 luminaires at 180° |
| **PTF4-ECF-S/L-3-90-(F)** | 3 luminaires at 90° |
| **PTF4-ECF-S/L-4-90-(F)** | 4 luminaires at 90° |
| **PTF4-ECF-S/L-3-120-(F)** | 3 luminaires at 120° |

(**F**) = Specify finish

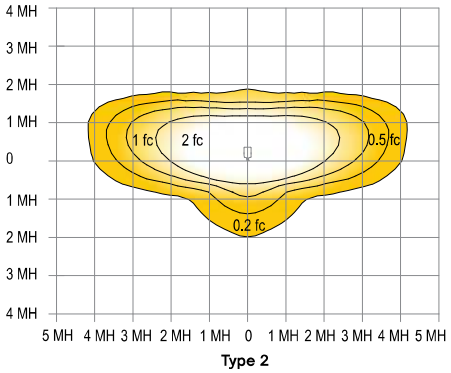
### Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. $L_{70}$ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published $L_{70}$ hours limited to 6 times actual LED test hours

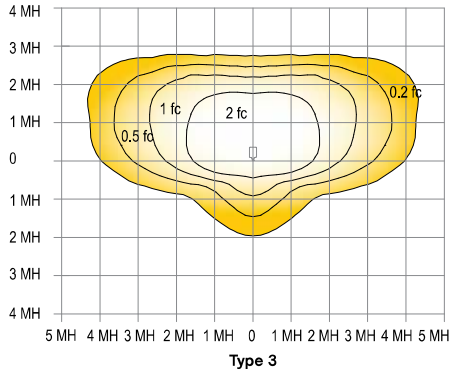
| Ambient Temperature °C | Driver mA | Calculated $L_{70}$ Hours | $L_{70}$ per TM-21 | Lumen Maintenance % at 60,000 hrs |
|---|---|---|---|---|
| 25°C | up to 1200 mA | >100,000 hours | >60,000 hours | >88% |

### Optical distribution

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.




**Type 2**

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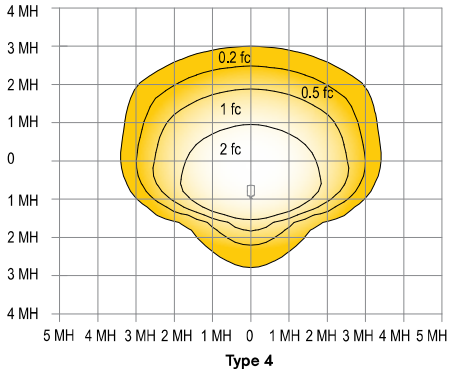


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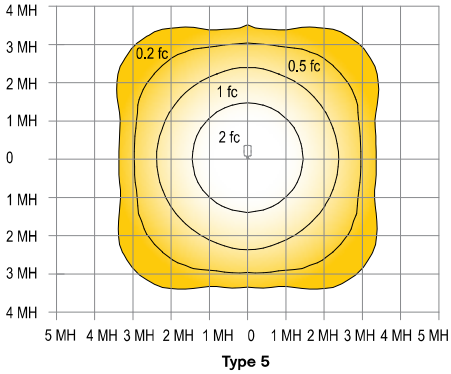


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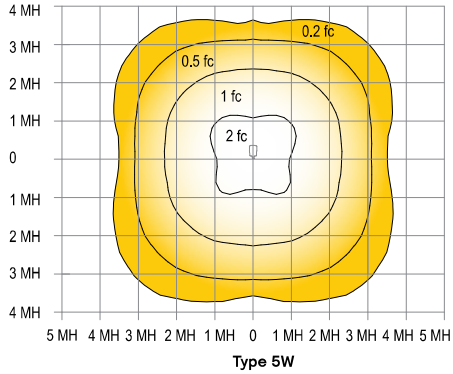
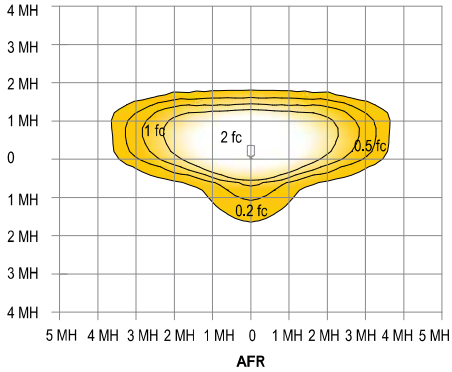



**Type 5W**




**AFR**

# ECF-S EcoForm small

## Area luminaire

### 3000K LED Wattage and Lumen Values

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type 2 | | | Type 3 | | | Type 4 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) |
| ECF-S-32L-365-WW-G2-x | 32 | 365 | 3000 | 40 | 5,508 | B1-U0-G1 | 138 | 5,428 | B1-U0-G2 | 136 | 5,637 | B1-U0-G2 | 141 |
| ECF-S-32L-530-WW-G2-x | 32 | 530 | 3000 | 56 | 7,159 | B2-U0-G2 | 129 | 7,055 | B1-U0-G2 | 127 | 7,327 | B1-U0-G2 | 132 |
| ECF-S-32L-700-WW-G2-x | 32 | 700 | 3000 | 73 | 9,234 | B2-U0-G2 | 127 | 9,034 | B2-U0-G2 | 124 | 9,452 | B2-U0-G2 | 130 |
| ECF-S-32L-1A-WW-G2-x | 32 | 1050 | 3000 | 106 | 13,001 | B3-U0-G2 | 123 | 12,719 | B2-U0-G2 | 120 | 13,306 | B2-U0-G3 | 126 |
| ECF-S-32L-1.2A-WW-G2-x | 32 | 1200 | 3000 | 122 | 14,421 | B3-U0-G3 | 119 | 14,108 | B2-U0-G3 | 116 | 14,760 | B2-U0-G3 | 121 |
| ECF-S-48L-900-WW-G2-x | 48 | 900 | 3000 | 135 | 17,115 | B3-U0-G3 | 127 | 16,744 | B3-U0-G3 | 124 | 17,518 | B2-U0-G3 | 130 |
| ECF-S-48L-1A-WW-G2-x | 48 | 1050 | 3000 | 159 | 19,381 | B3-U0-G3 | 122 | 18,960 | B3-U0-G3 | 119 | 19,836 | B3-U0-G4 | 125 |
| ECF-S-48L-1.2A-WW-G2-x | 48 | 1200 | 3000 | 183 | 21,515 | B3-U0-G3 | 118 | 21,048 | B3-U0-G4 | 115 | 22,020 | B3-U0-G4 | 121 |
| ECF-S-64L-900-WW-G2-x | 64 | 900 | 3000 | 178 | 22,652 | B3-U0-G3 | 127 | 22,161 | B3-U0-G4 | 125 | 23,185 | B3-U0-G4 | 130 |
| ECF-S-64L-1A-WW-G2-x | 64 | 1050 | 3000 | 206 | 25,520 | B3-U0-G3 | 124 | 24,966 | B3-U0-G4 | 121 | 26,120 | B3-U0-G4 | 127 |

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type AFR | | | Type 5 | | | Type 5W | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) |
| ECF-S-32L-365-WW-G2-x | 32 | 365 | 3000 | 40 | 5,706 | B2-U0-G1 | 143 | 5,790 | B3-U0-G1 | 145 | 5,604 | B3-U0-G1 | 140 |
| ECF-S-32L-530-WW-G2-x | 32 | 530 | 3000 | 56 | 7,417 | B2-U0-G1 | 133 | 7,526 | B3-U0-G2 | 135 | 7,284 | B3-U0-G2 | 131 |
| ECF-S-32L-700-WW-G2-x | 32 | 700 | 3000 | 73 | 9,567 | B2-U0-G2 | 131 | 9,707 | B4-U0-G2 | 133 | 9,395 | B4-U0-G2 | 129 |
| ECF-S-32L-1A-WW-G2-x | 32 | 1050 | 3000 | 106 | 13,467 | B3-U0-G2 | 128 | 13,665 | B4-U0-G2 | 129 | 13,227 | B4-U0-G2 | 125 |
| ECF-S-32L-1.2A-WW-G2-x | 32 | 1200 | 3000 | 122 | 14,939 | B3-U0-G2 | 123 | 15,158 | B4-U0-G2 | 125 | 14,671 | B4-U0-G2 | 121 |
| ECF-S-48L-900-WW-G2-x | 48 | 900 | 3000 | 135 | 17,731 | B3-U0-G2 | 131 | 17,990 | B4-U0-G2 | 133 | 17,413 | B5-U0-G3 | 129 |
| ECF-S-48L-1A-WW-G2-x | 48 | 1050 | 3000 | 159 | 20,076 | B3-U0-G2 | 127 | 20,372 | B5-U0-G3 | 128 | 19,717 | B5-U0-G3 | 124 |
| ECF-S-48L-1.2A-WW-G2-x | 48 | 1200 | 3000 | 183 | 22,288 | B3-U0-G2 | 122 | 22,616 | B5-U0-G3 | 124 | 21,888 | B5-U0-G3 | 120 |
| ECF-S-64L-900-WW-G2-x | 64 | 900 | 3000 | 178 | 23,465 | B3-U0-G2 | 132 | 23,810 | B5-U0-G3 | 134 | 23,045 | B5-U0-G3 | 130 |
| ECF-S-64L-1A-WW-G2-x | 64 | 1050 | 3000 | 206 | 26,437 | B4-U0-G3 | 128 | 26,150 | B5-U0-G3 | 127 | 25,964 | B5-U0-G4 | 126 |

### 4000K LED Wattage and Lumen Values

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type 2 | | | Type 3 | | | Type 4 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) |
| ECF-S-32L-365-NW-G2-x | 32 | 365 | 4000 | 40 | 5,798 | B1-U0-G1 | 145 | 5,713 | B1-U0-G2 | 143 | 5,934 | B1-U0-G2 | 148 |
| ECF-S-32L-530-NW-G2-x | 32 | 530 | 4000 | 56 | 7,536 | B2-U0-G2 | 135 | 7,426 | B1-U0-G2 | 133 | 7,713 | B1-U0-G2 | 138 |
| ECF-S-32L-700-NW-G2-x | 32 | 700 | 4000 | 73 | 9,720 | B2-U0-G2 | 133 | 9,509 | B2-U0-G2 | 130 | 9,949 | B2-U0-G2 | 136 |
| ECF-S-32L-1A-NW-G2-x | 32 | 1050 | 4000 | 106 | 13,685 | B3-U0-G2 | 130 | 13,388 | B2-U0-G3 | 127 | 14,006 | B2-U0-G3 | 133 |
| ECF-S-32L-1.2A-NW-G2-x | 32 | 1200 | 4000 | 122 | 15,180 | B3-U0-G3 | 125 | 14,851 | B2-U0-G3 | 122 | 15,537 | B2-U0-G3 | 128 |
| ECF-S-48L-900-NW-G2-x | 48 | 900 | 4000 | 135 | 18,016 | B3-U0-G3 | 133 | 17,625 | B3-U0-G3 | 130 | 18,440 | B3-U0-G3 | 136 |
| ECF-S-48L-1A-NW-G2-x | 48 | 1050 | 4000 | 159 | 20,401 | B3-U0-G3 | 129 | 19,958 | B3-U0-G4 | 126 | 20,880 | B3-U0-G4 | 132 |
| ECF-S-48L-1.2A-NW-G2-x | 48 | 1200 | 4000 | 183 | 22,647 | B3-U0-G3 | 124 | 22,156 | B3-U0-G4 | 121 | 23,179 | B3-U0-G4 | 127 |
| ECF-S-64L-900-NW-G2-x | 64 | 900 | 4000 | 178 | 23,844 | B3-U0-G3 | 134 | 23,327 | B3-U0-G4 | 131 | 24,405 | B3-U0-G4 | 137 |
| ECF-S-64L-1A-NW-G2-x | 64 | 1050 | 4000 | 206 | 26,863 | B3-U0-G3 | 130 | 26,280 | B3-U0-G4 | 128 | 27,495 | B3-U0-G4 | 134 |

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type AFR | | | Type 5 | | | Type 5W | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) |
| ECF-S-32L-365-NW-G2-x | 32 | 365 | 4000 | 40 | 6,006 | B2-U0-G1 | 150 | 6,094 | B3-U0-G1 | 152 | 5,898 | B3-U0-G2 | 147 |
| ECF-S-32L-530-NW-G2-x | 32 | 530 | 4000 | 56 | 7,807 | B2-U0-G1 | 140 | 7,922 | B3-U0-G2 | 142 | 7,667 | B3-U0-G2 | 138 |
| ECF-S-32L-700-NW-G2-x | 32 | 700 | 4000 | 73 | 10,070 | B2-U0-G2 | 138 | 10,218 | B4-U0-G2 | 140 | 9,889 | B4-U0-G2 | 136 |
| ECF-S-32L-1A-NW-G2-x | 32 | 1050 | 4000 | 106 | 14,176 | B3-U0-G2 | 134 | 14,384 | B4-U0-G2 | 136 | 13,923 | B4-U0-G2 | 132 |
| ECF-S-32L-1.2A-NW-G2-x | 32 | 1200 | 4000 | 122 | 15,725 | B3-U0-G2 | 129 | 15,956 | B4-U0-G2 | 131 | 15,443 | B4-U0-G2 | 127 |
| ECF-S-48L-900-NW-G2-x | 48 | 900 | 4000 | 135 | 18664, | B3-U0-G2 | 138 | 18,937 | B4-U0-G3 | 140 | 18,329 | B5-U0-G3 | 136 |
| ECF-S-48L-1A-NW-G2-x | 48 | 1050 | 4000 | 159 | 21,133 | B3-U0-G2 | 133 | 21,444 | B5-U0-G3 | 135 | 20,755 | B5-U0-G3 | 131 |
| ECF-S-48L-1.2A-NW-G2-x | 48 | 1200 | 4000 | 183 | 23,461 | B3-U0-G2 | 128 | 23,806 | B5-U0-G3 | 130 | 23,040 | B5-U0-G3 | 126 |
| ECF-S-64L-900-NW-G2-x | 64 | 900 | 4000 | 178 | 24,700 | B3-U0-G2 | 139 | 25,063 | B5-U0-G3 | 141 | 24,258 | B5-U0-G4 | 136 |
| ECF-S-64L-1A-NW-G2-x | 64 | 1050 | 4000 | 206 | 27,828 | B4-U0-G3 | 135 | 27,526 | B5-U0-G3 | 134 | 27,330 | B5-U0-G4 | 133 |

# ECF-S EcoForm small

## Area luminaire

### 5000K LED Wattage and Lumen Values

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type 2 | | | Type 3 | | | Type 4 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) |
| ECF-S-32L-365-CW-G2-x | 32 | 365 | 5000 | 40 | 5,798 | B1-U0-G1 | 145 | 5,713 | B1-U0-G2 | 143 | 5,934 | B1-U0-G2 | 148 |
| ECF-S-32L-530-CW-G2-x | 32 | 530 | 5000 | 56 | 75,36 | B2-U0-G2 | 135 | 7,426 | B1-U0-G2 | 133 | 7,713 | B1-U0-G2 | 138 |
| ECF-S-32L-700-CW-G2-x | 32 | 700 | 5000 | 73 | 9,720 | B2-U0-G2 | 133 | 9,509 | B2-U0-G2 | 130 | 9,949 | B2-U0-G2 | 136 |
| ECF-S-32L-1A-CW-G2-x | 32 | 1050 | 5000 | 106 | 13,685 | B3-U0-G2 | 130 | 13,388 | B2-U0-G3 | 127 | 14,006 | B2-U0-G3 | 133 |
| ECF-S-32L-1.2A-CW-G2-x | 32 | 1200 | 5000 | 122 | 15,180 | B3-U0-G3 | 125 | 14,851 | B2-U0-G3 | 122 | 15,537 | B2-U0-G3 | 128 |
| ECF-S-48L-900-CW-G2-x | 48 | 900 | 5000 | 135 | 18,016 | B3-U0-G3 | 133 | 17,625 | B3-U0-G3 | 130 | 18,440 | B3-U0-G3 | 136 |
| ECF-S-48L-1A-CW-G2-x | 48 | 1050 | 5000 | 159 | 20,401 | B3-U0-G3 | 129 | 19,958 | B3-U0-G4 | 126 | 20,880 | B3-U0-G4 | 132 |
| ECF-S-48L-1.2A-CW-G2-x | 48 | 1200 | 5000 | 183 | 22,647 | B3-U0-G3 | 124 | 22,156 | B3-U0-G4 | 121 | 23,179 | B3-U0-G4 | 127 |
| ECF-S-64L-900-CW-G2-x | 64 | 900 | 5000 | 178 | 23,844 | B3-U0-G3 | 134 | 23,327 | B3-U0-G4 | 131 | 24,405 | B3-U0-G4 | 137 |
| ECF-S-64L-1A-CW-G2-x | 64 | 1050 | 5000 | 206 | 26,863 | B3-U0-G3 | 130 | 26,280 | B3-U0-G4 | 128 | 27,495 | B3-U0-G4 | 134 |

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type AFR | | | Type 5 | | | Type 5W | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) | Lumen Output | BUG Rating | Efficacy (LPW) |
| ECF-S-32L-365-CW-G2-x | 32 | 365 | 5000 | 40 | 6,006 | B2-U0-G1 | 150 | 6,094 | B3-U0-G1 | 152 | 5,898 | B3-U0-G2 | 147 |
| ECF-S-32L-530-CW-G2-x | 32 | 530 | 5000 | 56 | 7,807 | B2-U0-G1 | 140 | 7,922 | B3-U0-G2 | 142 | 7,667 | B3-U0-G2 | 138 |
| ECF-S-32L-700-CW-G2-x | 32 | 700 | 5000 | 73 | 10,070 | B2-U0-G2 | 138 | 10,218 | B4-U0-G2 | 140 | 9,889 | B4-U0-G2 | 136 |
| ECF-S-32L-1A-CW-G2-x | 32 | 1050 | 5000 | 106 | 14,176 | B3-U0-G2 | 134 | 14,384 | B4-U0-G2 | 136 | 13,923 | B4-U0-G2 | 132 |
| ECF-S-32L-1.2A-CW-G2-x | 32 | 1200 | 5000 | 122 | 15,725 | B3-U0-G2 | 129 | 15,956 | B4-U0-G2 | 131 | 15,443 | B4-U0-G2 | 127 |
| ECF-S-48L-900-CW-G2-x | 48 | 900 | 5000 | 135 | 18,664 | B3-U0-G2 | 138 | 18,937 | B4-U0-G3 | 140 | 18,329 | B5-U0-G3 | 136 |
| ECF-S-48L-1A-CW-G2-x | 48 | 1050 | 5000 | 159 | 21,133 | B3-U0-G2 | 133 | 21,444 | B5-U0-G3 | 135 | 20,755 | B5-U0-G3 | 131 |
| ECF-S-48L-1.2A-CW-G2-x | 48 | 1200 | 5000 | 183 | 23,461 | B3-U0-G2 | 128 | 23,806 | B5-U0-G3 | 130 | 23,040 | B5-U0-G3 | 126 |
| ECF-S-64L-900-CW-G2-x | 64 | 900 | 5000 | 178 | 24700 | B3-U0-G2 | 139 | 25063 | B5-U0-G3 | 141 | 24258 | B5-U0-G4 | 136 |
| ECF-S-64L-1A-CW-G2-x | 64 | 1050 | 5000 | 206 | 27828 | B4-U0-G3 | 135 | 27526 | B5-U0-G3 | 134 | 27330 | B5-U0-G4 | 133 |

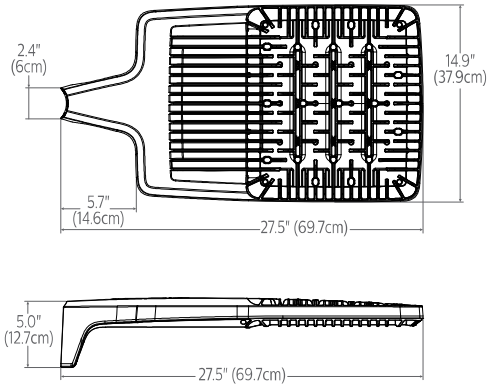
# **ECF-S** EcoForm small

## Area luminaire

### Dimensions

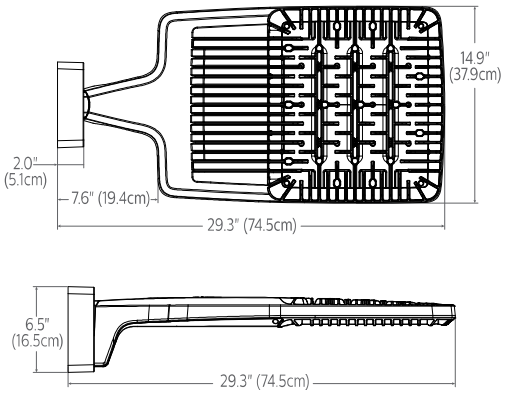
#### Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



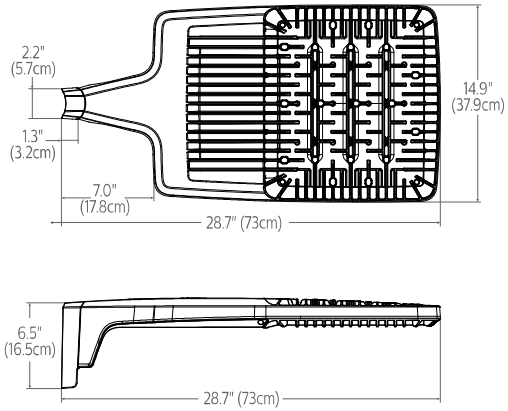

#### Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



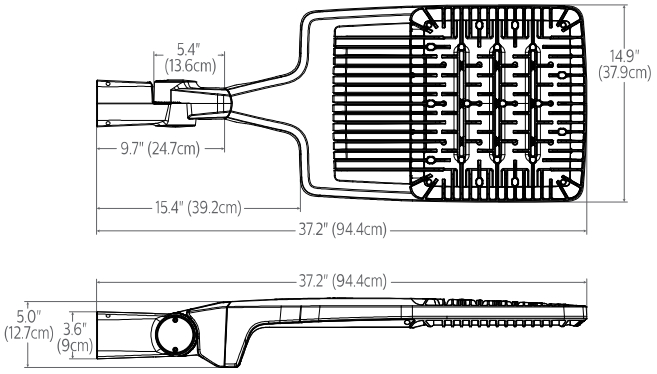

#### Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

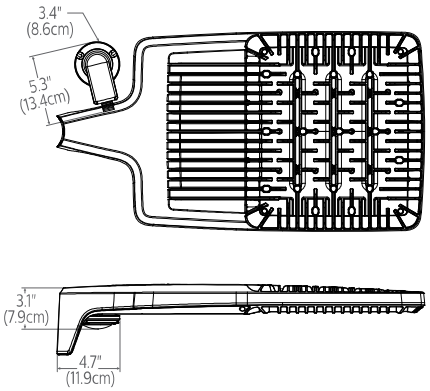



#### Slip fitter (**SF**)

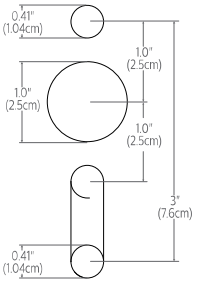
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



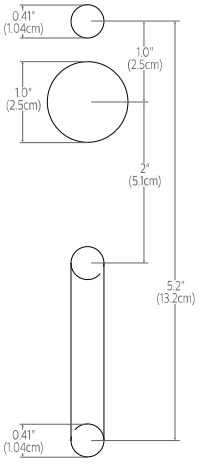

#### Outboard **IMR-HVU** sensor




#### Standard Arm (**AR**) drill pattern




#### Retrofit Arm (**RAM**) drill pattern



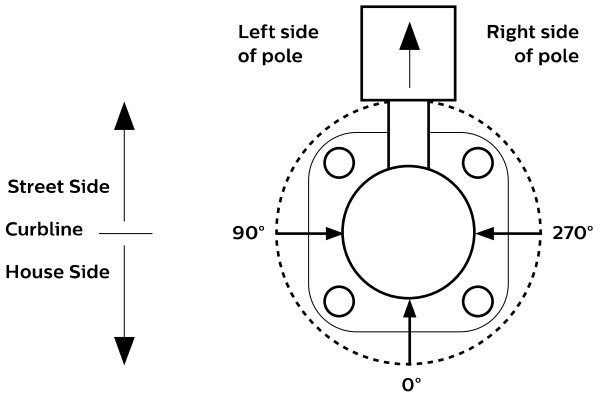
# ECF-S EcoForm small

## Area luminaire

### Optical Orientation Information

**Standard Optic Position**

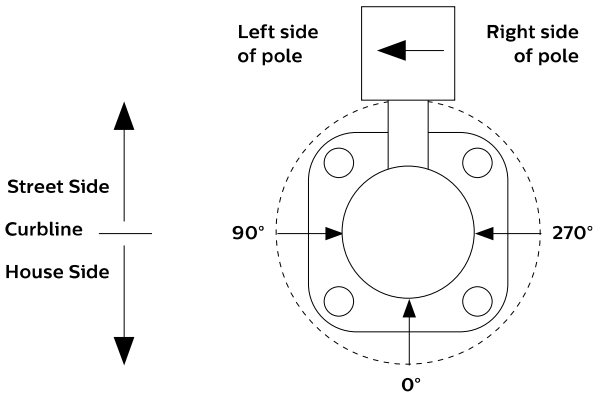
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:




Note: The hand hole will normally be located on the pole at the 0° point.

**Optic Rotated Left (90°) Optic Position**

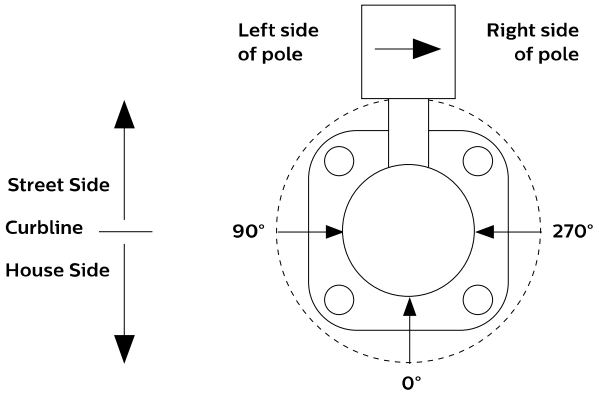
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):




Note: The hand hole will normally be located on the pole at the 0° point.

**Optic Rotated Right (270°) Optic Position**

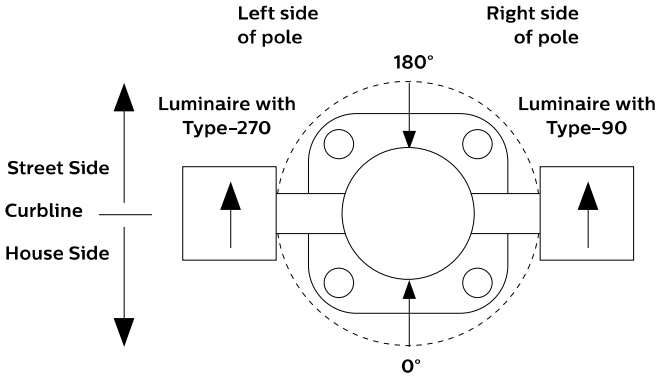
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):




Note: The hand hole will normally be located on the pole at the 0° point.

**Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems**

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.




Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

# ECF-S EcoForm small

## Area luminaire

### Specifications

#### Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

#### Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

#### Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

#### Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

#### Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

#### Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

#### Control options

**0-10V dimming (DD):** Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

**Dual Circuit Control (DCC):** Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

**SiteWise (SW):** SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

**Automatic Profile Dimming (CS/CM/CE/CA):** Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

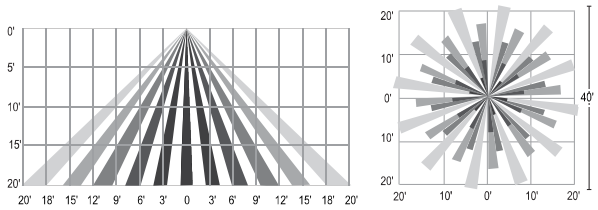
**Field Adjustable Wattage Selector (FAWS):** Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

| FAWS Position | Percent of Typical Lumen Output |
|---|---|
| 1 | 25% |
| 2 | 50% |
| 3 | 55% |
| 4 | 65% |
| 5 | 75% |
| 6 | 80% |
| 7 | 85% |
| 8 | 90% |
| 9 | 95% |
| 10 | 100% |

**Note:** Typical value accuracy +/- 5%

**Wireless system (LLC):** Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

**LLC wireless controller with #3 lens**




#### Motion response options

**Bi-Level Infrared Motion Response (BL-IMRI):** Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

# ECF-S EcoForm small

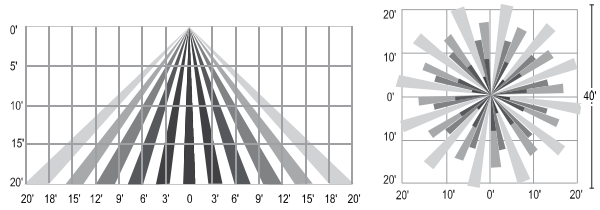
## Area luminaire

### Specifications

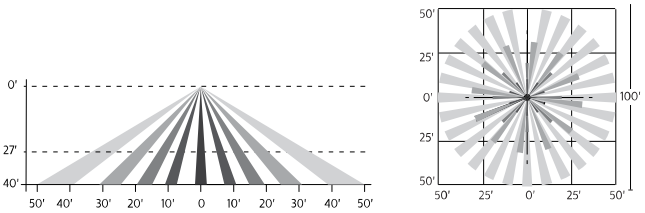
**Infrared Motion Response with Other Controls:** When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

**Infrared Motion Response Lenses (IMRI3/IMRI7):** Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

**IMRI3 Luminaire or remote mount controller with #3 lens**




**IMRI7 Luminaire or remote mount controller with #7 lens**




### Electrical

**Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC):** Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

**Driver:** Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

**Button Photocontrol (PCB):** Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

**Surge protection (SP1/SP2):** Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

### Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

### Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

### Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

### Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

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Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

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GARDCO by signify

# Wall Mount

## LED wall sconce

## 121



**Gardco LED wall sconce 121** offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,400 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

## Ordering guide

**example: 121-32L-700-NW-G4-3-120-BL-IMRI2-BZ**

| Prefix | Number of LEDs | Drive Current | LED Color-Generation | Distribution | Emergency | Voltage |
|---|---|---|---|---|---|---|
| **121** LED wall sconce | **16L** 16 LEDs (1 module) | **200** 200mA<br>**400** 400mA<br>**530** 530mA<br>**700** 700mA<br>**1000** 1000mA<br>**1200** 1200mA | **CW-G4** Cool White 5000K, 70CRI Generation 4<br>**NW-G4** Neutral White 4000K, 70CRI Generation 4<br>**WW-G4** Warm White 3000K, 70CRI Generation 4<br>**WY-G4** Warm Yellow 2700K, 80 CRI Generation 4 [2]<br>**BW-G4** Balanced White 3500K 80CRI Generation 4 [2]<br>**AM-G4** Direct Amber (590nm) Generation 4 [2] | **2** Type 2<br>**3** Type 3<br>**4** Type 4 | **EBPC** Emergency Battery Pack Cold Weather [1,3,13]<br>Leave blank to omit an emergency option | **UNV** 120-277V<br>**HVU** 347-480V<br>**120** 120V<br>**208** 208V<br>**240** 240V<br>**277** 277V<br>**347** 347V<br>**480** 480V |
| | **32L** 32 LEDs (2 modules) | **530** 530mA<br>**700** 700mA<br>**1000** 1000mA | | | | |

**Options**

| Dimming controls | Motion sensing lens | Photo sensing | Electrical | Finish |
|---|---|---|---|---|
| **DD** 0-10V External dimming (controls by others) [4]<br>**DCC** Dual Circuit Control [4,5,6,9]<br>**FAWS** Field Adjustable Wattage [4,5]<br>**SW** Interface Module for SiteWise [4,6,11]<br>**LLC** Integral wireless module [4,6,7,12]<br>**BL** Bi-level functionary with motion sensor [4,7,12]<br><br>**DynaDimmer: Automatic Profile Dimming** [4,7]<br>**CS50** Security 50% Dimming, 7 hours<br>**CM50** Median 50% Dimming, 8 hours<br>**CS30** Security 30% Dimming, 7 hours<br>**CM30** Median 30% Dimming, 8 hours | **IMRI2** Integral with #2 lens [10]<br>**IMRI3** Integral with #3 lens [10] | **PCB** Photocontrol Button [7,8] | **Fusing**<br>**F1** Single (120, 277, 347VAC) [8]<br>**F2** Double (208, 240, 480VAC) [8]<br>**F3** Canadian Double Pull (208, 240, 480VAC) [8]<br><br>**Surge Protection (10kA standard)**<br>**SP2** Increased 20kA | **Textured**<br>**BK** Black<br>**WH** White<br>**BZ** Bronze<br>**DGY** Dark Gray<br>**MGY** Medium Gray<br>**Customer specified**<br>**RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)<br>**CC** Custom color (Must supply color chip for required factory quote) |

[1] Only 16L up to 700mA can be used with battery backup (EBPC) configuration.

[2] Extended lead times apply. Contact factory for details.

[3] Available in 120V or 277V only.

[4] Not available with other dimming control options.

[5] Not available with motion sensor.

[6] Not available with photocontrol.

[7] Not available in 347 or 480V.

[8] Must specify input voltage.

[9] Available with two modules (32L) at 530mA.

[10] Not available with DD, DCC, and FAWS dimming control options.

[11] Available in 120V, 277V, or 347V.

[12] Must specify a motion sensor lens.

[13] Not available with DCC, FAWS, SW, and LLC.

# 121 LED wall sconce

## Luminaire Accessories (order separately)

**Mounting Accessories**

**Wall Mount**

| | |
|---|---|
| WS | Wall Mounted Box for Surface Conduit |

**System accessories**

**Wireless system remote mount module**

LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

**Central Remote Motion Response**
(used connected to SiteWise main panel)

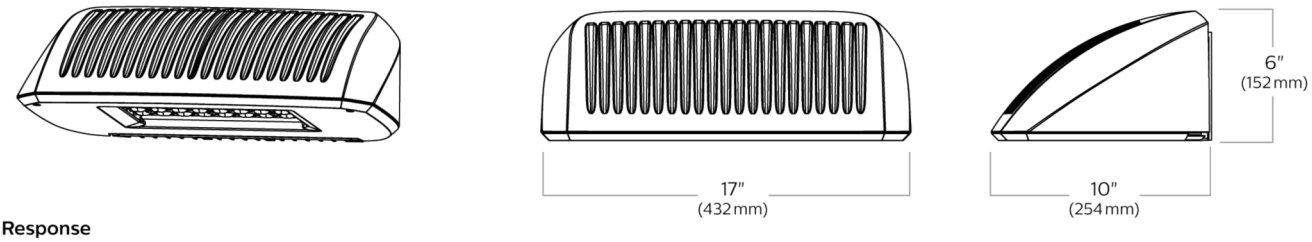
MS2-A-FVR-3
MS2-A-FVR-7

### Wireless system remote controller accessory

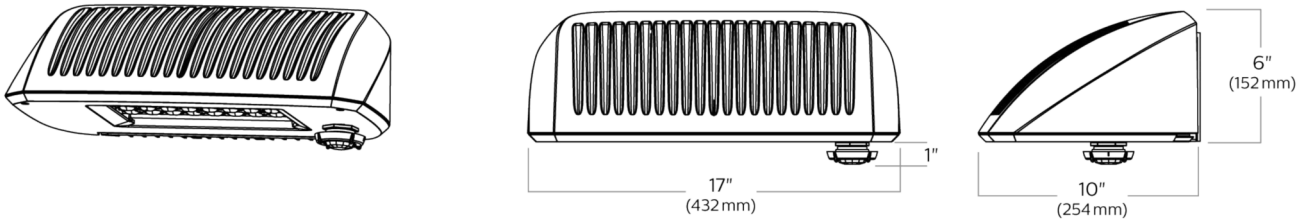
Wireless system offers a remote radio/sensor module that allows to connected to a Limelight system (sold by other). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/ sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless system details.

## Dimensions

**Standard Luminaire**




**Motion Response**

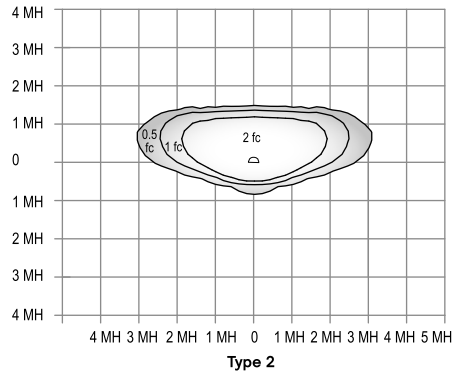



### Luminaire Weights

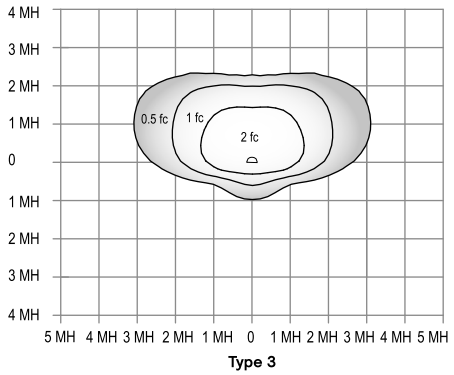
| LED wall sconce 121 | Weight |
|---|---|
| Luminaire | 15.0 lbs |
| Luminaire - EBPC (EM battery pack) | 18.5 lbs |
| Luminaire - Integrated system controls | 17.0 lbs |

## Optical Distributions

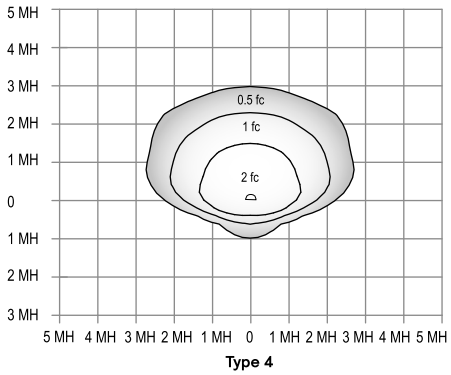
Based on configuration 121-32L-530-NW-G4 (52W) mounted at 15ft.




**Type 2**




**Type 3**




**Type 4**

# 121 LED wall sconce

## 3000K LED Wattage and Lumen Values

| Ordering Code | LED Qty | LED Current (mA) | Color Temp. | Average System Watts (W) | Type 2 | | | Type 3 | | | Type 4 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating |
| 121-16L-200-WW-G4-x | 16 | 200 | 3000 | 12 | 1350 | 109 | B0-U0-G1 | 1248 | 101 | B0-U0-G1 | 1252 | 101 | B0-U0-G1 |
| 121-16L-400-WW-G4-x | 16 | 400 | 3000 | 22 | 2576 | 116 | B1-U0-G0 | 2382 | 107 | B1-U0-G0 | 2389 | 108 | B1-U0-G0 |
| 121-16L-530-WW-G4-x | 16 | 530 | 3000 | 28 | 3119 | 111 | B1-U0-G0 | 2885 | 103 | B1-U0-G1 | 2893 | 103 | B1-U0-G1 |
| 121-16L-700-WW-G4-x | 16 | 700 | 3000 | 38 | 4091 | 107 | B1-U0-G1 | 3785 | 99 | B1-U0-G1 | 3795 | 99 | B1-U0-G1 |
| 121-16L-1000-WW-G4-x | 16 | 1000 | 3000 | 55 | 5313 | 97 | B2-U0-G1 | 4915 | 90 | B1-U0-G1 | 4928 | 90 | B1-U0-G2 |
| 121-16L-1200-WW-G4-x | 16 | 1200 | 3000 | 66 | 5935 | 90 | B2-U0-G1 | 5490 | 84 | B1-U0-G2 | 5505 | 84 | B1-U0-G2 |
| 121-32L-530-WW-G4-x | 32 | 530 | 3000 | 52 | 6551 | 126 | B2-U0-G1 | 6061 | 117 | B1-U0-G2 | 6076 | 117 | B1-U0-G2 |
| 121-32L-700-WW-G4-x | 32 | 700 | 3000 | 70 | 8336 | 119 | B2-U0-G1 | 7711 | 110 | B1-U0-G2 | 7732 | 110 | B1-U0-G2 |
| 121-32L-1000-WW-G4-x | 32 | 1000 | 3000 | 107 | 11179 | 105 | B3-U0-G2 | 10341 | 97 | B2-U0-G2 | 10369 | 97 | B2-U0-G2 |

## 4000K LED Wattage and Lumen Values

| Ordering Code | LED Qty | LED Current (mA) | Color Temp. | Average System Watts (W) | Type 2 | | | Type 3 | | | Type 4 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating |
| 121-16L-200-NW-G4-x | 16 | 200 | 4000 | 12 | 1500 | 121 | B0-U0-G1 | 1387 | 112 | B0-U0-G1 | 1391 | 112 | B0-U0-G1 |
| 121-16L-400-NW-G4-x | 16 | 400 | 4000 | 22 | 2862 | 129 | B1-U0-G0 | 2647 | 119 | B1-U0-G0 | 2654 | 120 | B1-U0-G0 |
| 121-16L-530-NW-G4-x | 16 | 530 | 4000 | 28 | 3465 | 123 | B1-U0-G0 | 3205 | 114 | B1-U0-G1 | 3214 | 114 | B1-U0-G1 |
| 121-16L-700-NW-G4-x | 16 | 700 | 4000 | 38 | 4546 | 118 | B1-U0-G1 | 4206 | 110 | B1-U0-G1 | 4217 | 110 | B1-U0-G1 |
| 121-16L-1000-NW-G4-x | 16 | 1000 | 4000 | 55 | 5903 | 108 | B2-U0-G1 | 5461 | 100 | B1-U0-G2 | 5476 | 100 | B1-U0-G2 |
| 121-16L-1200-NW-G4-x | 16 | 1200 | 4000 | 66 | 6594 | 101 | B2-U0-G1 | 6100 | 93 | B1-U0-G2 | 6117 | 93 | B1-U0-G2 |
| 121-32L-530-NW-G4-x | 32 | 530 | 4000 | 52 | 7279 | 140 | B2-U0-G1 | 6734 | 130 | B1-U0-G2 | 6751 | 130 | B1-U0-G2 |
| 121-32L-700-NW-G4-x | 32 | 700 | 4000 | 70 | 9262 | 132 | B2-U0-G1 | 8568 | 122 | B1-U0-G2 | 8591 | 122 | B2-U0-G2 |
| 121-32L-1000-NW-G4-x | 32 | 1000 | 4000 | 107 | 12421 | 116 | B3-U0-G2 | 11490 | 108 | B2-U0-G2 | 11521 | 108 | B2-U0-G2 |

## 5000K LED Wattage and Lumen Values

| Ordering Code | LED Qty | LED Current (mA) | Color Temp. | Average System Watts (W) | Type 2 | | | Type 3 | | | Type 4 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating | Lumen Output | Efficacy (LPW) | BUG Rating |
| 121-16L-200-CW-G4-x | 16 | 200 | 5000 | 12 | 1500 | 121 | B0-U0-G1 | 1387 | 112 | B0-U0-G1 | 1391 | 112 | B0-U0-G1 |
| 121-16L-400-CW-G4-x | 16 | 400 | 5000 | 22 | 2862 | 129 | B1-U0-G0 | 2647 | 119 | B1-U0-G0 | 2654 | 120 | B1-U0-G0 |
| 121-16L-530-CW-G4-x | 16 | 530 | 5000 | 28 | 3465 | 123 | B1-U0-G0 | 3205 | 114 | B1-U0-G1 | 3214 | 114 | B1-U0-G1 |
| 121-16L-700-CW-G4-x | 16 | 700 | 5000 | 38 | 4546 | 118 | B1-U0-G1 | 4206 | 110 | B1-U0-G1 | 4217 | 110 | B1-U0-G1 |
| 121-16L-1000-CW-G4-x | 16 | 1000 | 5000 | 55 | 5903 | 108 | B2-U0-G1 | 5461 | 100 | B1-U0-G2 | 5476 | 100 | B1-U0-G2 |
| 121-16L-1200-CW-G4-x | 16 | 1200 | 5000 | 66 | 6594 | 101 | B2-U0-G1 | 6100 | 93 | B1-U0-G2 | 6117 | 93 | B1-U0-G2 |
| 121-32L-530-CW-G4-x | 32 | 530 | 5000 | 52 | 7279 | 140 | B2-U0-G1 | 6734 | 130 | B1-U0-G2 | 6751 | 130 | B1-U0-G2 |
| 121-32L-700-CW-G4-x | 32 | 700 | 5000 | 70 | 9262 | 132 | B2-U0-G1 | 8568 | 122 | B1-U0-G2 | 8591 | 122 | B2-U0-G2 |
| 121-32L-1000-CW-G4-x | 32 | 1000 | 5000 | 107 | 12421 | 116 | B3-U0-G2 | 11490 | 108 | B2-U0-G2 | 11521 | 108 | B2-U0-G2 |

## LED Wattage and Lumen Values (Emergency Mode)

| Ordering Code | LED Qty | LED Current (mA) | Color Temp. | Avg. System Watts | | Lumen Outputs by Optic Type | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Type 2 | | Type 3 | | Type 4 | |
| | | | | Normal Mode | Emergency Mode | Normal Mode | Emergency Mode | Normal Mode | Emergency Mode | Normal Mode | Emergency Mode |
| 121-16L-200-NW-G4-x-EBPC | 16 | 200 | 5000 | 12 | 14 | 1500 | 1654 | 1387 | 1510 | 1391 | 1543 |
| 121-16L-400-NW-G4-x-EBPC | 16 | 400 | 5000 | 22 | 14 | 2862 | 1654 | 2647 | 1510 | 2654 | 1543 |
| 121-16L-530-NW-G4-x-EBPC | 16 | 530 | 5000 | 28 | 14 | 3465 | 1654 | 3205 | 1510 | 3214 | 1543 |
| 121-16L-700-NW-G4-x-EBPC | 16 | 700 | 5000 | 38 | 14 | 4546 | 1654 | 4206 | 1510 | 4217 | 1543 |

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

For emergency EBPC option, published values are based on initial lumens.

## Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.$L_{70}$ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published $L_{70}$ hours limited to 6 times actual LED test hours

| Ambient Temperature °C | Drive current | Calculated $L_{70}$ Hours | $L_{70}$ per TM-21 | Lumen Maintenance % at 60,000 hrs |
|---|---|---|---|---|
| 40°C | up to 1200 mA | >100,000 hours | >42,000 hours | >99% |

# 121 LED wall sconce

## Specifications

### Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

### Light Engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 1 and 2 modules or 16 and 32 LEDs. Module is RoHS compliant. Standard color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K, 3500K, and Amber (590nm) with extended lead times. Contact factory for details.

LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

### Energy Saving Benefits

System efficacy up to 140 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

### Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

### Optical System

Type 2, 3, and 4 distributions available. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

### Control Options

**0-10V dimming (DD):** Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

**Dual Circuit Control (DCC):** Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of 2 modules each at 530mA (32L models), controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

**Field Adjustable Wattage Selector (FAWS):** Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

| FAWS Position | Percent of Typical Lumen Output |
|---|---|
| 1 | 25% |
| 2 | 50% |
| 3 | 55% |
| 4 | 65% |
| 5 | 75% |
| 6 | 80% |
| 7 | 85% |
| 8 | 90% |
| 9 | 95% |
| 10 | 100% |

**Note:** Typical value accuracy +/- 5%

**SiteWise (SW):** SiteWise system includes a controller fully integrated in he luminaire that enables the luminaires to communicate with a dimming ignal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

**Automatic Profile Dimming (CS/CM):** Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

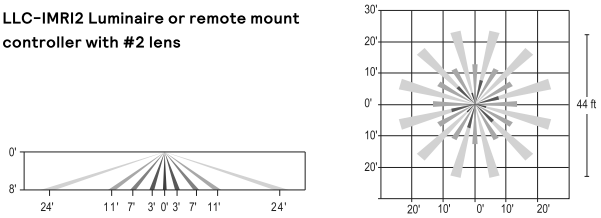
- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

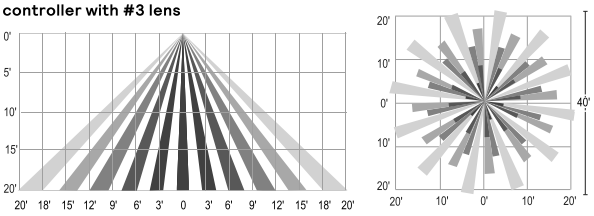
**Emergency Battery Backup Cold Pack (EBPC):** Emergency battery pack is cold weather rated down to -20oC (-4oF) and integral to the luminaire, allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Emergency battery pack is used with 16L configuration up to 700mA, operating in emergency mode to meet various redundancy requirements. Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost. Available in 120 or 277V only.

**Wireless system (LLC):** Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #2 lens (LLC-IMRI2) for 8' to 15' mounting height" or #3 lens (LLC-IMRI3) for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

**LLC-IMRI2 Luminaire or remote mount controller with #2 lens**




**LLC-IMRI3 Luminaire or remote mount controller with #3 lens**




### Motion Response Options

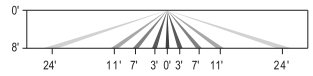
# 121 LED wall sconce

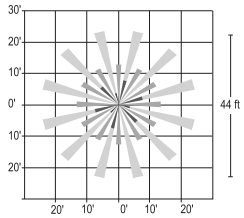
## Specifications

**Bi-Level Infrared Motion Response (BL-IMRI3):** Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

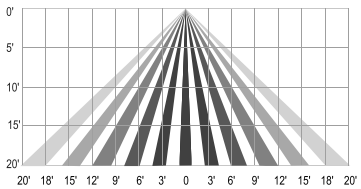
**Infrared Motion Response with Other Controls (SW-IMRI3):** When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be reprogrammed via the controller. Infrared Motion Response Lenses (IMRI2/IMRI3): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 (IMRI2) is designed for lower mounting heights up to 8' with larger coverage areas up to 44' diameter coverage area. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. See charts for approximate detection patterns:

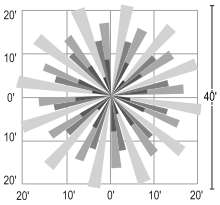
**IMRI2 Luminaire or remote mount controller with #2 lens**




**IMRI3 Luminaire or remote mount controller with #3 lens**




**Driver:** Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

**Button Photocontrol (PCB):** Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

**Surge protection (SP1/SP2):** Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

### Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

### Listings

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. CCTs 3000K and warmer are Dark Sky Approved. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F)[4].

### Warranty

121 LED sconce luminaires feature a 5-year limited warranty.
See signify.com/warranties for complete details and exclusions

### Electrical

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

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Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

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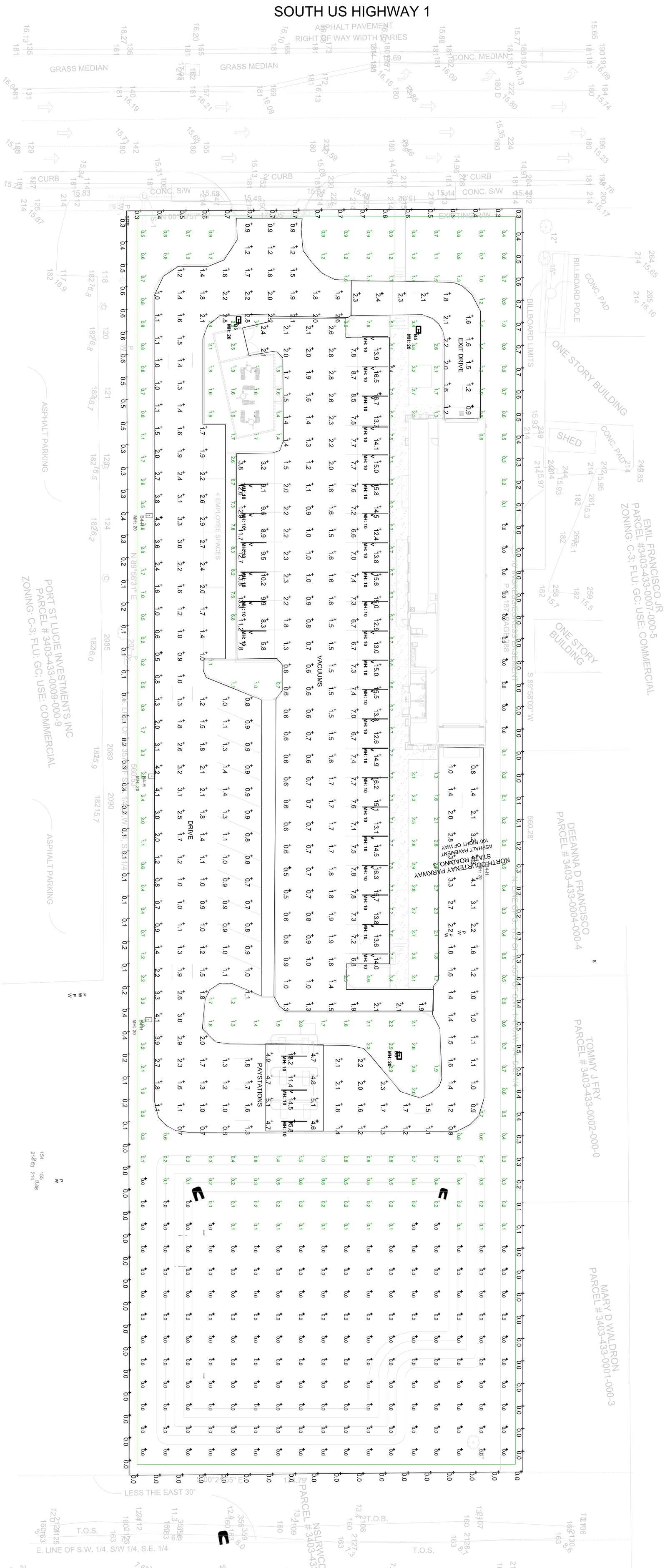
SOUTH US HIGHWAY 1
ASPHALT PAVEMENT
RIGHT OF WAY WIDTH VARIES
GRASS MEDIAN
CONC. MEDIAN
CURB
CONC. S/W
EXISTING R/W
BILLBOARD POLE
CONC. PAD
BILLBOARD LIMITS
ONE STORY BUILDING
SHED
EMIL FRANCISCO JR
PARCEL #3403-433-0007-000-5
ZONING: C-3; FLU: GC; USE: COMMERCIAL
EXIT DRIVE
VACUUMS
DRIVE
PAYSTATIONS
4 EMPLOYEE SPACES
NORTH COURTENAY PARKWAY
STATE ROAD NO. 3
ASPHALT PAVEMENT
100' RIGHT OF WAY
ASPHALT PARKING
PORT ST LUCIE INVESTMENTS INC
PARCEL # 3403-433-0009-000-9
ZONING: C-3; FLU: GC; USE: COMMERCIAL
DEEANNA D FRANCISCO
PARCEL # 3403-433-0004-000-4
TOMMY J FRY
PARCEL # 3403-433-0002-000-0
MARY D WALDRON
PARCEL # 3403-433-0001-000-3
LESS THE EAST 30'
T.O.S.
T.O.B.
E. LINE OF S.W. 1/4, S/W 1/4, S.E. 1/4

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

## Property Identification

Site Address: 5340 S US HIGHWAY 1
Sec/Town/Range: 03/36S/40E
Parcel ID: 3403-433-0008-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 38810
Map ID: 34/03S
Zoning: General Co

## Ownership

Sue-Ellen G Mosler (TR)
PO Box 530127
Lake Park, FL 33403



## Legal Description

3 36 40 S 175 FT OF N 357 FT OF SW 1/4 OF SW 1/4 OF SE 1/4-LESS RD (2.25 AC) (OR 2270-2108: 3047-2006)

## Current Values

| | |
|---|---|
| Just/Market Value: | $392,000 |
| Assessed Value: | $392,000 |
| Exemptions: | $0 |
| Taxable Value: | $392,000 |

**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): | 2.25 |
| Land Size (SF): | 98,162 |

## Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|---|---|---|---|
| Speed | 140 | 160 | 170 |

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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# AGENT OF RECORD LETTER

I **DAN BRAINARD, MANAGER, TWINS CAR WASH LLC**, (Print) hereby designate and appoint **RAVI ALUR AND MARIA GARCIA, ASPIRE ENGINEERING INC.** as my Agent of Record for the purposes of representing me during the Development Review Process or for the purpose of utilities service connection application/FDEP permitting reviews and approvals with regard to: (Project Name **TWINS CARWASH -FT PIERCE**

and No._____.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 16 day of Aug.

DAN BRAINARD, MANAGER, TWINS CARWASH LLC
PRINTED NAME OF APPLICANT/OWNER

APPLICANT/OWNER'S SIGNATURE

**RAVI ALUR, P.E., LEED AP**
PRINTED NAME OF APPLICANT'S(S') REPRESENTATIVE

**ASPIRE ENGINEERING, INC.**
APPLICANT'S(S') REPRESENTATIVE

**1023 PROFESSIONAL PARK DRIVE**
REPRESENTATIVE'S ADDRESS

**BRANDON, FL 33511**
CITY, STATE, ZIP CODE

**(813) - 571 - 2850**
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF

**I HEREBY CERTIFY** that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

**WITNESS** my hand an official seal in the County and State last aforesaid this 16th day of August, 2022.

Nathalia Sovero.
NOTARY PUBLIC
State of Florida at Large

My Commission Expires: November 3rd, 2023

NATHALIA SOVERO NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires November 3, 2023 No. GG 928299

# AGENT OF RECORD LETTER

I Sue-Ellen G Mosler (TR), (Print) hereby designate and appoint RAVI ALUR AND MARIA GARCIA, ASPIRE ENGINEERING INC. as my Agent of Record for the purposes of representing me during the Development Review Process or for the purpose of utilities service connection application/FDEP permitting reviews and approvals with regard to: (Project Name and No. TWINS CARWASH -FT PIERCE). **At no expense to Sue-Ellen G. Mosler.**

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this _____ day of _____.

**Sue-Ellen G Mosler (TR)**
PRINTED NAME OF APPLICANT/OWNER

Sue-Ellen G Mosler (TR)
APPLICANT/OWNER'S SIGNATURE

**RAVI ALUR, P.E., LEED AP**
PRINTED NAME OF APPLICANT'S(S') REPRESENTATIVE

**ASPIRE ENGINEERING, INC.**
APPLICANT'S(S') REPRESENTATIVE

**1023 PROFESSIONAL PARK DRIVE**
REPRESENTATIVE'S ADDRESS

**BRANDON, FL 33511**
CITY, STATE, ZIP CODE

**(813) . 571 . 2850**
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF

**I HEREBY CERTIFY** that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed.

**WITNESS** my hand an official seal in the County and State last aforesaid this 29th day of August, 2022.

Lucile M Long
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

LUCILE M LONG
Notary Public - State of Florida
Commission # HH 191530
My Comm. Expires Mar 15, 2024
Bonded through National Notary Assn.

# SITE PLANS

*FOR*

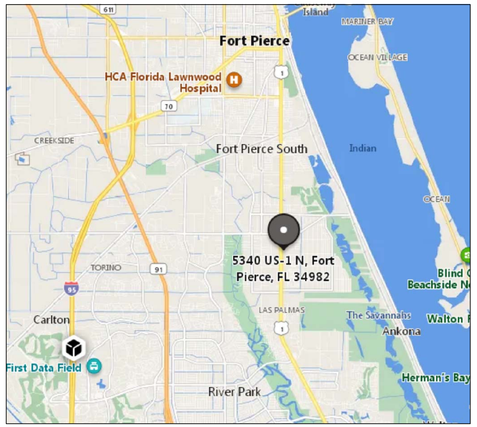
# TWIN'S CARWASH -FT. PIERCE

*SECTIONS 03, TOWNSHIP 36 S., RANGE 40 E. CITY OF FT. PIERCE, FLORIDA*

## LEGAL DESCRIPTION

THE SOUTH 175 FEET OF THE NORTH 357 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE EAST 30 FEET THEREOF AND THE RIGHT OF WAY FOR HIGHWAY U.S. NO.1, ST. LUCIE COUNTY, FLORIDA

## LOCATION MAP




## INDEX OF SHEETS


| SHEET NO. | DESCRIPTION: |
|---|---|
| C–1 | COVER SHEET |
| C–2 | BEST MANAGEMENT PRACTICES FOR EROSION CONTROL |
| C–3 | EXISTING CONDITIONS |
| C–4 | SITE GEOMETRY PLAN |
| C–5 | PAVING, GRADING, DRAINAGE AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN |
| C–6 | UTILITY PLAN |
| C–7 | AIR/VAC/CHASE PIPE PLAN |
| C–8 | LANDSCAPE PLAN |
| C–9 TO C–13 | SITE DETAILS |
| C–14 | LIFT STATION DETAILS |


## DEVELOPMENT INFORMATION

| | |
|---|---|
| DEVELOPER | TWINS CAR WASH LLC<br>500 SE 18th Court<br>FORT LAUDERDALE, FL 33316<br>PHONE: 813–649–9561 E–MAIL:<br>rcaito@creativeconvenience.com |
| ENGINEER | RAVI ALUR, PE<br>ASPIRE ENGINEERING INC.<br>1023 PROFESSIONAL PARK DRIVE<br>BRANDON, FL 33511<br>PHONE: 813–571–2850<br>E–MAIL: aspireeng@yahoo.com |
| SURVEYOR | ALEX THOMPSON, P.L.S.<br>EXTREME SURVEYING OF FLORIDA, INC.<br>29340 WHODIN ROAD<br>WESLEY CHAPEL, FL 33545<br>PHONE: 813–973–2092<br>E–MAIL: alex@extreme–surveying.com |

## UTILITY PROVIDERS

| | |
|---|---|
| SANITARY SEWER<br>WATER AND<br>ELECTRIC SERVICE | FT. PIERCE UTILITY AUTHORITY<br>1701 S 37TH STREET<br>FORT PIERCE, FL 34984<br>PHONE: 772–466–1600<br>FAX: 772–468–2414 |
| FIRE SERVICE | ST LUCIE COUNTY FIRE DISTRICT<br>5160 NW Milner Drive<br>Port St. Lucie, FL 34983<br>Phone: 772–621–3400<br>E–Mail: info@slcfd.org |
| TELEPHONE SERVICE | Charter Spectrum<br>2251 Town Center Ave Suite 117,<br>Melbourne, FL 32940<br>PHONE: 1–888–508–9082 |

## SITE DATA TABLE

PARCEL ID: 3403–433–0008–000–2

LATITUDE: 27° 22' 5"; LONGITUDE: 80° 19' 31"

FLOOD ZONE: ZONE X
COMMUNITY PANEL NO. 12111C0277K
MAP REVISED: 02/19/2020

| PROJECT SUMMARY & SITE DATA: | | PROPOSED |
|---|---|---|
| TOTAL BUILDING AREA | = | 4,930 SF (5.0%) |
| TOTAL ASPHALT/CONCRETE AREA | = | 48,270 SF (49.3%) |
| TOTAL IMPERVIOUS AREA | = | 53,200 SF (54.3%) |
| TOTAL GREEN AREA | = | 44,823 SF (45.7%) |
| TOTAL SITE AREA | = | 98,023 SF (2.25 ACRES) |

FAR: 4,930/98,023 = 0.05

ZONING: C–3 FUTURE LAND USE: GC PROPOSED USE: AUTOMATED CARWASH WITH VACUUMS

| SETBACK: | REQUIRED | PROPOSED |
|---|---|---|
| FRONT (S US HWY 1) | 25.0 FT | 91.2 FT |
| SIDE (NORTH) | 15.0 FT | 16.5 FT |
| SIDE (SOUTH) | 0 FT | 122.9 FT |
| REAR (EAST) | 0 FT | 320.7 FT |

MAXIMUM BUILDING HEIGHTS PROPOSED: 30 FEET (1–STORY)

PARKING CALCULATIONS:
PARKING REQUIRED = 2 PER BAY = 2 SPACES
PARKING PROVIDED = 4 SPACES (INCLUDING 1 H/C SPACE)

DUMPSTERS NOTES: 1. DUMPSTER WILL BE IN ACCORDANCE WITH CITY OF FT. PIERCE LDC.
2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BUILDING.

## DEVELOPER

TWINS CAR WASH, LLC
500 SE 18th Court
FORT LAUDERDALE, FL 33316

## NOTE

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING ASPIRE ENGINEERING, INC. AT (813)571–2850

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1–800–432–4770
FL. STATUE 553.851 (1979) REQUIRES A MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

RAVI S.V. ALUR P.E. #50583

DATE:

C–1


ASPIRE ENGINEERING, INC. - CONSULTING ENGINEERS * PLANNERS
ENGINEERING EXCELLENCE DELIVERED


LAST REVISED OCTOBER 26, 2022
PROJECT NO. 22–017


1023 PROFESSIONAL PARK DR., BRANDON, FL 33511, Ph: (813)571–2850; Fax: (813)571–1753

# BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

## I. SITE DESCRIPTION

(1) NATURE OF CONSTRUCTION ACTIVITY:

CONSTRUCT CAR WASH BUILDING, PARKING AND ASSOCIATED UTILITIES AND STORMWATER POND.

(2) SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

THE CONTRACTOR SHALL USE THIS SHEET ALONG WITH A DETAILED CONSTRUCTION SCHEDULE TO INDICATE DATES OF MAJOR GRADING ACTIVITIES AND DETERMINE SEQUENCES OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES ON ALL PORTIONS OF THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS, CONSTRUCTION ACTIVITY VARIATIONS, OR AS DIRECTED BY THE ENGINEER. APPLICABLE EROSION DEVICES AND IMPLEMENTATION PROCEDURES ARE SUPPLIED IN THE FDOT ROADWAY DESIGN STANDARD INDEXES 100 THROUGH 106. THE ENGINEER IS RESPONSIBLE FOR DETERMINING IF ANY MODIFICATIONS OR ADDITIONAL CONTROLS ARE REQUIRED AND TO OBTAIN DEPLOYMENT SCHEDULES FOR THE IMPLEMENTATION OF ALL ADDITIONAL EROSION CONTROL DEVICES FROM THE CONTRACTOR.

(3) GENERAL NOTES:

(a) ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING WORK.
(b) INSTALL SILT FENCE WHERE LISTED ON THIS PLAN FOR PERIMETER CONTROLS BEFORE THE LAND IS DISTURBED.
(c) COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
(d) DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
(e) TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATE CHANGES OR WEATHER EVENTS.
(f) DO NOT REMOVE PERIMETER CONTROLS UNTIL AFTER ALL UPSTREAM AREAS ARE FULLY STABILIZED AND PERMANENT GRASSING OR PAVEMENT IS ESTABLISHED.
(g) ALL EXISTING DRAINAGE STRUCTURES AND PROPOSED INLETS SHALL BE PROTECTED FROM ALLOWING SEDIMENTATION TO ENTER THE DRAINAGE STRUCTURES
(h) ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
(i) DEWATERING, IF REQUIRED, SHALL BE IN ACCORDANCE WITH CITY OF FT. PIERCE ESM SECTION 6.14.01 H.
(j) NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

(4) PROJECT AREAS:

THE ESTIMATED TOTAL SITE AREA IS APPROXIMATELY 2.25 ACRES. THE ESTIMATED AREA THAT WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES IS APPROXIMATELY 2.25 ACRES.

(5) DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE:

THE MAJORITY OF THE SOIL WITHIN THE PROJECT LIMITS IS URBAN SOIL WITH A DEPTH OF SEASONAL HIGH WATER TABLE OF 2.5 FT.

(6) ESTIMATED DRAINAGE AREA AND AVERAGE SLOPE OF DRAINAGE AREA: 2.25 ACRES AND 2.0%

(7) RECEIVING WATERS:

THE ON-SITE RUNOFF IS CONVEYED THROUGH STORM SEWER SYSTEM INTO North St. Lucie River Water Control District (NSLRWCD) STORMWATER SYSTEM. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE COLLECTION SYSTEMS.

(8) OUTFALL LOCATION: LATITUDE: 27° 22' 5"; LONGITUDE: 80° 19' 31"

(9) THERE ARE NO WETLAND IMPACTS.

(10) DESCRIPTION OF STORM WATER MANAGEMENT:

(a) PRESENTLY, THE EXISTING STORM SEWER SYSTEM CONVEYS DRAINAGE FLOWS INTO NSLRWCD STORMWATER SYSTEM.
(b) DRAINAGE IMPROVEMENTS INCLUDE A NEW STORM SEWER SYSTEM INCLUDING INLETS, PIPES AND PONDS.
(c) THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE WATERWAYS.

## II. CONTROLS:

EROSION AND SEDIMENT CONTROLS

(1) WATER QUALITY MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR. UPON THE OBSERVATION THAT THE WATER QUALITY IS BEING VIOLATED BY THE CONTRACTOR'S ACTIVITIES, MONITORING LOCATIONS SHALL BE DESIGNATED BY THE PROJECT ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING ANY ACTIVITIES FOR VIOLATION OF WATER QUALITY STANDARDS AS THEY RELATE TO TURBIDITY (29NTU'S ABOVE BACKGROUND). MONITORING OF WATER QUALITY SHALL BE CONDUCTED A MINIMUM OF TWICE DAILY FOR ANY EARTHWORK ACTIVITIES WITHIN THE STRUCTURE IMPROVEMENT AREA. MONITORING WILL BE ACCOMPLISHED BY RECORDING TURBIDITY READINGS FROM THE CENTER OF THE STREAM, ONE (1) UPSTREAM OF THE ACTIVITY AND ONE (1) DOWNSTREAM OF THE EROSION CONTROL DEVICES, BUT WITHIN CLOSE PROXIMITY TO THE PROJECT SEAWALL. IF WATER QUALITY STANDARDS ARE VIOLATED, CONSTRUCTION SHOULD BE STOPPED IMMEDIATELY AND EROSION CONTROL DEVICES REEVALUATED BY THE ENGINEER PRIOR TO ANY CONTINUATION OF ACTIVITY. MONITORING ACTIVITIES AND TURBIDITY READINGS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION REPORT AND CONTINUED UNTIL TURBIDITY READINGS FALL BELOW AN ACCEPTABLE LEVEL (29NTU'S ABOVE BACKGROUND). WATER QUALITY MONITORING MAY BE CONDUCTED DURING ANY PHASE OF CONSTRUCTION AS DIRECTED BY THE ENGINEER.

(2) STABILIZATION PRACTICES:

STABILIZATION MEASURES, SUCH AS SODDING OR SEEDING SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES.

(3) STRUCTURAL PRACTICES INCLUDE:

(a) SILT FENCES (PREFERRED)
(b) SYNTHETIC BALES (OPTIONAL)
(c) ROCK BAGS (OPTIONAL)
(d) SOIL TRACKING PREVENTION DEVICES AT CONSTRUCTION ENTRANCES/EXITS
(e) STAKED TURBIDITY BARRIER (OPTIONAL AT OUTFALL POINTS ALONG SEAWALL)

(4) SILT FENCE LOCATIONS:

(a) SILT FENCE SHALL BE USED ALONG THE LENGTH OF THE PROJECT WHERE THERE IS POTENTIAL FOR SEDIMENT TO BE DIRECTED OFF-SITE.
(b) STOCKPILE AREAS SHALL INCLUDE SILT FENCE AROUND THE PERIMETER.

(5) ROCK BAG LOCATIONS:

ROCK BAGS SHALL BE PLACED AROUND THE PERIMETER OF INLET GRATES LOCATED IN GUTTERED SECTIONS.

(6) CONSTRUCTION ENTRANCES/EXITS:

SOIL TRACKING PREVENTION DEVICES (INDEX 106) SHALL BE PROVIDED FOR BOTH ON-SITE AND OFF-SITE LOCATIONS OF STOCKPILED OR EXCAVATED MATERIAL, IF IMMEDIATELY ADJACENT TO A PUBLIC ROADWAY. THE ENGINEER SHALL BE RESPONSIBLE FOR MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED.

(7) DUST CONTROL:

THE FOLLOWING DUST CONTROL MEASURES SHALL BE USED.
1. WATER TRUCKS TO BE USED WATER THE DUST 3 TIMES A DAY OR DEPENDING ON THE WEATHER. WATER USED TO CONTROL DUST SHOULD BE RETAINED ONSITE AND SHOULD NOT BE ALLOWED TO RUN DIRECTLY INTO WATERCOURSES OR STORMWATER CONVEYANCE SYSTEMS.
2. DEMOLITION DEBRIS SHOULD BE REGULARLY HAULED OFF AND DISPOSED OF INTO A PERMITTED CLASS C AND D LANDFILL OR RECYCLED.

## III. OTHER CONTROLS:

(1) WASTE DISPOSAL:

(a) THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION.
(b) ALL FERTILIZER AND CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.
(c) NO SOLID MATERIALS, INCLUDING BUILDING AND CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO THE YBOR CHANNEL OR BURIED ON SITE.
(d) ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS.

(2) OFF-SITE VEHICLE TRACKING – WILL BE CONTROLLED BY THE FOLLOWING METHODS:

(a) LOADED HAUL TRUCKS ARE TO BE COVERED BY A TARPAULIN AT ALL TIMES.
(b) EXCESS DIRT ON ROAD WILL BE REMOVED DAILY.
(c) STABILIZED CONSTRUCTION ENTRANCES/EXITS SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.

(3) STATE AND LOCAL REGULATIONS: PERMITS WILL BE REQUIRED FROM THE FOLLOWING AGENCIES:

(a) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
(b) CITY OF FT. PIERCE, FLORIDA
(C) SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)
(d) FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
(e) North St. Lucie River Water Control District (NSLRWCD)

(4) APPLICATION OF FERTILIZERS AND PESTICIDES:

FERTILIZERS AND PESTICIDES WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH 2004 "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 570, 575, OR 577, AT THE DISCRETION OF THE CONTRACTOR WITH THE COORDINATION OF THE ENGINEER.

(5) NON-STORM WATER (INCLUDING SPILL REPORTING):

THE CONTRACTOR WILL PROVIDE THE ENGINEER WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL CONTAINMENT, REPORTING, AND RESPONSES. THE PLAN SHALL SPECIFY WHAT MANAGEMENT PRACTICES AND CONTAINMENT METHODS WILL BE USED TO PREVENT POTENTIAL POLLUTANTS (FUEL, LUBRICANTS, HERBICIDES, ETC.) FROM SPILLING ONTO THE SOIL OR INTO THE SURFACE WATERS. IF A SPILL DOES OCCUR, OR IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE OWNER(S) AND THE AUTHORITIES IMMEDIATELY.

## IV. MAINTENANCE:

(1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES WHEN NOTICE OF TERMINATION IS MAILED.

(2) INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

(3) THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

a) GENERAL PRACTICES – ALL CONTROL MEASURES WILL BE MAINTAINED DAILY BY THE CONTRACTOR. ALL CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF NOTICE OF NEED TO REPAIR.

b) STRUCTURAL PRACTICES – BUILD UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE. SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. HAY BALES SHALL BE REPLACED EVERY THREE (3) MONTHS OR WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. SILT FENCES SHALL BE REPLACED EVERY TWELVE (12) MONTHS OR WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

## V. INSPECTION:

(1) THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL. ALL CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR.

(2) ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY CONTRACTOR'S PERSONNEL WHO ARE F.D.E.P. CERTIFIED STORM WATER MANAGEMENT INSPECTORS.

(3) INSPECTIONS BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.5 INCH OF GREATER RAINFALL EVENT. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

(4) THE CONTRACTOR SHALL COMPLETE ALL SWPPP INSPECTION REPORT FORMS REQUIRED FOR THE NPDES PERMIT.

## VI. TRACKING AND REPORTING:

(1) THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE ENGINEER DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ALL REQUIRED REPORTS AND COMPLETE ALL SWPPP INSPECTION FORMS.

(2) PREPARATION OF ALL THE CONTRACTOR'S REPORTS OF INSPECTION, MAINTENANCE AND REPAIRS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

## VII. NOTICE OF TERMINATION (NOT)

(1) A NOTICE OF TERMINATION (NOT) WILL BE SUBMITTED BY THE CONTRACTOR TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

## BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS

OWNER: _____

SIGNED: _____

NAME AND TITLE: _____

ADDRESS: _____

_____

_____

DATE: _____

## CONTRACTORS CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS BEST MANAGEMENT PRACTICES FOR EROSION CONTROL PREPARED THEREUNDER.

| NAME | TITLE | COMPANY NAME, ADDRESS, PHONE NO. AND E-MAIL ADDRESS | DATE |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## NOTICE OF INTENT (NOI)

A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATERT DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (NOI) IS REQUIRED FOR THIS SITE SINCE THE PROJECT AREA IS GREATER THAN ONE ACRE IN SIZE. CONTRACTOR SHALL OBTAIN THE NOI FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 48 HOURS BEFORE THE CONSTRUCTION START. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE A DETAILED SITE SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SPPP) MEETING FDEP REQUIREMENTS, MAINATIN AND PERFORM INSPECTIONS AS REQUIRED BY SPPP.

RAM S.V. ALUR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| 1. | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

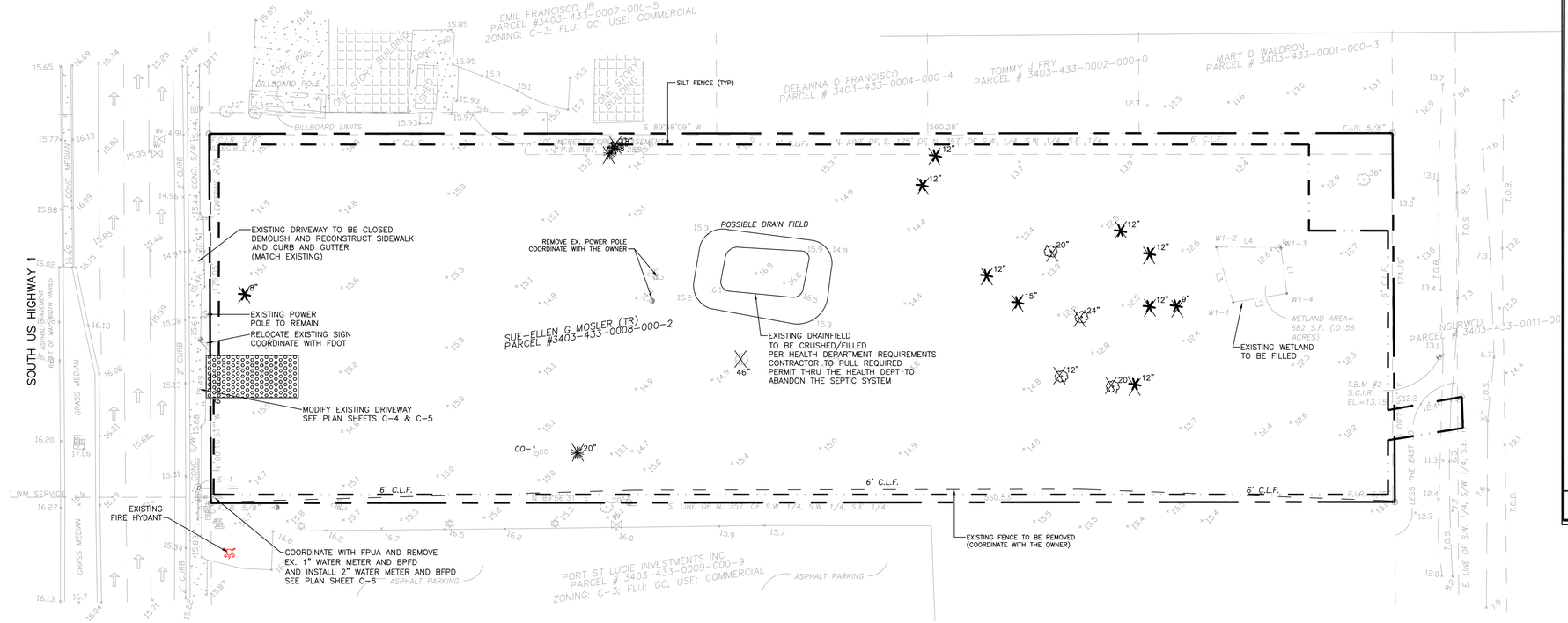

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #EB#29 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7533; E-mail: aspireeng@yahoo.com

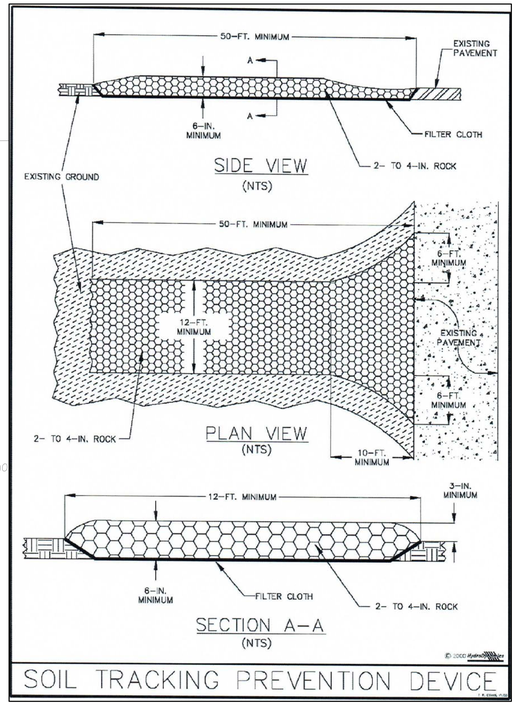

TWIN'S CARWASH
-FT. PIERCE
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |

SHEET: C-2




LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-2-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

EX. SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- OAK TREE AND SIZE
- MISCELLANEOUS TREE AND SIZE
- PALM TREE AND SIZE
- PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX

UGS UNDERGROUND SANITARY
TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCY PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SEWER VALVE
MONITOR WELL
SIGNAL SUPPORT POLE
IRRIGATION CONTROL VALVE
IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UNDERGROUND ELECTRIC
UNDERGROUND WATER MARKER
ELECTRIC MANHOLE

UNDERGROUND CABLE MARKER
SANITARY MANHOLE
WATER METER
WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UNDERGROUND GAS MARKER
ELECTRIC BOX
TRAFFIC BOX
UNDERGROUND PHONE MARKER
RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CROSS WALK SIGNAL
CLEANOUT
STORM MANHOLE
GAS VALVE

0' 30' 60'
SCALE: 1" = 30'

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capireeng@yahoo.com

RAM S.V. ALIR P.E. #50583
DATE:

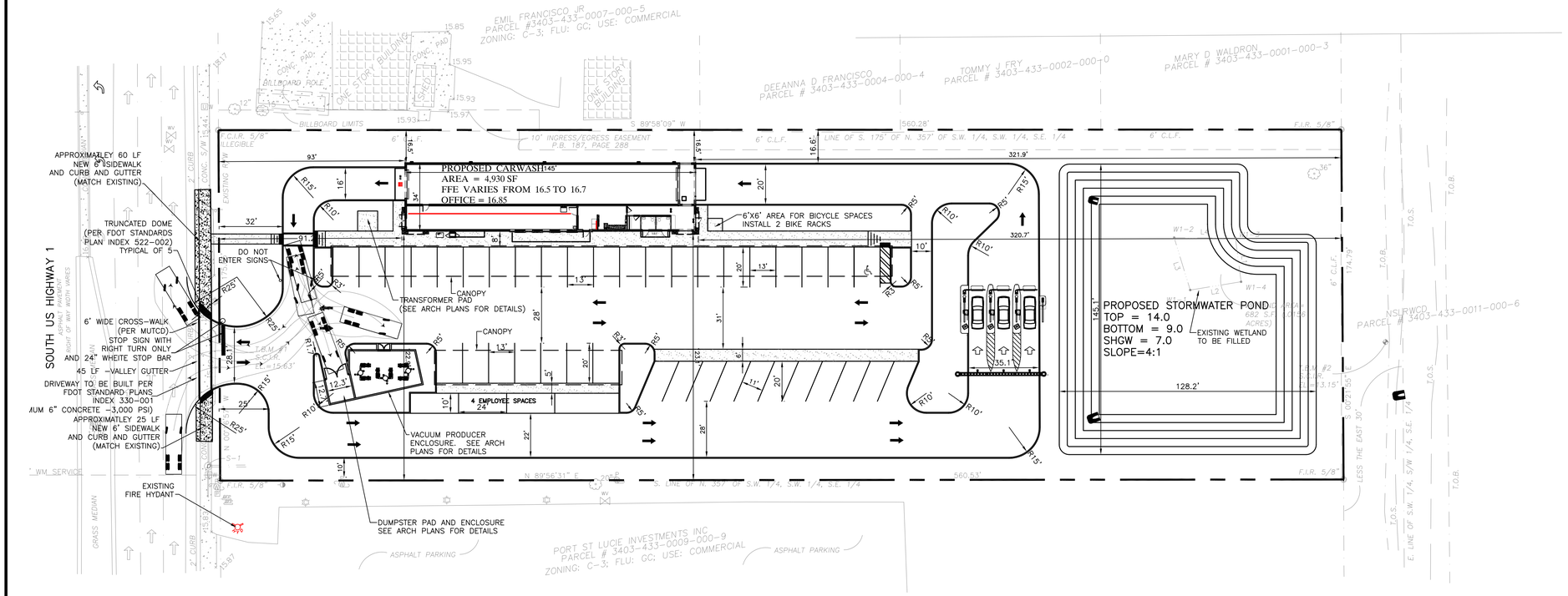
| NO. | REVISIONS | DATE: |
|---|---|---|
| 1. | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

## EXISTING CONDITIONS/ DEMOLITION PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-3 |




**SITE PLAN NOTES:**

1. All utility construction shall comply with the FPUA Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.

2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.

3. Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.

4. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.

5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.

6. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.

7. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.

8. The owner/developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved FDOT Right-of-way Use Permit.

9. All clear-site areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.

10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.

11. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD and Conditional use Permit conditions.

12. All structures, including buffer walls, retaining walls, signage, etc. require building permits.

13. All ramps outside the building foot print shall require construction of "CAST IN PLACE" Detectable warnings.

CONSTRUCTION NOTES:

1. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and City of FT. PIERCE shall be notified within two working days of the resources found on the site.

2. If during construction activities any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and City of FT. PIERCE shall be notified within two working days of the plant and/or animal species found on the site

CONSTRUCTION NOTES:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY AND SFWMD AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SFWMD

I. IF THE SLUMP NG OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACT VIT ES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTI THE COUNTY AND SFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
II. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
III. VISUALLY INSPECT THE AFFECTED AREA.
IV. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED FILL NG THE AFFECTED AREA AND PREVENTING FURTHER SUBS DENCE
V. USE SOIL REINFORCEMENT MATER A S IN THE BACKFILLING OPERATION WHEN APPROPRIATE.
VI. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MIN MUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF T E IME-ROCK OR KARST CONNECTION
VII. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STAB IZE THE COLLAPSE RELOCATE THE RETENT ON AREA.
VIII. DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDAN AQU FER SHALL BE PROH BITED.

TRAFFIC CONTROL AND MARKINGS NOTES:

1. ALL TRAFFIC CONTROL AND MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

LIGHTING NOTES:

1. ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT-OF-WAY.

BICYCLE RACK REQUIREMENTS:
(a) All standard bicycle racks shall comply with the following performance standards: (1) Bicycle racks shall be an inverted "U"/hoop rack, post and ring rack, or similar device that accommodates two (2) bicycle parking spaces per rack and enables users to lock the frame and both wheels. (2) Bicycle racks shall have a minimum tube diameter of 1.9 inches and be powder coated, galvanized, or coated with another weather-proof surface as may be approved by the zoning manager. (3) Bicycle racks shall be a maximum height of three (3) feet, a minimum of three (3) feet on center between horizontal rows, and a minimum of three (3) feet from any parallel building wall and four (4) feet from any perpendicular building wall. They shall be anchored to a common base or mounting surface of concrete or pavement large enough to support bicycles locked to the rack. If more than one (1) row of bicycle racks is installed to create the required bike parking area, the installation shall provide a minimum of five (5) feet in an aisle in each row, assuming additional spacing for parked bicycles.

LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
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36" N. RCP INV. EL= 9.10'
12" E. RCP INV. EL= 9.15

EX. SANITARY TABLE

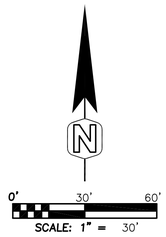
CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

| | |
|---|---|
| (C) CALCULATED MEASUREMENT | UGS UNDERGROUND SANITARY |
| (R/W) RIGHT OF WAY MEASUREMENT | (T) TELEPHONE MANHOLE |
| CONC. CONCRETE | UGP UNDERGROUND PHONE |
| EP EDGE OF PAVEMENT | MES MITERED END SECTION |
| MULT. MULTIPLE | STMH STORM MANHOLE |
| CI CURB INLET | UGFM UNDERGROUND FORCE MAIN |
| GI GRATE INLET | UGE UNDERGROUND ELECTRIC |
| SMH SANITARY MANHOLE | UGW UNDERGROUND WATER |
| STMH STORM MANHOLE | OHW OVERHEAD WIRES |
| FLAG POLE | UGG UNDERGROUND GAS |
| GREASE TRAP MANHOLE | T.O.S. TOE OF SLOPE |
| HYDRANT | WDF WOOD FENCE |
| PREVENTER VALVES | PVCY PLASTIC PRIVACY FENCE |
| METAL LIGHTPOLE | UG UNDERGROUND |
| P.B. PLAT BOOK | E.O.W. EDGE OF WATER |
| CONCRETE LIGHT POLE | LB LICENSED BUSINESS |
| WOOD LIGHT POLE | OHW OVERHEAD WIRE |
| WOOD POWER POLE | SEWER VALVE |
| CONC POWER POLE | MONITOR WELL |
| RAILROAD X-ING GATE | SIGNAL SUPPORT POLE |
| WELL | IRRIGATION CONTROL VALVE |
| GUY WIRE | IRRIGATION VALVE(RECLAIM) |
| SIGN | FIRE DEPARTMENT CONNECTION |
| PHONE BOX | UNDERGROUND ELECTRIC |
| CABLE BOX | UNDERGROUND WATER MARKER |
| | ELECTRIC MANHOLE |
| | UNDERGROUND CABLE MARKER |
| | SANITARY MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | F.C.I.R. FOUND CAPPED IRON ROD |
| | F.N./D. FOUND NAIL & DISK |
| | F.C.M. FOUND CONCRETE MONUMENT |
| | (P) PLAT MEASUREMENT |
| | (F) FIELD MEASUREMENT |
| | N.C.F. NO CORNER FOUND |
| | P.O.B. POINT OF BEGINNING |
| | P.O.C. POINT OF COMMENCEMENT |
| | P.U.E. PUBLIC UTILITY EASEMENT |
| | D.E. DRAINAGE EASEMENT |
| | MAILBOX |
| | UNDERGROUND GAS MARKER |
| | ELECTRIC BOX |
| | TRAFFIC BOX |
| | UNDERGROUND PHONE MARKER |
| | RAILROAD LIGHT |
| | TRANSFORMER PAD |
| | TYP. TYPICAL |
| | T.O.B. TOP OF BANK |
| | CROSS WALK SIGNAL |
| | CLEANOUT |
| | STORM MANHOLE |
| | GAS VALVE |




RAM S.V. ALIR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #EB#29996 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capireeng@yahoo.com

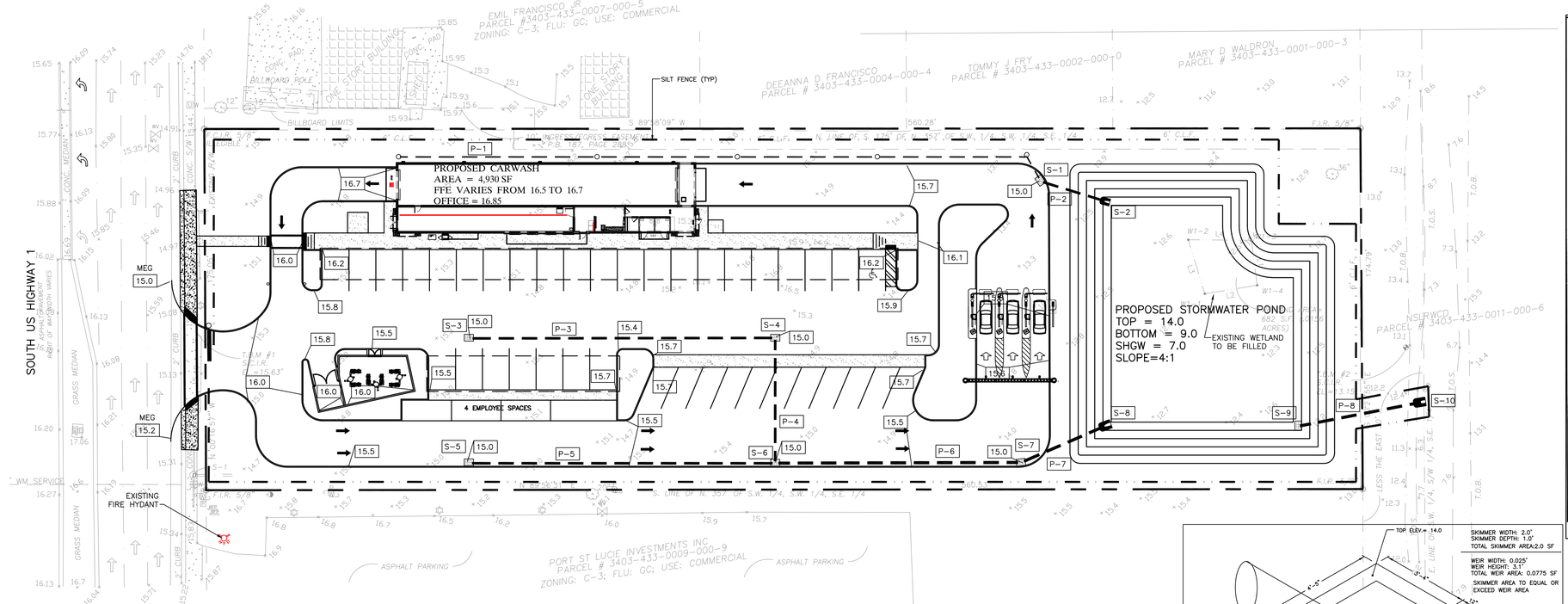
# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

SITE GEOMETRY PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-4 |

RAVI ALUR, P.E
AUTHORIZED AGENT
ASPIRE ENGINEERING, INC.
1023 PROFESSIONAL PARK DR.
BRANDON, FL 33511
PHONE: 813-571-2850


SOUTH US HIGHWAY 1
SILT FENCE (TYP)
PROPOSED CARWASH
AREA = 4,930 SF
FFE VARIES FROM 16.5 TO 16.7
OFFICE = 16.85
PROPOSED STORMWATER POND
TOP = 14.0
BOTTOM = 9.0
SHGW = 7.0
SLOPE=4:1
EXISTING WETLAND TO BE FILLED
4 EMPLOYEE SPACES
EXISTING FIRE HYDRANT
MEG 15.0
MEG 15.2
EMIL FRANCISCO JR PARCEL #3403-433-0007-000-5 ZONING: C-3; FLU: GC; USE: COMMERCIAL
DEEANNA D FRANCISCO PARCEL # 3403-433-0004-000-4
TOMMY J FRY PARCEL # 3403-433-0002-000-0
MARY D WALDRON PARCEL # 3403-433-0001-000-3
NSLRWCD PARCEL # 3403-433-0011-000-6
PORT ST LUCIE INVESTMENTS INC PARCEL # 3403-433-0009-000-9 ZONING: C-3; FLU: GC; USE: COMMERCIAL
ASPHALT PARKING
ASPHALT PARKING
BILLBOARD POLE
BILLBOARD LIMITS
ONE STORY BUILDING
ONE STORY BUILDING
CONC. PAD
CONC. PAD
USED CAR
GRASS MEDIAN
GRASS MEDIAN
2' CURB
2' CURB
CONC. MEDIAN
CONC. S/W
EXIST. R/W
ASPHALT PAVEMENT
EDGE OF PAVEMENT
W/M SERVICE
P-1
P-2
P-3
P-4
P-5
P-6
P-7
P-8
S-1
S-2
S-3
S-4
S-5
S-6
S-7
S-8
S-9
S-10
T.O.B.
T.O.S.
F.I.R. 5/8"
N 89°58'09" W 560.28'
S 89°58'09" W
S. LINE OF N. 33.7' OF S.W. 1/4, S.W. 1/4, S.E. 1/4
S. LINE OF N. 33.7' OF S.W. 1/4, S.W. 1/4, S.E. 1/4 LESS THE EAST 33'
W1-1
W1-2
W1-3
W1-4
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L2
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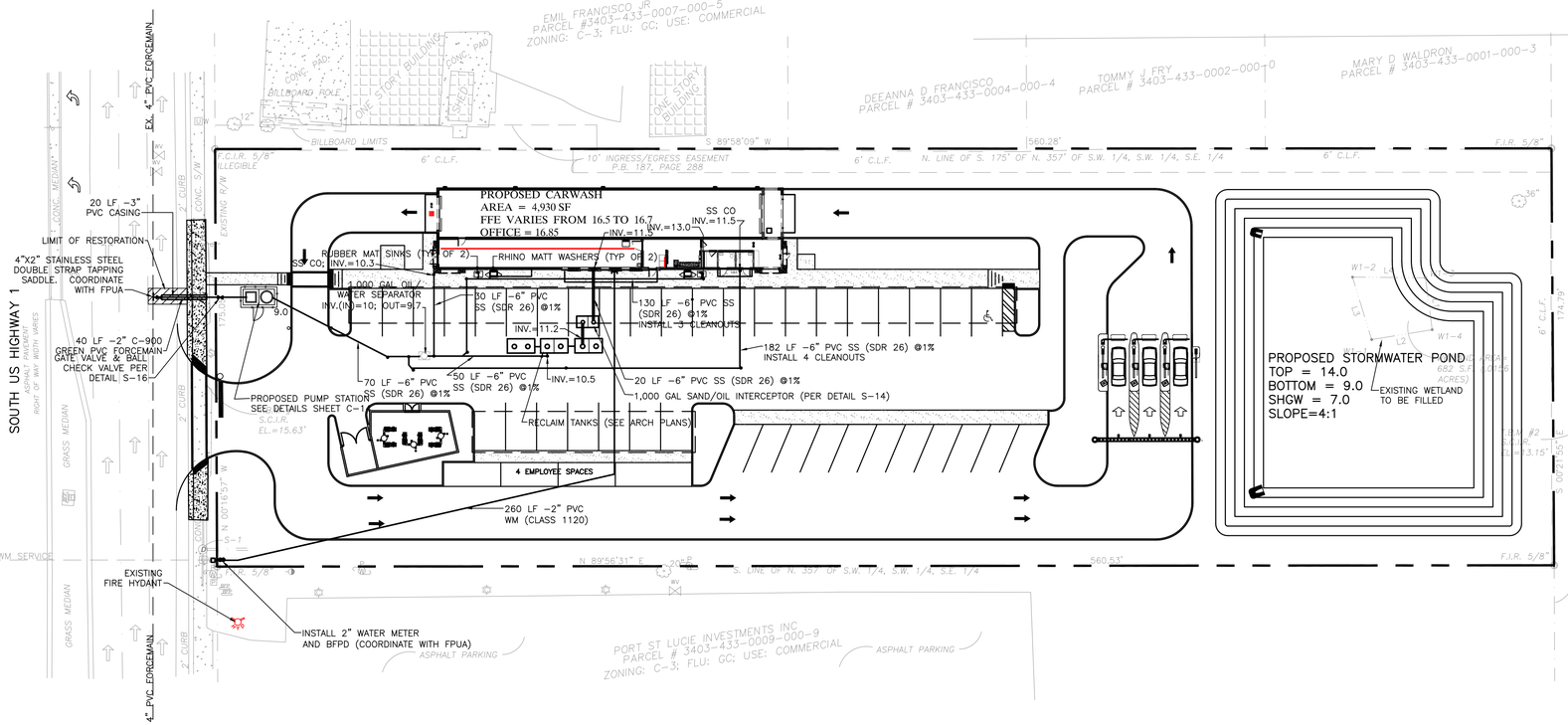
GENERAL UTILITY NOTES
1. No sanitary or reclaimed water direction bors are permitted without prior Water Reclamation (Wastewater) Division approval.

## WATER METER CALCULATIONS:

| NO. | FIXTURE TYPE | FIXTURE VALUE/ UNIT | FIXTURE VALUE |
|---|---|---|---|
| 2 | WATER CLOSET (TOILET) | 3 | 6 |
| 2 | SERVICE SINK | 3 | 6 |
| 2 | HOSE CONNECTION | 6 | 12 |
| 1 | CARWASH | | 100 |
| | | TOTAL FIXTURE = | 124 (54 GPM) |
| | | WATER METER EXISTING TO REMAIN = | 2" |

1. PROPOSED WATER/WASTEWATER FLOWS = 40 GPD/VEHICLE (WITH WATER RECOVERY) * 20 VPH * 12 HRS + (2 RESTROOMS * 250 GPD/RESTROOM) = 10,100 GPD

2. NO FIRELINE CONNECTION IS BEING PROPOSED.




LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

**EX. STORM TABLE**

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

**EX. SANITARY TABLE**

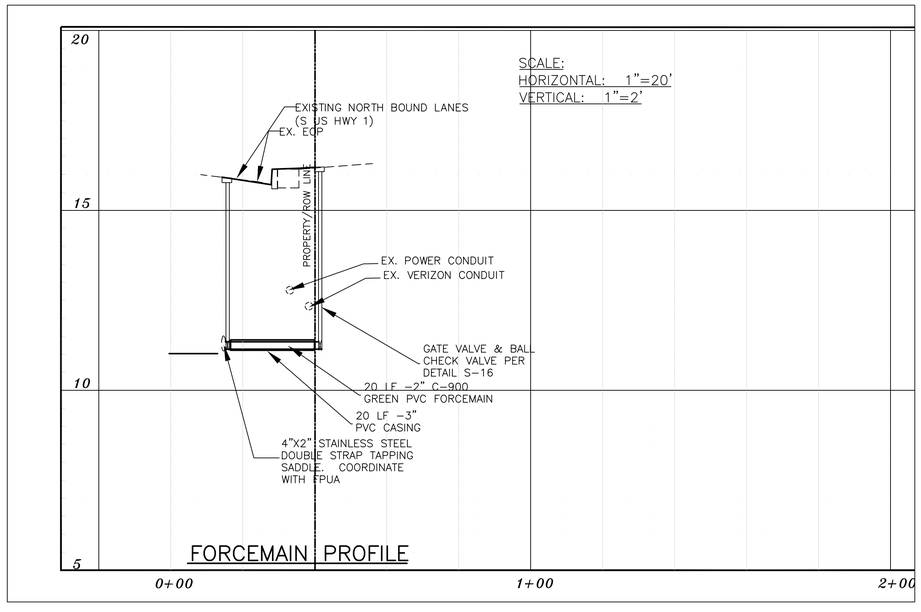
CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

**EX. TREE LEGEND**

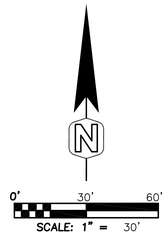
- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

## EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
G GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
W WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX
UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCF PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SEWER VALVE
M MONITOR WELL
SIGNAL SUPPORT POLE
ICV IRRIGATION CONTROL VALVE
RWV IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
E ELECTRIC MANHOLE
UC UNDERGROUND CABLE MARKER
S SANITARY MANHOLE
WM WATER METER
WV WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UG UNDERGROUND GAS MARKER
E ELECTRIC BOX
T TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CW CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GV GAS VALVE




## FORCEMAIN PROFILE




General notes
1. A minimum 1' clear distance between all sides of existing inlet structures and proposed underground utility is required. Underground utilities shall not be placed under inlet structures.
2. Public right-of-way shall be restored to its original or better condition. Any sidewalks or curbing disturbed by the work shall be restored to the condition of the original structure. Sidewalk panels shall be restored to full panel widths and lengths (defined by edges of the sidewalk and the nearest control joints or expansion joints). Partial patching of sidewalks shall not be acceptable. Pavement finishes, thicknesses, and grades shall match the existing sidewalk.
3. If sidewalk is to be removed and replaced, the sidewalk shall be constructed in Class 1 concrete, 3,000 psi, 4 in. thick and match the width of the existing sidewalk. Sidewalk located at the apron shall be constructed in Class 1 concrete, 3,000 psi, 6 in. thick and match the width of the existing sidewalk. Requirements are per ESM detail sheet 2. Rebar is not allowed.
4. Trenching shall not take place within the root zone of trees with a trunk diameter of 6 inches or larger. Underground utilities must be bored rather than trenched in the root zones of existing trees (excluding palms).
5. Locate all utilities/facilities prior to start of construction.
6. The contractor must locate and protect all the utilities and repair any damage caused by the work at no cost to the City.
7. All utility locate markings must be completely cleaned around the area of the permitted project at the contractor's expense.
8. Current A.D.A standards shall be upheld at all times.
9. All casings (HDPE)/directional bores shall extend a minimum of six feet (6') beyond each edge of pavement. (Commercial driveways, sidewalks included)
10. Casing will be required for underground utilities crossing under existing pavement with the exception of gas lines.
11. Utility poles and guy wires for anchoring utility poles may not be placed within the pedestrian path/sidewalk.
12. The Contractor shall abide by the FDOT's Guidelines for Erosion and Sedimentation Control for Construction Sites sheet. A copy of this sheet shall be reviewed/followed by said Contractor and can be obtained by going to https://beta.FDOT.gov/files/sharedassets/public/departments/permitting-services-division/trade/erosion-sedimentation-control-blue-sheet.pdf

Installation Requirements

1. All restoration work shall be done in accordance with the city's Engineering Standards Manual, and any other applicable standards, guidelines, or City Code provisions.

Underground Work

1. Crossings (underground) shall be at a minimum vertical clearance thirty-six (36) inches below top of roadway pavement or top of ground, whichever is lower, including ditch grade.
2. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.
3. Subterranean crossings may be made by boring, jacking, pushing, pulling, driving or some combination of these having a positive horizontal and vertical control. Jetting, except for hydraulic compaction or tunneling is prohibited within City and/or FDOT right-of-way.
4. Pits required for underground crossings must be constructed no closer than six feet from the edge of the traveled way.
5. All pipe must be jacked with the end open or bored-and-jacked and extended a minimum of six feet beyond the edge of the traveled way or as directed by the City Engineer.
6. Casings will be required for underground utilities crossing under existing pavement. Missile bore is not allowed when crossing under roadways. Missile bore is allowed for longitudinal placement under existing sidewalks and driveways.
Overhead Work
7. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.

RAM S.V. ALIR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

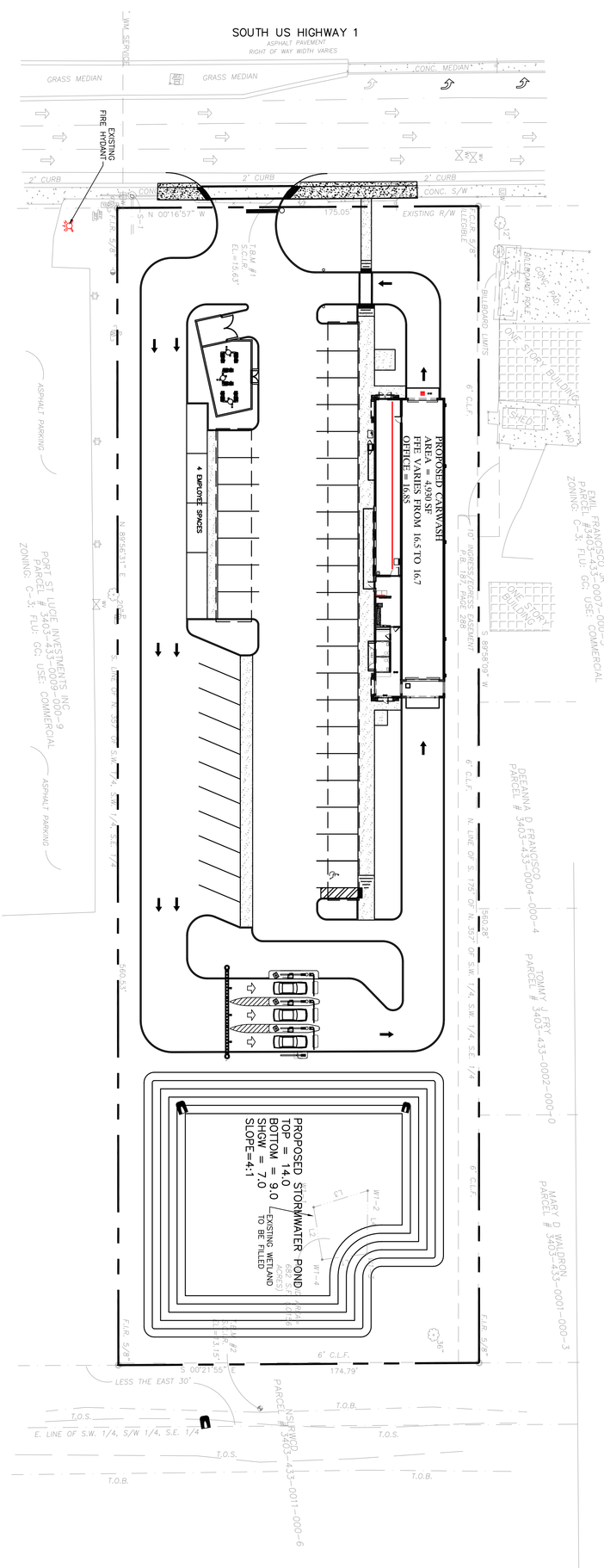

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #29719 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com


# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

# UTILITY PLAN

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-6




## EX. LEGEND & ABBREVIATIONS

| | | | |
|---|---|---|---|
| (C) CALCULATED MEASUREMENT | UGT UNDERGROUND TELEPHONE | S UNDERGROUND CABLE MARKER |
| (R/M) RIGHT OF WAY MEASUREMENT | T TELEPHONE MANHOLE | SAN SANITARY MANHOLE |
| CONC. CONCRETE | UGP UNDERGROUND PHONE | SAN SANITARY CLEANOUT |
| MULT. MULTIPLE | MES METERED END SECTION | W WATER VALVE |
| P.B. PLAT BOOK | UGPM UNDERGROUND PHONE MANHOLE | WM WATER METER |
| CI CURB INLET | UGFM UNDERGROUND FORCE MAIN | F.C.I.R. FOUND CAPPED IRON ROD |
| SMH SANITARY MANHOLE | UGE UNDERGROUND ELECTRIC | F.N./D. FOUND NAIL & DISK |
| STMH STORM MANHOLE | OHW OVERHEAD WIRES | (P) PLAT MEASUREMENT |
| FLAG FLAG POLE | UGT UNDERGROUND GAS | (F) FIELD MEASUREMENT |
| CB CATCH BASIN | UGT UNDERGROUND GAS | N.C.F. NO CORNER FOUND |
| GT GREASE TRAP MANHOLE | WF WOOD FENCE | P.O.B. POINT OF BEGINNING |
| H HYDRANT | PVCF PLASTIC PRIVACY FENCE | P.O.C. POINT OF COMMENCEMENT |
| E.O.W. EDGE OF WATER | CLF CHAIN LINK FENCE | P.U.E. PUBLIC UTILITY EASEMENT |
| MES PREVENTER VALVES | LB LICENSED BUSINESS | D.E. DRAINAGE EASEMENT |
| MLP METAL LIGHTPOLE | OHW OVERHEAD WIRE | MB MAILBOX |
| P.B. PLAT BOOK | | UGG UNDERGROUND GAS MARKER |
| CONCRETE LIGHT POLE | SV SEWER VALVE | ELECTRIC BOX |
| WOOD LIGHT POLE | MW MONITOR WELL | TRAFFIC BOX |
| SIGN SIGNAL SUPPORT POLE | ICV IRRIGATION CONTROL VALVE | UGP UNDERGROUND PHONE MARKER |
| WOOD POWER POLE | IRV IRRIGATION VALVE(RECLAIM) | RAILROAD LIGHT |
| CONC POWER POLE | TYP. TYPICAL | TRANSFORMER PAD |
| RAILROAD X-ING GATE | T.O.B. TOP OF BANK | |
| WELL | FIRE DEPARTMENT CONNECTION | CROSS WALK SIGNAL |
| UGE UNDERGROUND ELECTRIC | CO CLEANOUT | |
| UGW UNDERGROUND WATER MARKER | D STORM MANHOLE | |
| ELECTRIC MANHOLE | GAS VALVE | |

LEGEND (ALL WITH GRADES)

- PROPOSED BUILDING
- PROPOSED PAVING, SIDE, CURB
- PROPOSED SWALE
- PROPOSED TOP OF SLOPE
- PROPOSED TOE OF SLOPE
- PROPOSED HIGH POINT IN PAVEMENT
- EX. CONTOURS
- EX. TREE (INDICATING DRIPLINE & TRUNK)
- PROPOSED EXPOSED CONSTRUCTION ENTRANCE
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV.= 15.82'
12" E. RCP INV. ELEV.= 9.10'
36" S. RCP INV. ELEV.= 9.15'

EX. SANITARY TABLE

SS-1 (SANITARY CLEANOUT)
8" NW ELEV.= 12.55'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- PINE TREE AND SIZE

0' 30' 60'
SCALE: 1" = 30'

# AIR/VAC/CHASE PIPE PLAN

# TWIN'S CARWASH -FT. PIERCE

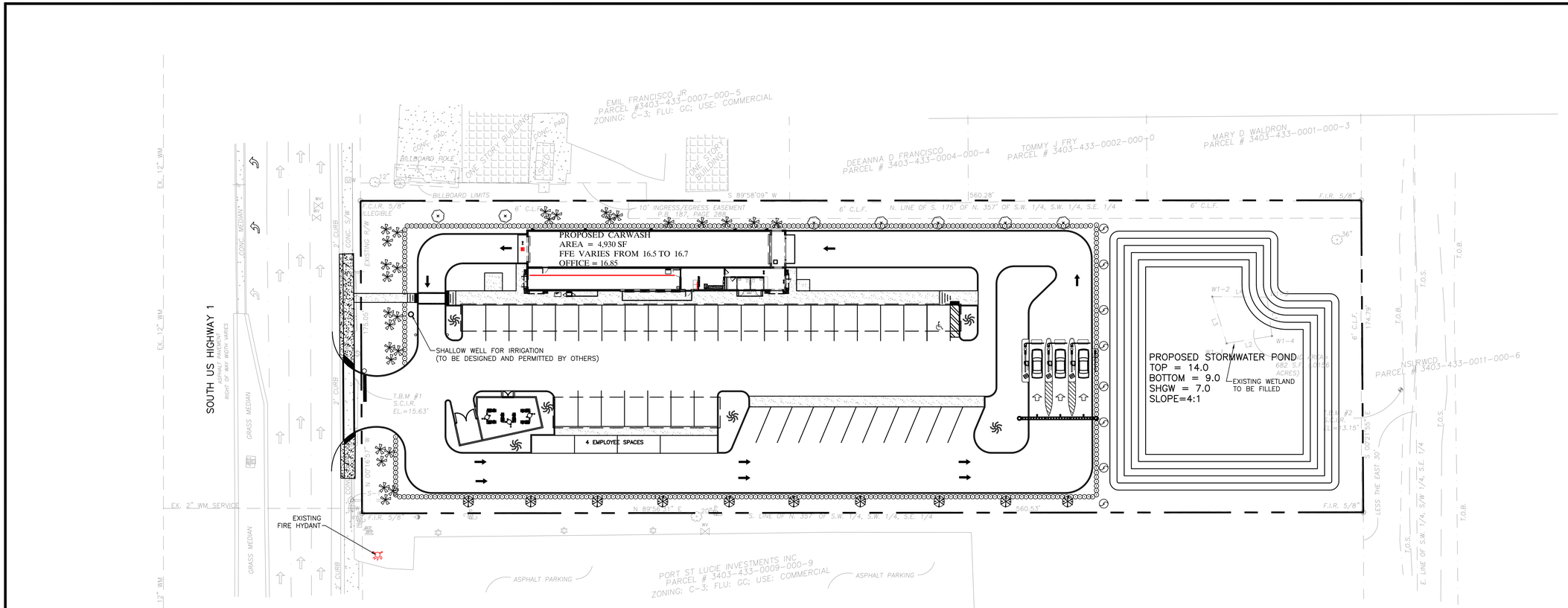
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*


ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #5204 — ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com


| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO COFP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

RAVI S.V. ALUR P.E. #50583
DATE:

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-7




LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
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CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

## EX. LEGEND & ABBREVIATIONS

- (C) CALCULATED MEASUREMENT
- (R/W) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI CURB INLET
- GI GRATE INLET
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- FLAG POLE
- GREASE TRAP MANHOLE
- HYDRANT
- PREVENTER VALVES
- METAL LIGHTPOLE
- P.B. PLAT BOOK
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- CONC POWER POLE
- RAILROAD X-ING GATE
- WELL
- GUY WIRE
- SIGN
- PHONE BOX
- CABLE BOX
- UGS UNDERGROUND SANITARY
- TELEPHONE MANHOLE
- UGP UNDERGROUND PHONE
- MES MITERED END SECTION
- STMH STORM MANHOLE
- UGFM UNDERGROUND FORCE MAIN
- UGE UNDERGROUND ELECTRIC
- UGW UNDERGROUND WATER
- OHW OVERHEAD WIRES
- UGG UNDERGROUND GAS
- T.O.S. TOE OF SLOPE
- WDF WOOD FENCE
- PVCF PLASTIC PRIVACY FENCE
- UG UNDERGROUND
- E.O.W. EDGE OF WATER
- LB LICENSED BUSINESS
- OHW OVERHEAD WIRE
- SEWER VALVE
- MONITOR WELL
- SIGNAL SUPPORT POLE
- IRRIGATION CONTROL VALVE
- IRRIGATION VALVE(RECLAIM)
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER MARKER
- ELECTRIC MANHOLE
- UNDERGROUND CABLE MARKER
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.N./D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- N.C.F. NO CORNER FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- MAILBOX
- UNDERGROUND GAS MARKER
- ELECTRIC BOX
- TRAFFIC BOX
- UNDERGROUND PHONE MARKER
- RAILROAD LIGHT
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CROSS WALK SIGNAL
- CLEANOUT
- STORM MANHOLE
- GAS VALVE

## PLANT & MATERIAL LIST:

| SYMBOL | KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | NATIVE FLORIDA | DROUGHT TOLERANT | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| | LS | Liquidambar styraciflua | SWEETGUM | 8 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | BN | Betula nigra | RIVER BIRCH | 6 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | MG | Magnolia grandiflora | SOUTHERN MAGNOLA | 10 | 3" DBH | **YES** | **YES** | MIN. 12' HIGH |
| | QV | Quercus virginiana | LIVE OAK | 7 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | SP | Sabal palmetto | SABAL PALM | 29 | | YES | YES | MINIMUM CLEAR TRUNK OF 10' |
| | | | | | | | | |
| | | | | | | | | |
| SHRUBS | | | | | | | | |
| | VO | VIBURNUM OBOVATUM | WALTER VIBURNUM | 350 | 3-7 GAL | YES | YES | MIN. 36", 3 FT O/C |

1. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE 1.

## LANDSCAPE NOTES:

1. Represents existing trees to be barricaded and saved Barricades shall consist of new or used chain link fence (min. 5' high) located at the tree drip line.
2. All plants must be healthy, vigorous material, free of pests and disease.
3. All plants shall be Florida Grade No. 1 or better
4. All plants must be container-grown or balled and burlap as indicated in the plant list.
5. All plants shall be triangulately spaced.
6. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc.; which occurs as a result of the landscape contractor.
7. All trees must be guyed and staked as shown in the details
8. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
9. All planting shall be done in accordance with acceptable Horticultural practices. This is to include proper planting mix, plant bed and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting and adequate maintenance until acceptance by the owner.
10. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: watering, spraying, mulching, fertilizing, etc.) or planting areas and lawns until the work is accepted in total by the landscape architect and the owner. The Owner of the property will be responsible from there on.
11. All plants shall be guaranteed for 90 days from final inspection and acceptance. All trees shall be guaranteed an additional 180 days.
12. All plants are subject to approval by the owner or owner's representative. Prior to planting, all trees must be approved by the owner or owner's representative.
13. All plants and planting areas must be completely mulched as specified with three (3) inches of Cypress Mulch.
14. Standards set forth in "American Standards for Nursery Stock" represent guideline specifications only and shall constitute MINIMUM quality requirements for plant material.
15. All landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibs within 50 feet of all required landscaping plant material.
16. The irrigation system shall be designed to minimize root disturbance to existing trees and other vegetation to be retained. No irrigation is required within these areas.
17. All EXISTING shrubs shall be of sufficient height so that they are a minimum of 24" above the finished pavement elevation of the parking area adjacent to said shrub.
18. All tree roots existing within approved improvement areas and originating from a protected tree shall be severed clean at the limits of the preserved area. Pruning shall be done using a "DOSKO" Root Pruner or approved equal. An inspection of pruning activities shall be arranged with the CITY OF FT PIERCE Department of Natural Resources.
19. All trees to remain must be protected by tree protection barricades meeting the minimum standards shown on the attached diagram (i.e. Silt Fence). Protective barricades shall remain in place until land alteration and construction activities are complete.
20. Any tree not designated for removal from the site and is removed by the contractor will result in the contractor having to either compensate the owner for similar replacement of tree(s) destroyed, or, replacement of identical size and species of tree removed. Further, any additional requirements by regulatory agencies having jurisdiction over such matters will be incurred by the contractor. Compensatory damages against the contractor are not limited in this situation.
21. A MAXIMUM OF 50% OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DRAUGHT TOLERANT.
22. Stabilization shall be done by using vegetative ground cover.
23. ALL NEWLY DEVELOPED AND REDEVELOPED ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, INCLUDING PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES ETC., SHALL BE SCREENED PER CITY OF FT PIERCE LDC.

N

0' 30' 60'

SCALE: 1" = 30'

ASPIRE ENGINEERING, INC.
CONSTRUCTION MANAGEMENT · CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

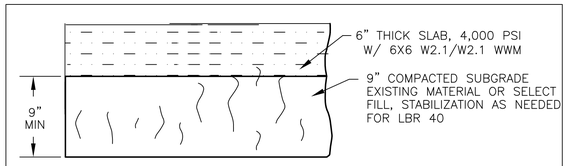
RAM S.V. ALUR P.E. #65583
DATE:

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

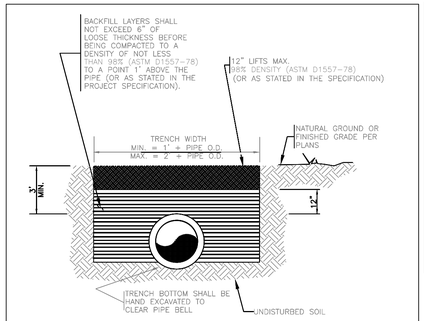
## LANDSCAPE PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-8 |



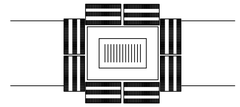

CONCRETE PAVEMENT DETAIL

N.T.S.




PIPE BACKFILL AND COMPACTION DETAIL

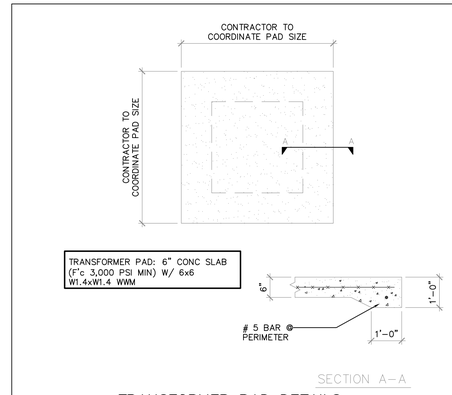
N.T.S.




DITCH BOTTOM INLET

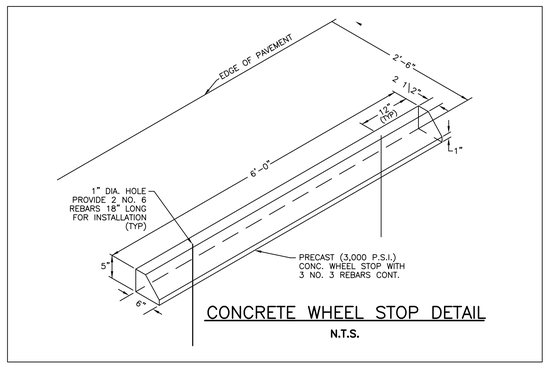
PROTECTION AROUND INLETS

N.T.S.



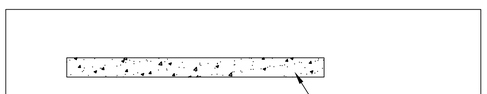

SECTION A-A

TRANSFORMER PAD DETAILS




CONCRETE WHEEL STOP DETAIL

N.T.S.



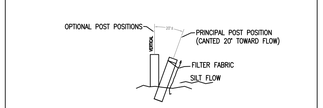

1. COMPACT UPPER 6" SUBGRADE TO 98% STANDARD PROCTOR
2. SIDEWALK THICKNESS SHALL BE INCREASED TO 6" AT ALL ALL DRIVEWAYS, APPROACHES AND ALONG STREETS (IN THE ROW OR IN THE EASEMENT).
3. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS
4. CONTROL JOINTS @ 5' ON CENTER

CONCRETE SIDEWALK DETAIL

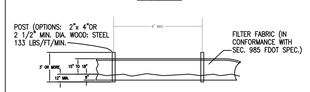
N.T.S.



IN-WALL LOCKABLE HOSE BIB DETAILS




SECTION

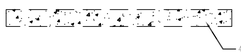



ELEVATION

TYPE III SILT FENCE

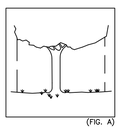
N.T.S.

D. O. T. INDEX #102

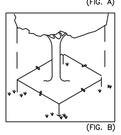



MATT BEATER AND MATT CLEANER
CONCRETE PAD DETAILS

NTS



(FIG. A)



(FIG. B)

PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA.

1. TREES – TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIPLINE OF A TREE. THE DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. (FIG. A)

BARRIER SPECIFICATION FOR TREES
MIN. 5' HIGH NEW OR USED CHAIN LINK FENCE (FIG. B)

WHY A BARRIER
1. TO PROTECT ALL ABOVE GROUND PROTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.

2. TO PROTECT ROOT SYSTEMS FROM COMPACTION.

3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

WHY IT WORKS
A TREE'S CHANCE FOR SURVIVAL IS GREATLY ENHANCED IF NO CONSTRUCTION MATERIAL, HEAVY EQUIPMENT OR STOCKPILING OF SOIL IS ALLOWED INSIDE THE BARRIER; ONLY HAND LABOR.

TREE BARRICADE SPECIFICATIONS

5.

## GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FT. PIERCE & FDOT STANDARDS AND SPECIFICATIONS.
2. LOCATIONS OF EXISTING UTILITIES AND FACILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON TOPO DATA AND RECORD INFORMATION. ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTACT SUNSHINE STATE CALL AT 1-800-432-4770 FOR LOCATIONS OF ALL UTILITIES. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER BEFORE MAKING ANY AND ALL INTERPRETATIONS OF THE PLANS. THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
4. CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, ETC. WITH THE SAME TYPE OF MATERIAL REMOVED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE PLANS. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ALL SURVEY CONTROLS DISTURBED AND/OR REMOVED DURING CONSTRUCTION WILL BE REPLACED BY A REGISTERED SURVEYOR, COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.

   ALL EROSION CONTROL MEASURES MUST BE COMPLETE BEFORE CONSTRUCTION ACTIVITIES CAN BEGIN.
6. EROSION/SEDIMENTATION CONTROL: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAINS). IF REQUIRED, TO PREVENT SILTATION OF THE ADJACENT PROPERTY, STREET, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND AS REQUIRED, IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF SITE, EITHER BY NATURAL DRAINAGE OR VEHICLE TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER LOCAL AUTHORITIES.
7. CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS AND/OR RIGHTS-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO ANY WORK IN OR OVER THESE AREAS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE VARIOUS UTILITY COMPANIES WITH AT LEAST 48 HOURS ADVANCE NOTICE FOR UTILITY VERIFICATION.
9. UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER, EXCAVATIONS AND EMBANKMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF FDOT SECTION 120, TO ACHIEVE THE PLAN ELEVATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
11. PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
12. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH OR AS NOTED ON THE LANDSCAPE PLAN. DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
13. ANY TREE NOT DESIGNATED FOR REMOVAL FROM THE SITE AND IS REMOVED BY THE CONTRACTOR WILL RESULT IN THE CONTRACTOR HAVING TO EITHER COMPENSATE THE OWNER FOR SIMILAR REPLACEMENT OF TREE(S) DESTROYED, OR, REPLACEMENT OF IDENTICAL SIZE AND SPECIES OF TREE REMOVED. FURTHER, ANY ADDITIONAL REQUIREMENTS BY REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH MATTERS WILL BE INCURRED BY THE CONTRACTOR. COMPENSATORY DAMAGES AGAINST THE CONTRACTOR ARE NOT LIMITED IN THIS SITUATION.
14. NO GROUND DISTRUBING ACTIVITIES OE VEHICLE TRAVEL WILL OCCUR WITHIN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.
15. ANY WELL DISCOVERED DURING LAND CLEARING SHALL BE PROTECTED OR ABANDONED IN ACCORDANCE WITH SJRWMD RULES.

RAM S.V. ALUR P.E. #65583
DATE:

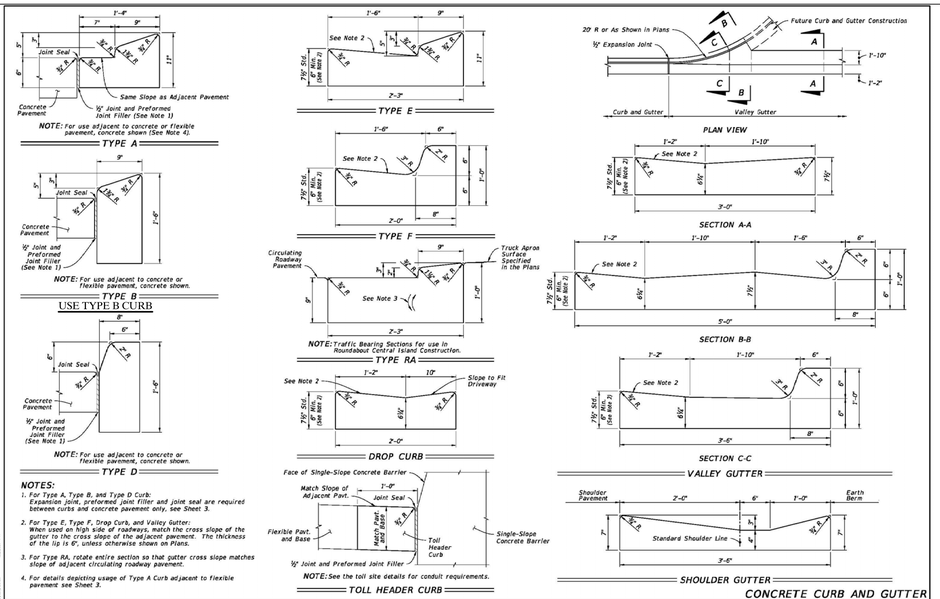
| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29719 ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*

SITE DETAILS

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-9 |




NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

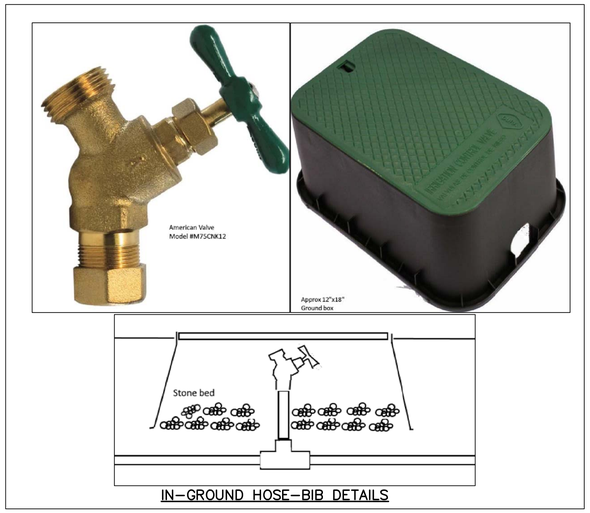
NOTE: See the toll site details for conduit requirements.

**NOTES:**

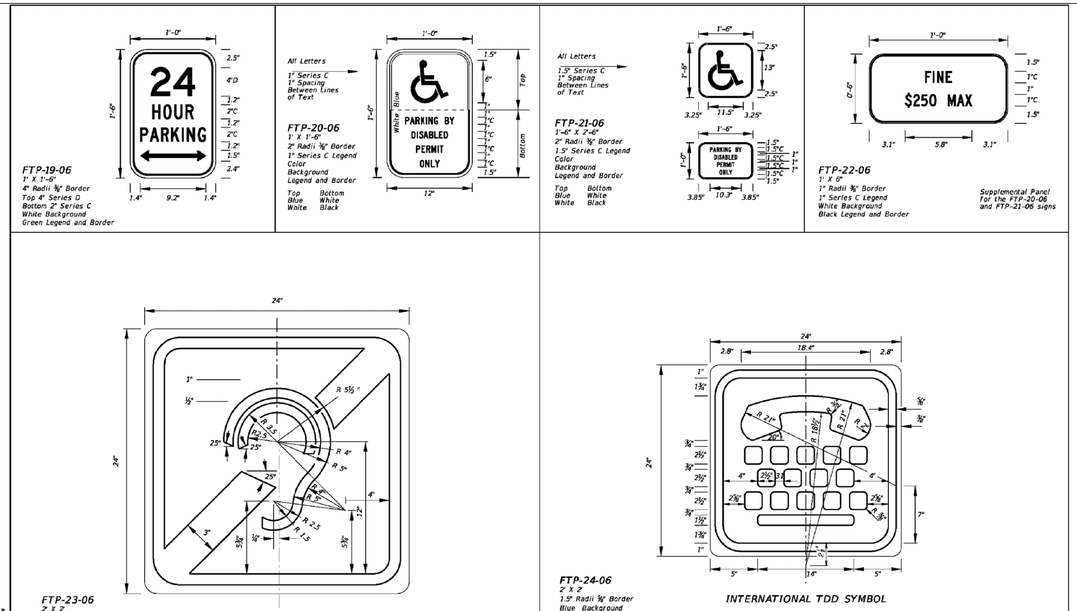
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

CONCRETE CURB AND GUTTER

| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT | FY 2022-23 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 2 of 3 |
|---|---|---|---|---|---|---|---|

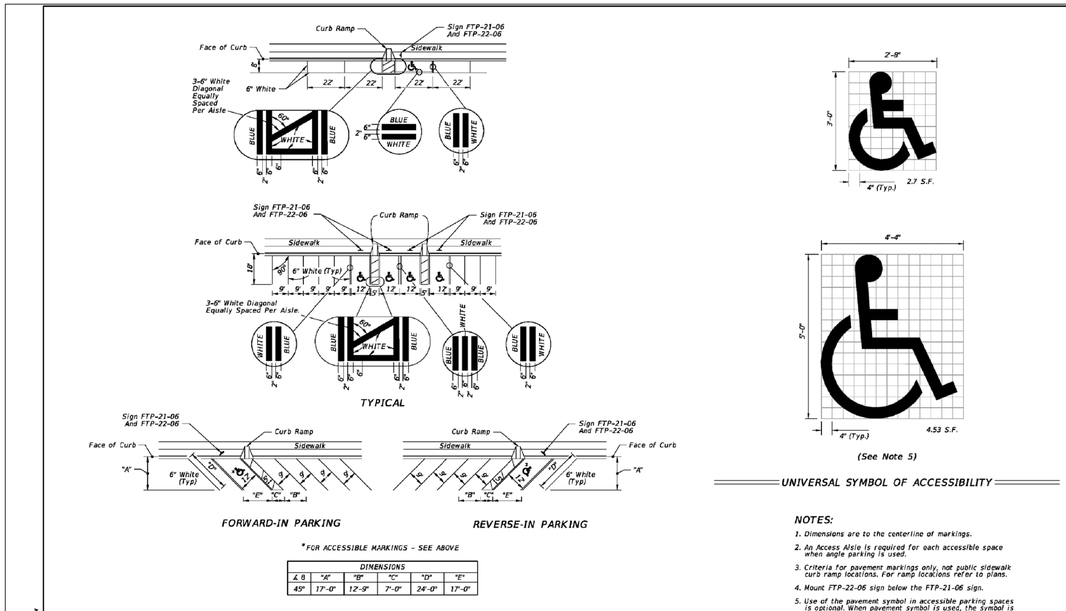



IN-GROUND HOSE-BIB DETAILS




SPECIAL SIGN DETAILS

| LAST REVISION 11/01/20 | REVISION | DESCRIPTION: | FDOT | FY 2022-23 STANDARD PLANS | SPECIAL SIGN DETAILS | INDEX 700-102 | SHEET 4 of 12 |
|---|---|---|---|---|---|---|---|




*FOR ACCESSIBLE MARKINGS - SEE ABOVE

| DIMENSIONS | | | | | | |
|---|---|---|---|---|---|---|
| ∠ θ | "A" | "B" | "C" | "D" | "E" |
| 45° | 17'-0" | 12'-9" | 7'-0" | 24'-0" | 17'-0" |

PAVEMENT MARKING FOR PARKING

**NOTES:**

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT | FY 2022-23 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 11 of 13 |
|---|---|---|---|---|---|---|---|

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CERTIFICATION OF AUTHORIZATION #28139 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CDFP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

RAM S.V. ALUR P.E. #50583
DATE:

TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |

SHEET: C-10

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 — SHEET 1 OF 2 | |

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES
## CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45$ AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 — SHEET 2 OF 2 | |

## FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION, IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS | G-2 CONSTRUCTION NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1 | |

## STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

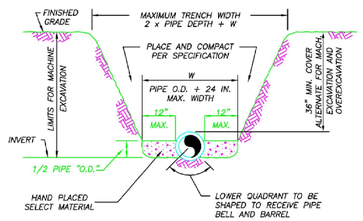
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

| STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT | G-3 WATER/SEWER CONFLICT |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 — SHEET 1 OF 1 | |

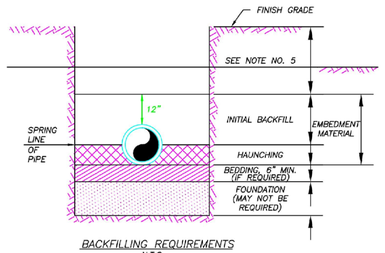



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

| TYPICAL TRENCH DETAIL | M-1 |
|---|---|
| 03-09 CONCRETE SLAB — SLL — JLC; DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1 | |

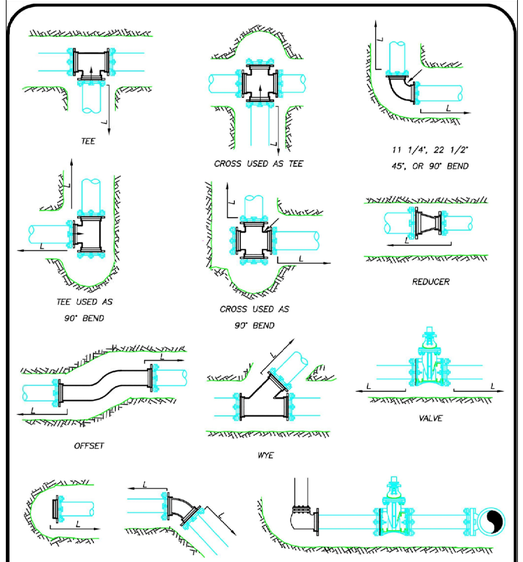



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

| BACKFILLING REQUIREMENTS | M-2 |
|---|---|
| 03-09 CONCRETE SLAB — SLL — JLC; DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1 | |




MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

| MECHANICAL JOINT ANCHORING REQUIREMENTS | M-3 |
|---|---|
| 03-09 CONCRETE SLAB — SLL — JLC; DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1 | |

## MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

| MECHANICAL JOINT RESTRAINT NOTES | M-4 |
|---|---|
| 03-09 CONCRETE SLAB — SLL — JLC; DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 — SHEET 1 OF 1 | |

RAM S.V. ALUR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD. | 9/6/22 |
| | NSLRWCD & FPUA | |

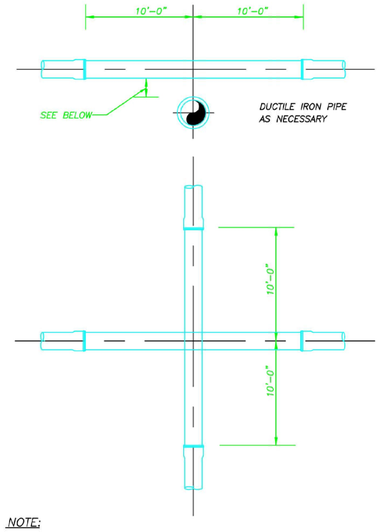

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28979 — EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7753, E-mail: aspireeng@yahoo.com


# TWIN'S CARWASH -FT. PIERCE

SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

## SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-11

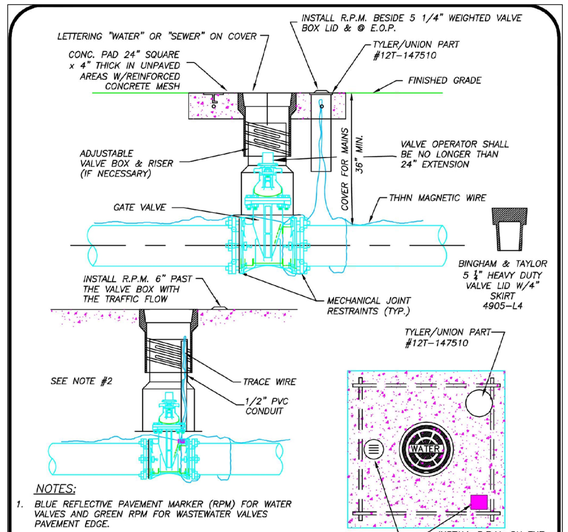



NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

| FPUA COMMUNITY PROUD | UTILITY CROSSING DETAIL | M-5 |
|---|---|---|
| 03-09 CONCRETE SLAB SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

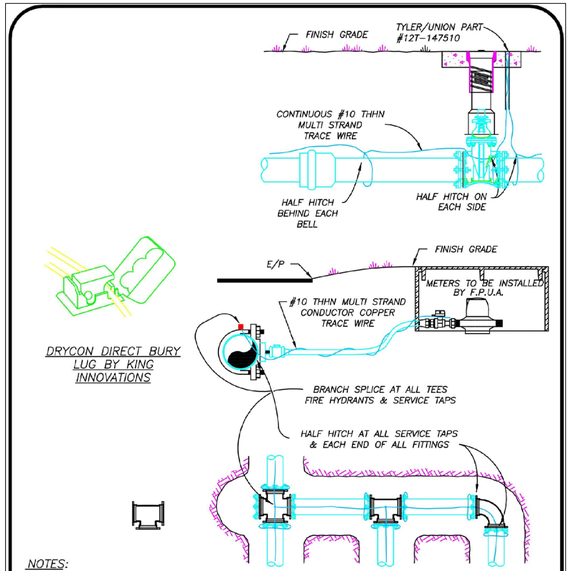



NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

| FPUA COMMUNITY PROUD | TYPICAL GATE VALVE & VALVE BOX DETAIL | M-6 |
|---|---|---|
| 03-09 CONCRETE SLAB SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

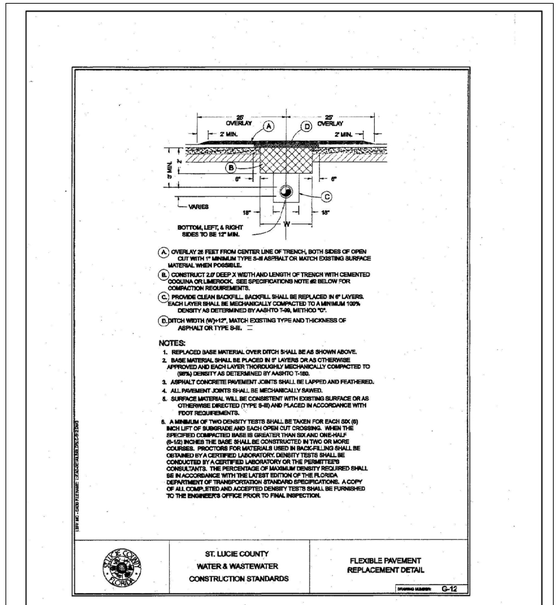



NOTES:

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.)

| FPUA COMMUNITY PROUD | TRACE WIRE DETAIL | M-11 |
|---|---|---|
| 03-02 CONCRETE SLAB SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |




A OVERLAY 25 FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

B CONSTRUCT 2.5' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK. SEE SPECIFICATIONS NOTE #5 BELOW FOR COMPACTION REQUIREMENTS.

C PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 8" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

D DITCH WIDTH (W)=12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT OR TYPE S-III.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 8" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH 500 (E) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.

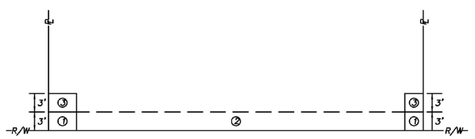
ST. LUCIE COUNTY
WATER & WASTEWATER
CONSTRUCTION STANDARDS

FLEXIBLE PAVEMENT REPLACEMENT DETAIL
STANDARD NUMBER G-12

| FORT PIERCE UTILITIES AUTHORITY | FLEXIBLE PAVEMENT REPLACEMENT DETAIL | R-4 |
|---|---|---|
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLM | COMPUTER FILE # MISC. DETAILS 200602.DWG | |
| DRAWN BY: JLM | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

## GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

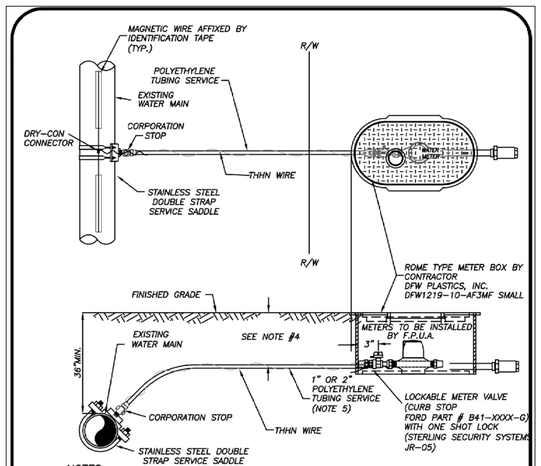



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ③ SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ⑤.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

| FPUA COMMUNITY PROUD | WATER METER PLACEMENT POLICY | W-1 |
|---|---|---|
| 03-09 02-15 SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

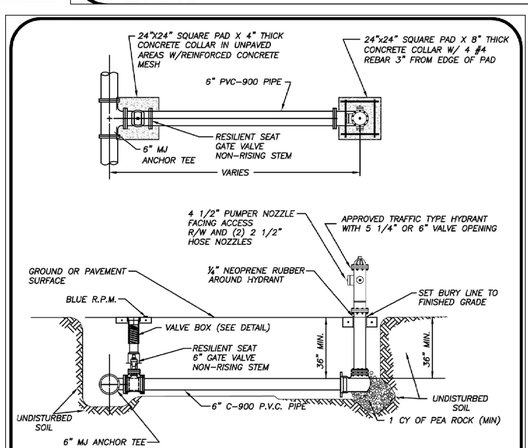



NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | TYPICAL SINGLE WATER SERVICE CONNECTION | W-2 |
|---|---|---|
| 03-09 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2020 | SHEET 1 OF 1 |

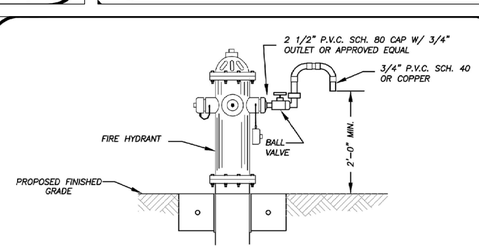



NOTES:

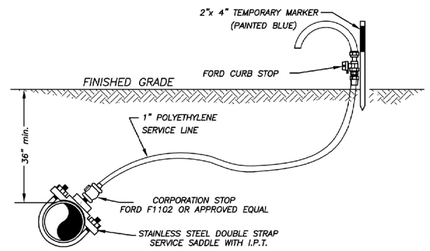
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE 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.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

| FPUA COMMUNITY PROUD | TYPICAL FIRE HYDRANT ASSEMBLY | W-5 |
|---|---|---|
| 03-09 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MATERIAL.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |




BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)




BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

| FPUA COMMUNITY PROUD | BACTERIOLOGICAL SAMPLING POINT DETAIL | W-6 |
|---|---|---|
| 03-09 02-15 SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATERDETAIL.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |


ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #EB#29 CONSULTING ENGINEERS · PLANNERS EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7753; E-mail: aspireeng@yahoo.com


| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD. | 9/6/22 |
| | NSLRWCD & FPUA | |

RAM S.V. ALLIR P.E. #50583
DATE:

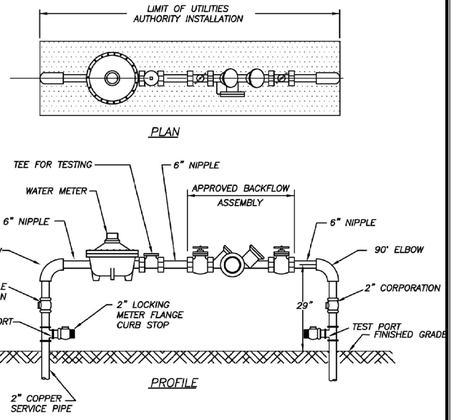
TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE

PROJECT #: 22-017

SHEET:
C-12




NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

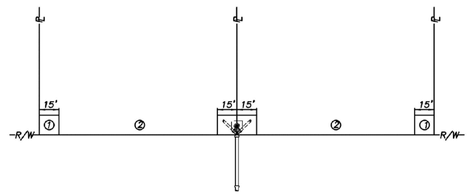
WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

| FPUA COMMUNITY PROUD | WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS) | W–8 |
|---|---|---|
| 03–08 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

## GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



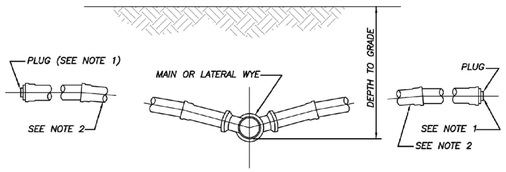

NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT–OF–WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

| FPUA COMMUNITY PROUD | WASTEWATER SERVICE PLACEMENT POLICY | S–1 |
|---|---|---|
| 02–06 02–15 SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600



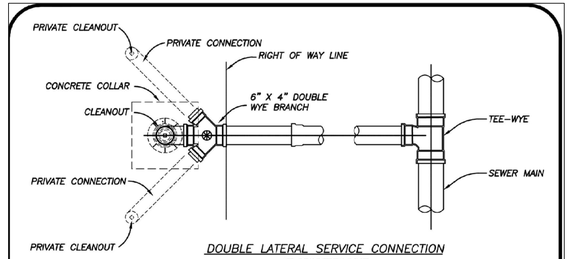

NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S–1 FOR SPECIFIC PROPERTY LAYOUT.

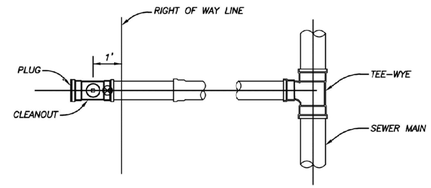
SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | SERVICE CONNECTION WASTEWATER | S–2 |
|---|---|---|
| 02–06 | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



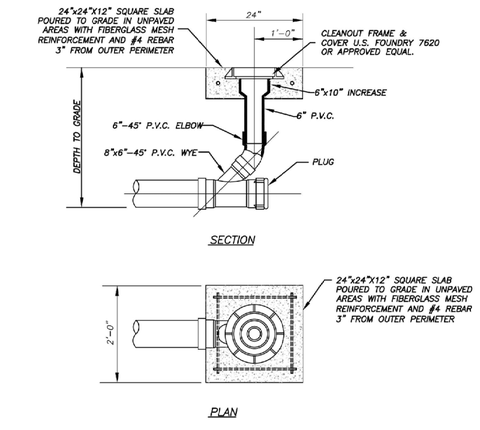

SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | SERVICE CONNECTION WASTEWATER | S–3 |
|---|---|---|
| 02–06 | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

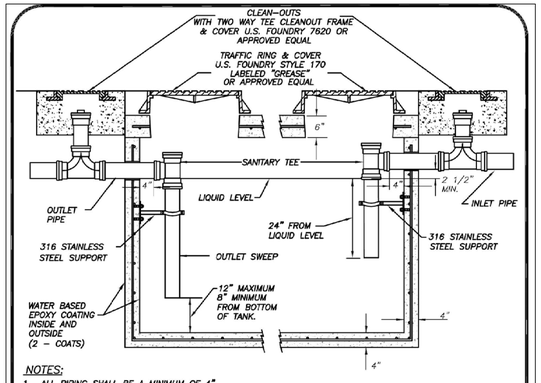
FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

| FPUA COMMUNITY PROUD | TERMINAL CLEANOUT DETAIL WASTEWATER | S–4B |
|---|---|---|
| 10–06 RBC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2016 | SHEET 2 OF 3 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




NOTES:

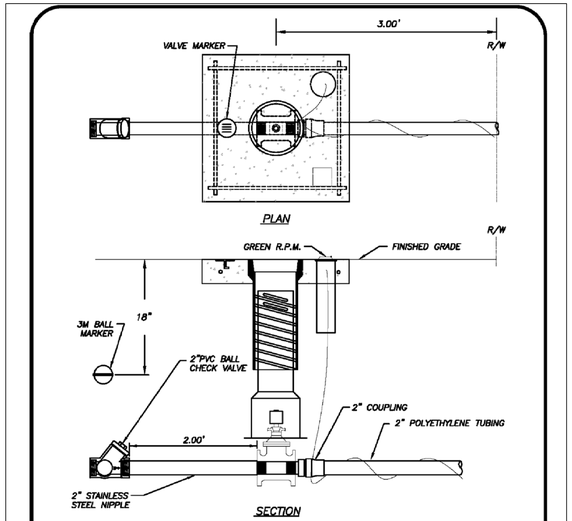
1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED–IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW 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 FORM 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 DRY, 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, PERFORM THE FOLLOWING: (1) 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.)

| FPUA COMMUNITY PROUD | STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTERS | S–14 |
|---|---|---|
| 2016 LABEL UPDATE SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2016 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

| FPUA COMMUNITY PROUD | GRINDER STATION CONNECTION | S–16 |
|---|---|---|
| 03–08 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

RAM S.V. ALIR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

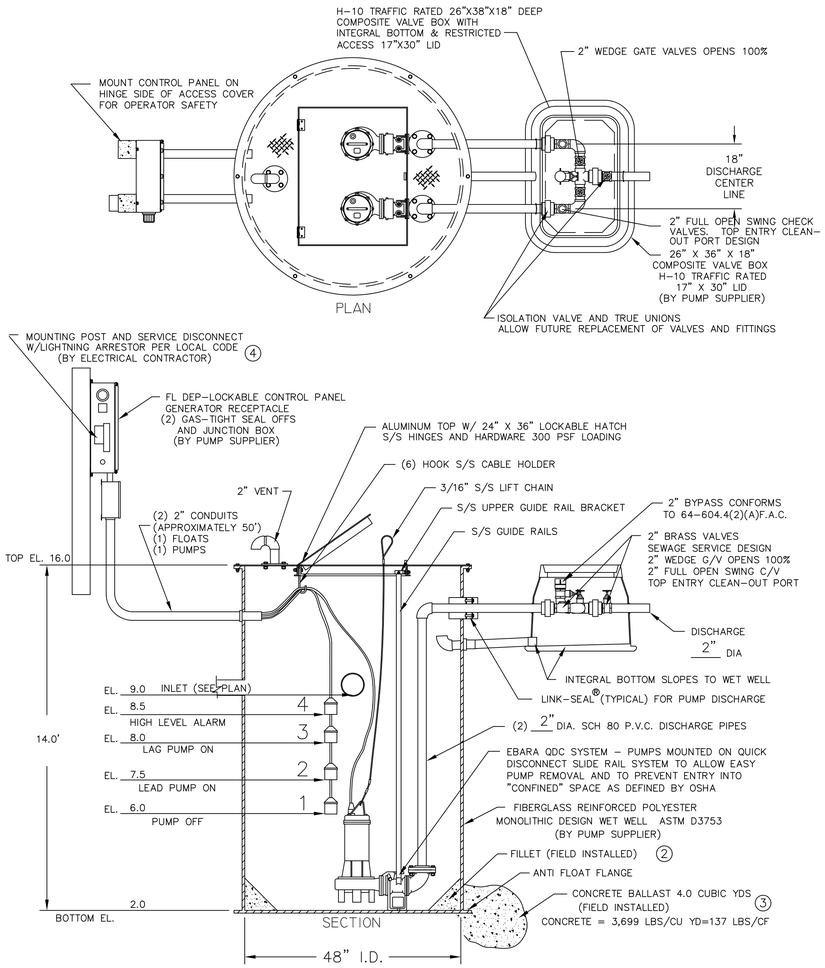
ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28979 CONSULTING ENGINEERS · PLANNERS EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571–2850, FAX: (813)571–1753; E–mail: capireeng@yahoo.com

# TWIN'S CARWASH -FT. PIERCE

SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

## SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22–017
SHEET: C–13




## 48" DUPLEX STATION - 2" PIPING WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL

4. MOUNTING POST, SERVICE DISCONNECT AND LIGHTING ARRESTOR PER LOCAL CODE
3. CONCRETE BALLAST AS REQUIRED
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

# GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

| | | | |
|---|---|---|---|
| MODEL | EBARA 50 DGF | 5 | HP |
| GPM | 91 GPM @ 87 FT & | 94 GPM @ 45 FT | FT/TDH |
| VOLTAGE | 208/230 | THREE | PHASE |
| DISCHARGE | 2" | 162 MM | IMPELLER |

SEWAGE PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 36" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

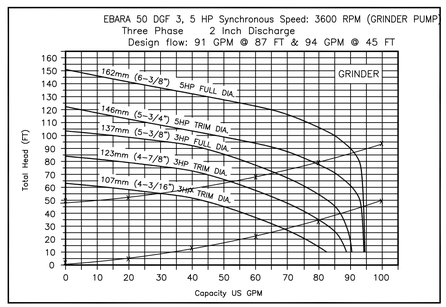
PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE STOCKING DISTRIBUTOR FOR EBARA SUBMERSIBLE PUMPS: TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256




## PUMP PERFORMANCE CURVE

IN CASE OF EMERGENCY CONTACT:
DAN BRAINARD KING
813-649-9561

## SIGN DETAILS

SIGN NOTES:
MIN. LETTER SIZE: 2"

CONTROL PANEL -SHALL CONFORM TO FL DEP 64-604.42(A)

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

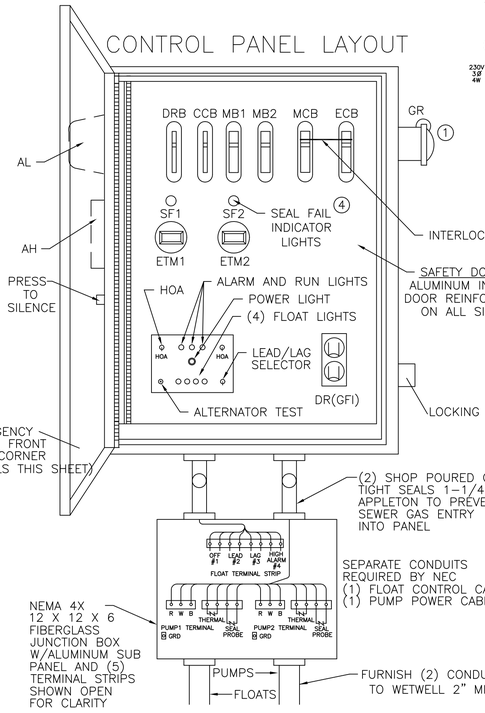
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

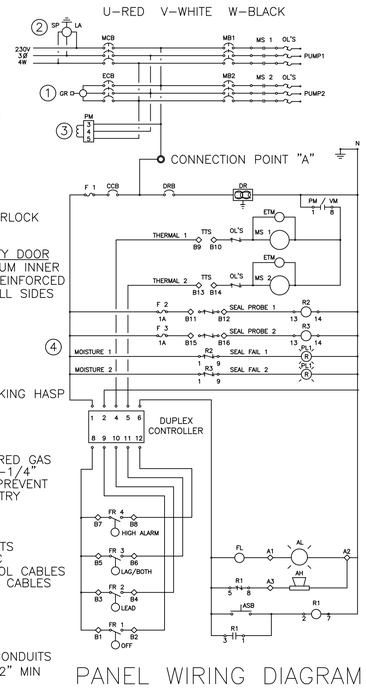
THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

## CONTROL PANEL LAYOUT




## THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK




## PANEL WIRING DIAGRAM

## LEGEND

| | | |
|---|---|---|
| | AH | ALARM HORN |
| | AL | ALARM LIGHT |
| | ASB | ALARM SILENCE BUTTON |
| | ATS | ALTERNATOR TEST SWITCH |
| | CCB | CONTROL CIRCUIT BREAKER |
| | DR | DUPLEX RECEPTACLE |
| | DRB | DUPLEX RECEPTACLE BREAKER |
| | ECB | EMERGENCY CIRCUIT BREAKER |
| | ETM | ELAPSED TIME METER |
| | F | FUSE |
| | FL | FLASHER |
| | FS | FLOAT SWITCH (REGULATOR) |
| 1 | GR | GENERATOR RECEPTACLE |
| | GRD | GROUND |
| | HOA | HAND-OFF-AUTOMATIC SELECTOR |
| | LA | LIGHTNING ARRESTOR |
| | MB | MOTOR BREAKER |
| | MCB | MAIN CIRCUIT BREAKER |
| | MS | MOTOR STARTER |
| | N | NEUTRAL |
| | OL'S | OVERLOAD HEATERS |
| 3 | PM | PHASE MONITOR |
| | PTS | PUMP TERMINAL STRIP |
| | R | RELAY |
| | RC | RUN CAPACITOR |
| | RD | DISCHARGE RESISTOR |
| | RL | PUMP RUN INDICATORS |
| | RTS | REGULATOR TERMINAL STRIP |
| | SC | START CAPACITOR |
| | SF | SEAL FAIL |
| | SR | START RELAY |
| 2 | SP | SURGE PROTECTOR |
| | TTS | THERMAL TERMINAL STRIP |

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SEAL FAIL DETECTING

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

EBARA DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
*Representing Innovative Manufacturers*
MODEL TSC2-40.1©
4621 N. HALE AVENUE TAMPA, FL 33614
PH (813)876-9256
FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV 0102 SCALE: N.T.S.

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CONF. FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

RAM S.V. ALIR P.E. #50583
DATE:

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28987 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7753, E-mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*

LIFT STATION DETAILS

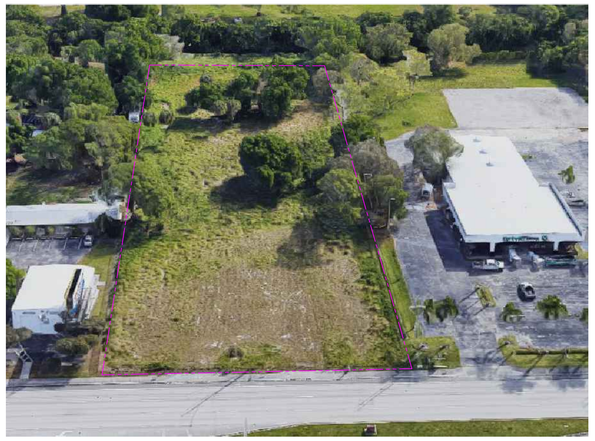
| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-14 |



1 / A-1 **EXISTING ELEVATION**
ADJACENT LOT TO THE NORTH — Scale : N.T.S.




2 / A-1 **EXISTING ELEVATION**
ADJACENT LOT TO THE SOUTH — Scale : N.T.S.

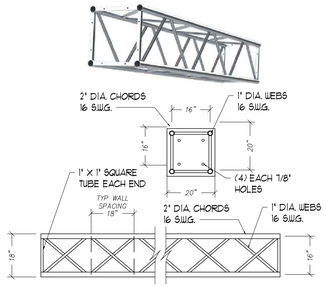


A / A-1 **EXISTING ELEVATION**
VACANT LOT @ PROJECT LOCATION — Scale : N.T.S.

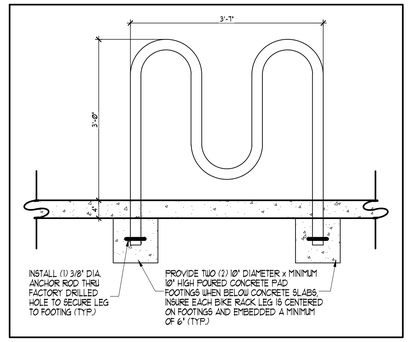
## DESIGN NOTES

THE BASIC DESIGN AESTHETIC OF THE NEAREST PROPERTIES IS RELATIVELY NEGLIGIBLE. FOR THE MOST PART (BESIDES THE METAL WAREHOUSE TO THE NORTH) THE PROPOSED PROJECT LOCATION IS SURROUNDED BY CAR DEALERSHIPS WITH A SLIGHTLY MODERN DESIGN.

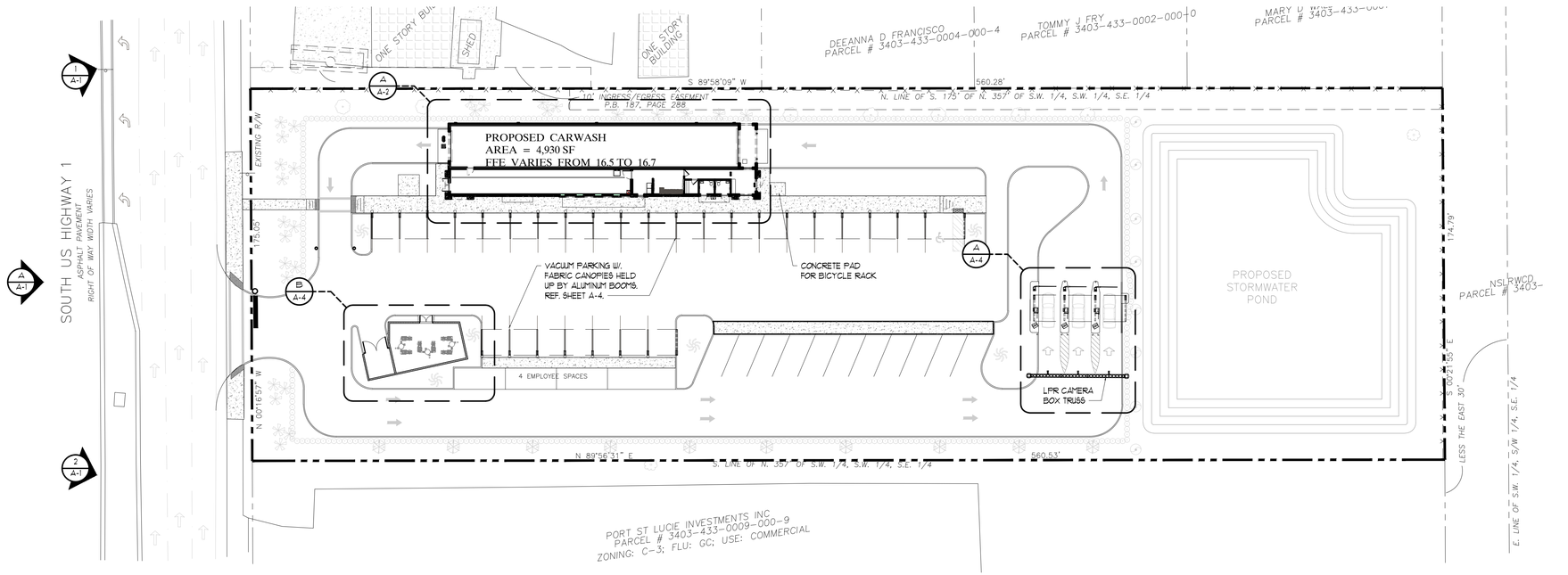
THE CONCEPT USED IN DESIGNING THIS PROJECT IS A SOMEWHAT "MODERN FRAIRIE" AESTHETIC, UTILIZING STUCCO FINISHES, DRY-STACK STONE VENEER AND EARTH TONES.




3 / A-1 **LPR CAMERA BOX TRUSS**
PLAN AND PROFILE DETAILS — Scale : N.T.S.




4 / A-1 **BICYCLE RACK**
ELEVATION/SECTION — Scale : N.T.S.




N.

# ARCHITECHTURAL SITE PLAN

SCALE: 1" = 30'-0"

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ISSUED FOR:
DESIGN REVIEW

09-19-2022

MICHAEL F. SOFARELLI JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

PROJECT:
TWIN's
NEW CAR WASH
5340 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE (727)-530-3535
EMAIL: Mike@sofarelliarch.com

Revisions:

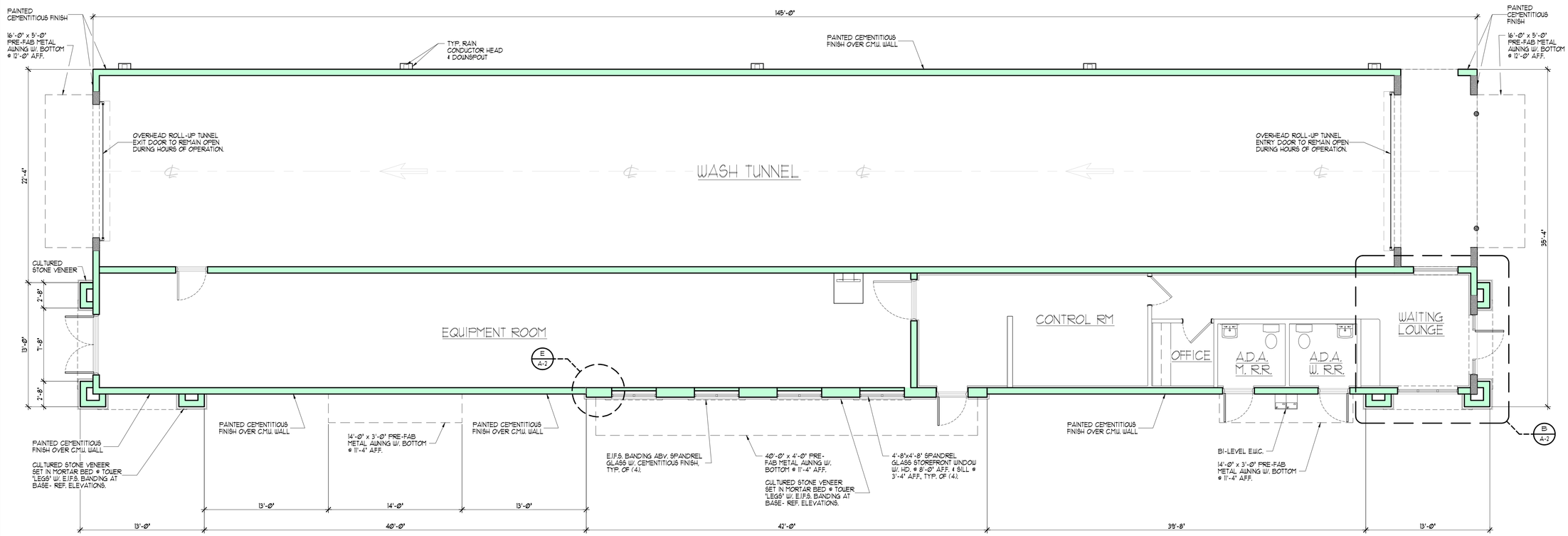
CONTENT:
PROPOSED SITE PLAN

Filename:
TWINS CAR WASH FORT PIERCE

Date:
10-27-2021

Proj. no.
22046

Sheet:
A-1



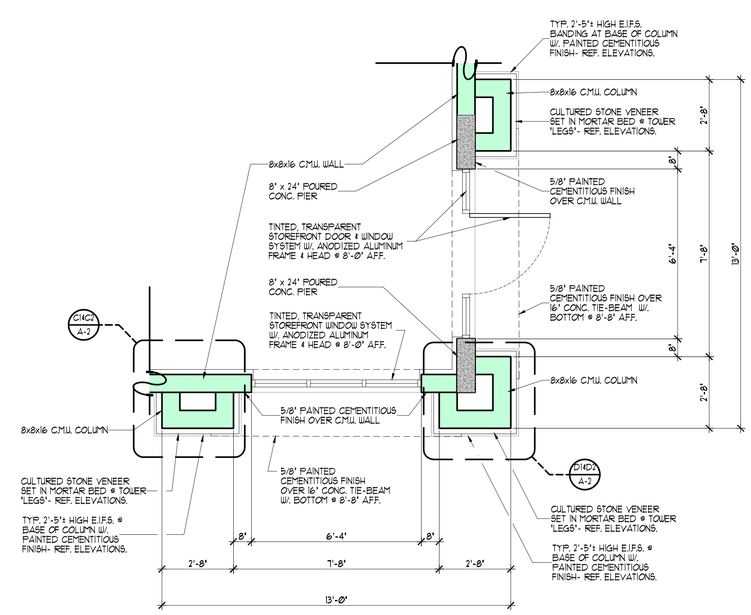

N.

# A A-2 FLOOR PLAN

SCALE: 3/16" = 1'-Ø"

## WALL LEGEND

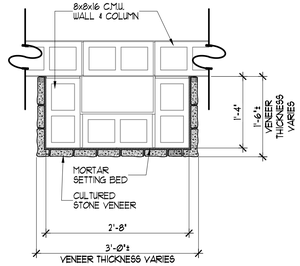
| EXTERIOR CMU WALL, 8" U.N.O. | POURED CONC. PIER @ END WALL OPENING |
|---|---|




# B A-2 ENLARGED PLAN

@ EAST TOWER

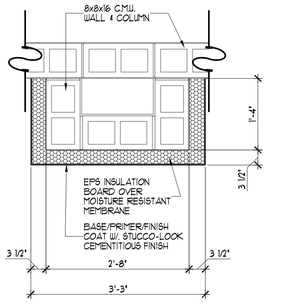
Scale : 3/8" = 1'-Ø"




# C1 A-2 PLAN DETAIL

@ CULTURED STONE

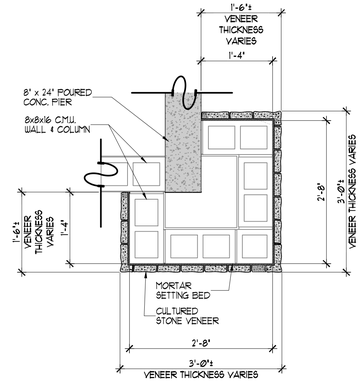
Scale : 3/4" = 1'-Ø"




# C2 A-2 PLAN DETAIL

@ E.I.F.S. BASE

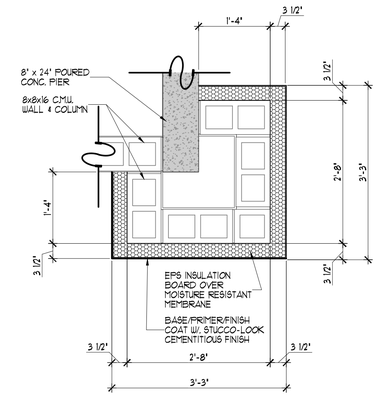
Scale : 3/4" = 1'-Ø"




# D1 A-2 PLAN DETAIL

@ CULTURED STONE

Scale : 3/4" = 1'-Ø"




# D2 A-2 PLAN DETAIL

@ E.I.F.S. BASE

Scale : 3/4" = 1'-Ø"

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ISSUED FOR:
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MICHAEL F. SOFARELLI JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

PROJECT:
TWIN's
NEW CAR WASH
5340 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE (727)-530-3535
EMAIL: Mike@sofarelliarch.com

Revisions:

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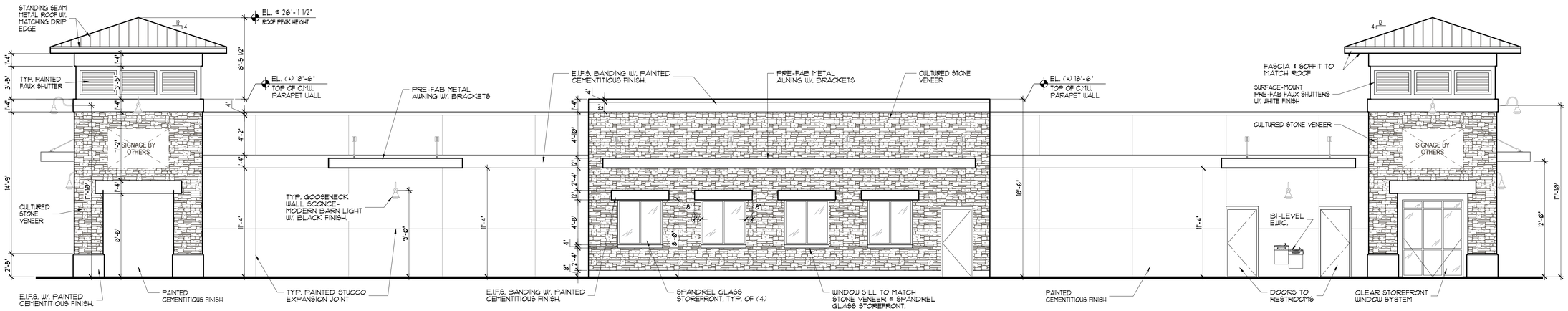
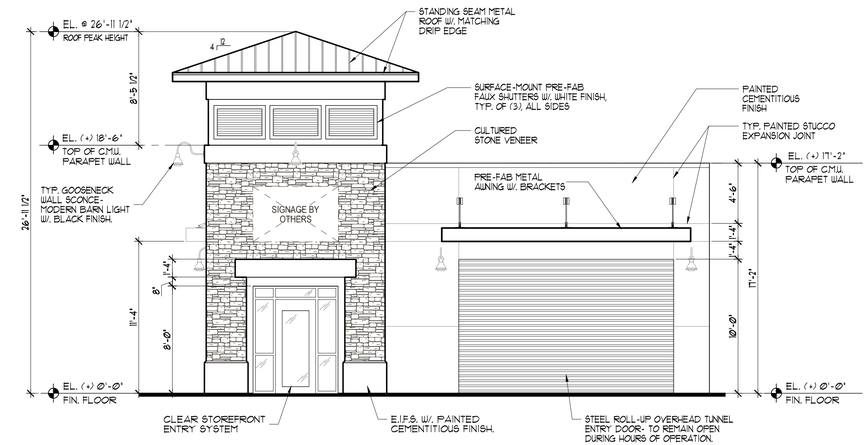
Proj. no.
22046

Sheet:
A-2



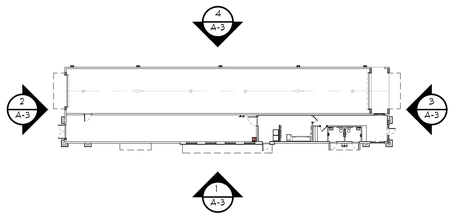

# 1/A-3 SOUTH ELEVATION
## FACING VACUUM PARKING

SCALE: 3/16" = 1'-0"




# 2/A-3 EAST ELEVATION
## TUNNEL ENTRY

SCALE: 3/16" = 1'-0"

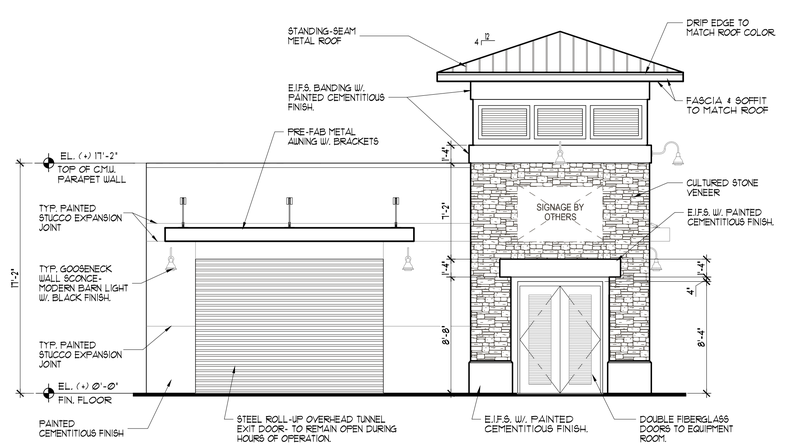






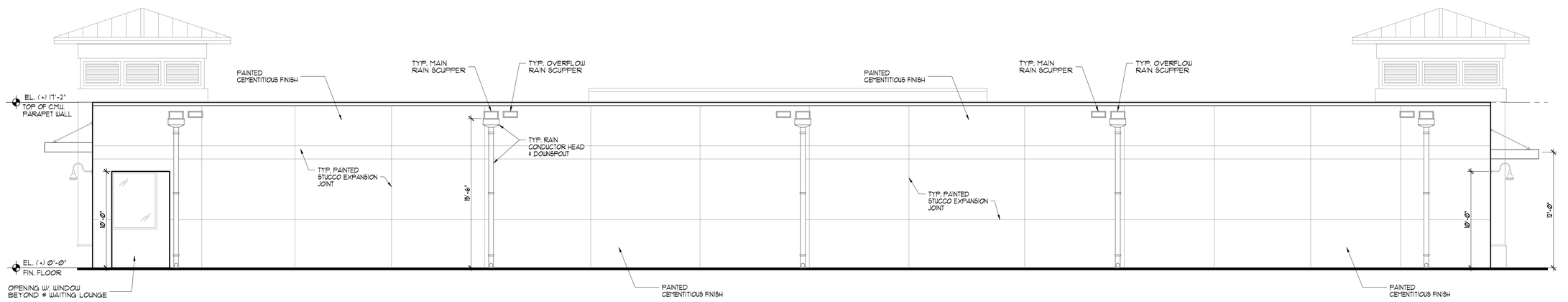
## ELEVATION KEY

SCALE: 1/32" = 1'-0"




# 3/A-3 WEST ELEVATION
## TUNNEL EXIT

SCALE: 3/16" = 1'-0"




# 4/A-3 NORTH ELEVATION
## TUNNEL SIDE

SCALE: 3/16" = 1'-0"

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5346 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
1061 ALT. 19 NORTH
CLEARWATER, FLORIDA 33760
PHONE (727)-530-3535
EMAIL: Mike@sofarelliarch.com

Revisions:

CONTENT:
EXTERIOR ELEVATIONS

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TWINS CAR WASH FORT PIERCE
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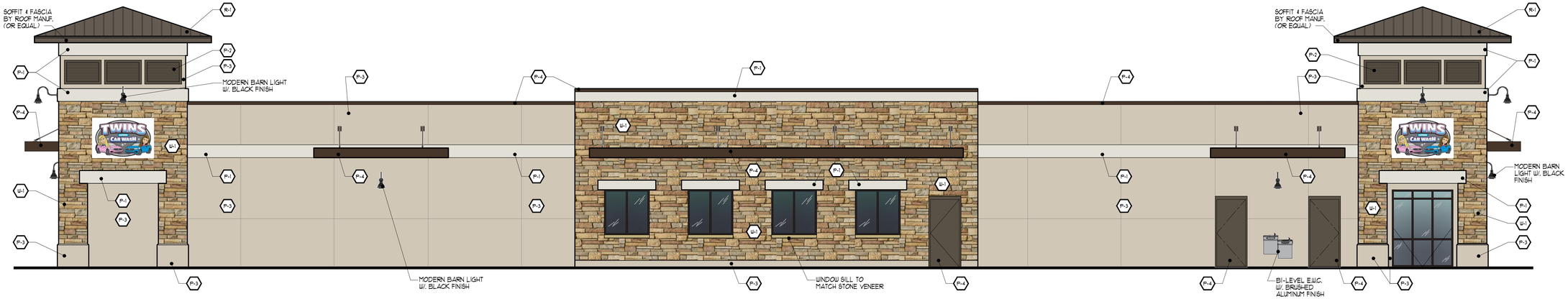
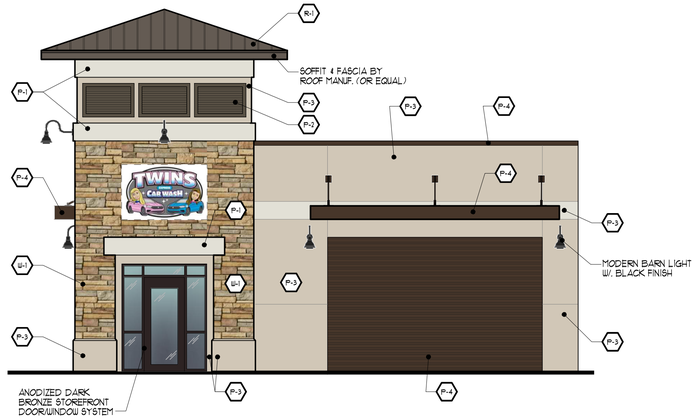
Sheet:
A-3




## 1 A-3.1 SOUTH ELEVATION
### FACING VACUUM PARKING

SCALE: 3/16" = 1'-0"

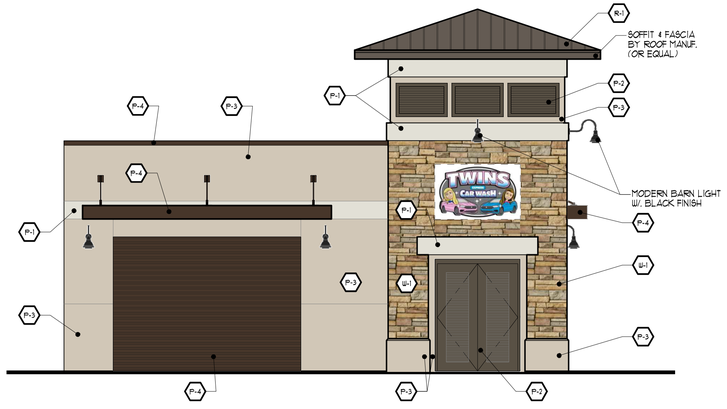



## 2 A-3.1 EAST ELEVATION
### TUNNEL ENTRY

SCALE: 3/16" = 1'-0"

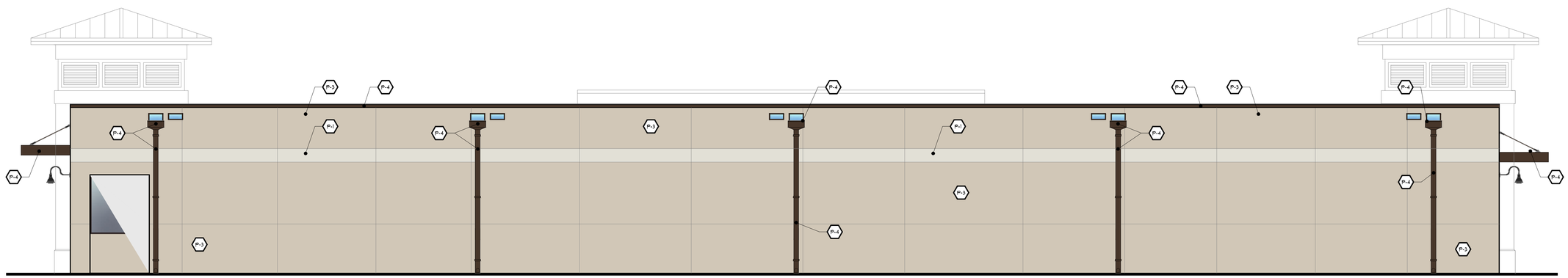
## X-X PAINT SCHEDULE

| CODE | DESCRIPTION | SPECS | SWATCH |
|---|---|---|---|
| P-1 | OFF-WHITE PAINT - ACCENT COLOR | S.W. #2423 POLAR WHITE | |
| P-2 | DARK BROWN PAINT - ACCENT COLOR | S.W. #7055 ENDURING BRONZE | |
| P-3 | TAN PAINT - MAIN BODY COLOR | S.W. #7547 SANDBAR | |
| P-4 | DARK BROWN POWDER COAT - ACCENT COLOR | MATCH RAL #8014 SEPIA BROWN | |
| W-1 | CULTURED STONE VENEER | BORAL: COUNTRY LEDGESTONE CARAMEL | |
| R-1 | DARK BROWN STANDING SEAM METAL ROOF | MBCI - MEDIUM BRONZE | |




## 3 A-3.1 WEST ELEVATION
### TUNNEL EXIT

SCALE: 3/16" = 1'-0"



## 3 A-3.1 NORTH ELEVATION
### TUNNEL SIDE

SCALE: 3/16" = 1'-0"

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ISSUED FOR:
DESIGN REVIEW

09-19-2022

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NEW CAR WASH
5340 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

SAA
SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE (727)-530-3535
EMAIL: Mike@sofarellarch.com

Revisions:

CONTENT:
ELEVATIONS W/. FINISH SCHEDULE

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TWINS CAR WASH
FORT PIERCE

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10-27-2021

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22046

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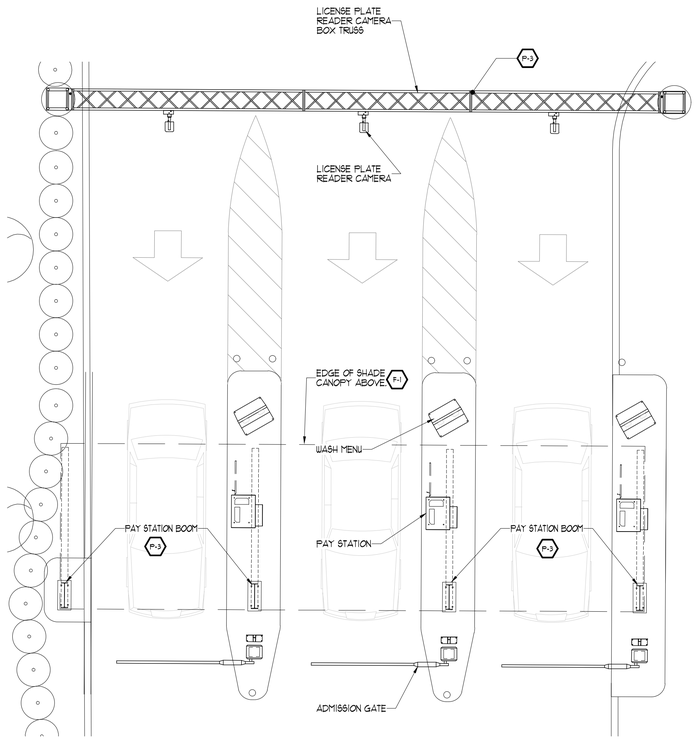
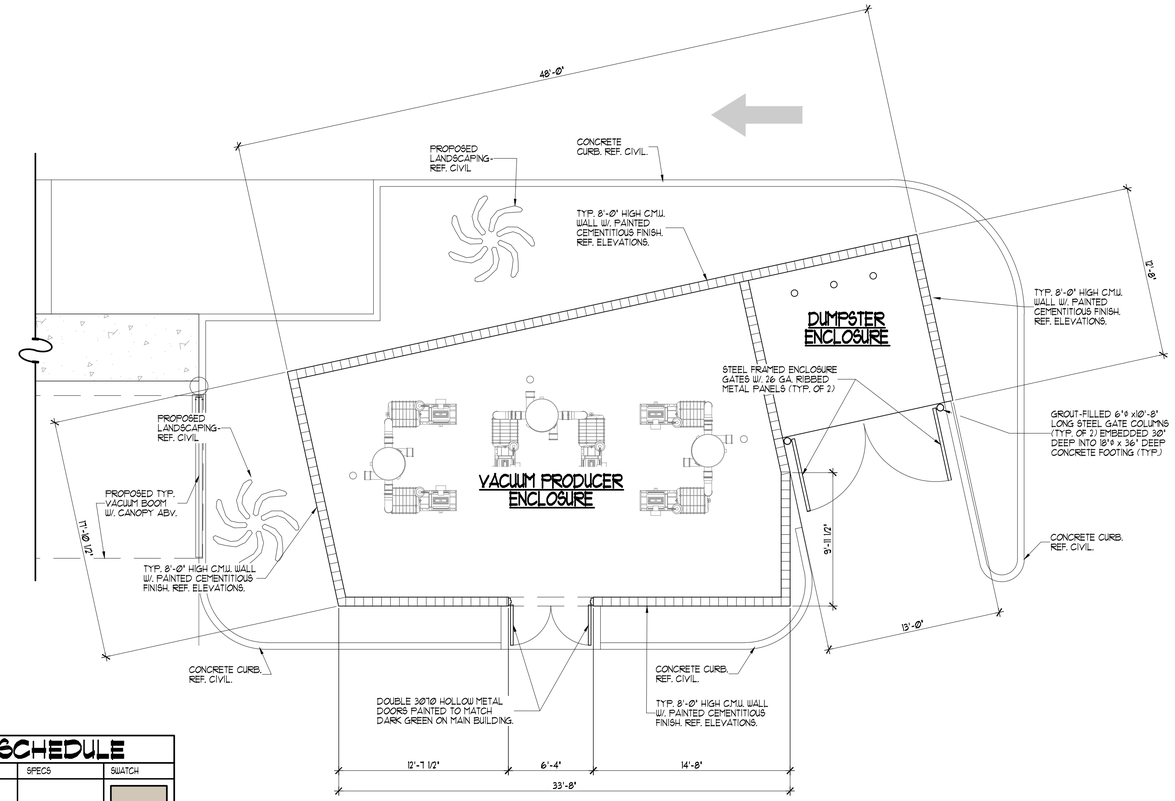
A-3.1




A / A-4 **ENLARGED PLAN**
## PAYSTATION ISLAND

Scale : 3/16" = 1'-Ø"



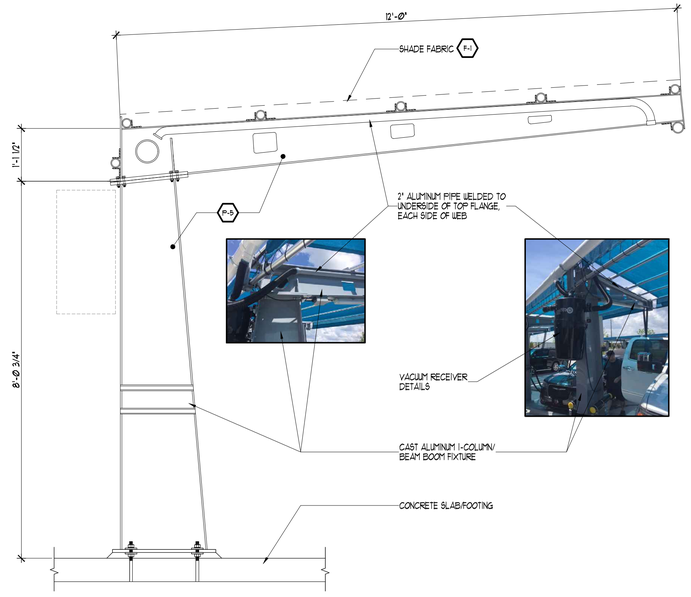

2 / A-4

B / A-4 **ENLARGED PLAN**
## DUMPSTER & VACUUM PRODUCER PAD ENCLOSURE

Scale : 3/16" = 1'-Ø"

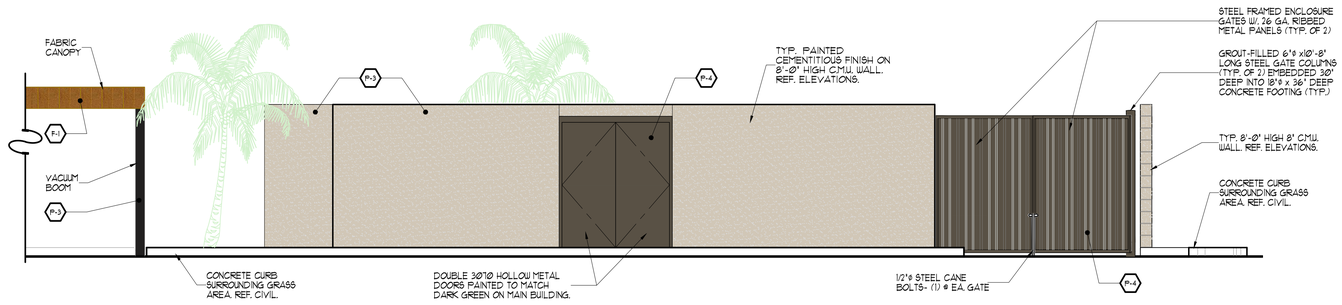
### PAINT SCHEDULE

| CODE | DESCRIPTION | SPECS | SWATCH |
|---|---|---|---|
| P-3 | TAN PAINT - MAIN BODY COLOR @ ENCLOSURE | S.W. #7547 SANDBAR | |
| P-4 | DARK BROWN POWDER COAT - ACCENT COLOR | MATCH RAL #8014 SEPIA BROWN | |
| P-5 | BLACK POWDER COAT - BOOM COLOR | MATCH RAL #9011 TRAFFIC BLACK | |
| F-1 | VACUUM PARKING & PAYSTATION CANOPIES | COMMERCIAL 95 SHADE CLOTH: CEDAR | |




1 / A-4 **ELEVATION**
## VACUUM BOOM

TYPICAL DETAIL. COLORS VARY BY PROJECT.
Scale : 3/4" = 1'-Ø"




2 / A-4 **ELEVATION**
## DUMPSTER & VACUUM PRODUCER PAD ENCLOSURE

Scale : 1/4" = 1'-Ø"

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ISSUED FOR:
DESIGN REVIEW

09-19-2022

MICHAEL F. SOFARELLI JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

PROJECT:
TWIN's
NEW CAR WASH
5240 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
455 KAPOK ROAD
CLEARWATER, FLORIDA 33760
PHONE (727)-530-3535
EMAIL: Mike@sofarelliarch.com

Revisions:

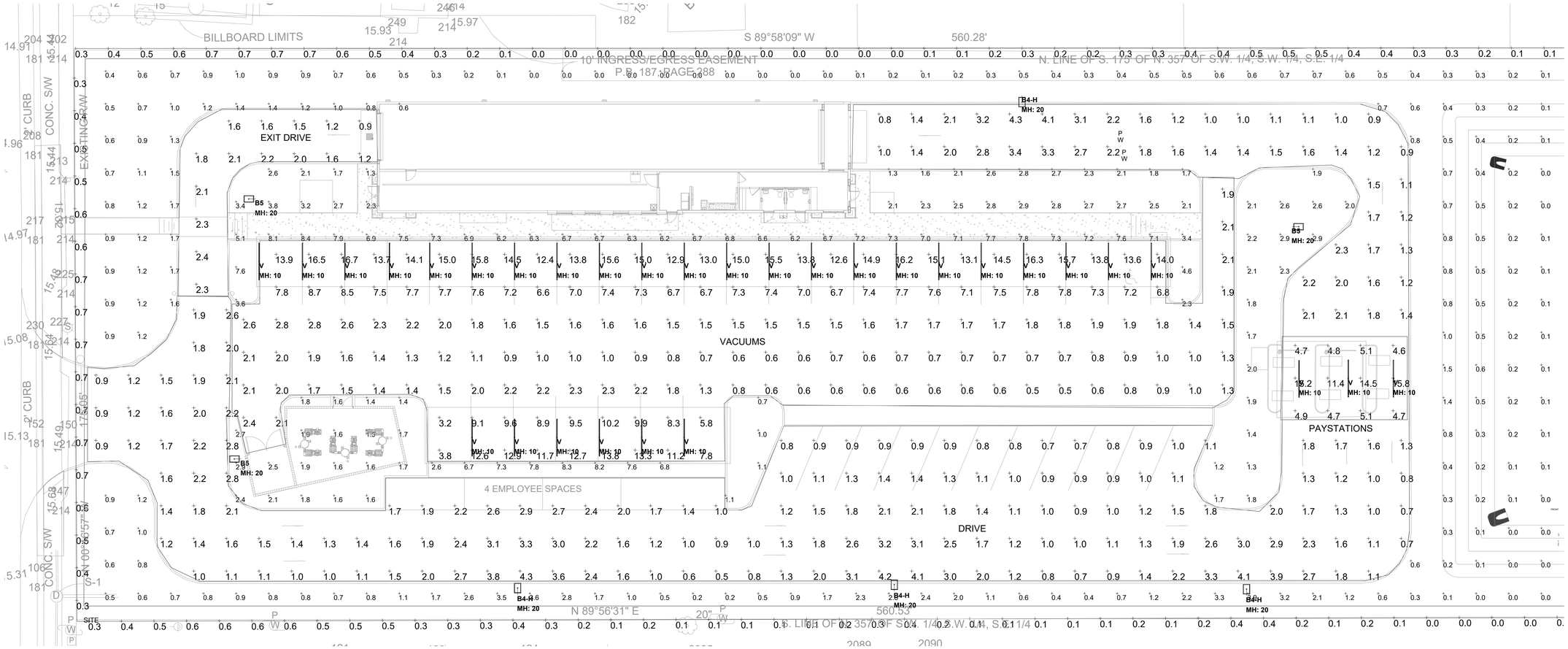
CONTENT:
DUMPSTER/ VACUUM RECEIVER ENCLOSURE, VACUUM BOOM

Filename:
TWINS CAR WASH FORT PIERCE

Date:
10-27-2021

Proj. no.
22046

Sheet:
A-4




# PHOTOMETRIC SITE PLAN

SCALE: 1/16"=1'-0"

## GARDCO by Signify — Wall Mount — LED wall sconce — 121



**Gardco LED wall sconce 121** offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,400 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Project: / Location: / Cat.No. / Type: / Lamps: / Qty: / Notes:

Ordering guide — example: 121-32L-700-NW-G4-3-120-BL-IMR12-BZ

| Prefix | Number of LEDs | Drive Current | LED Color-Generation | Distribution | Emergency | Voltage |
|---|---|---|---|---|---|---|
| 121 — LED wall sconce | 16L — 16 LEDs (1 module)<br>32L — 32 LEDs (2 modules) | 200 — 200mA<br>400 — 400mA<br>530 — 530mA<br>700 — 700mA<br>1000 — 1000mA<br>1200 — 1200mA | CW-G4 — Cool White 5000K, 70 CRI Generation 4<br>NW-G4 — Neutral White 4000K, 70 CRI Generation 4<br>WW-G4 — Warm White 3000K, 80 CRI Generation 4<br>WY-G4 — Warm Yellow 2700K, 80 CRI Generation 4 †<br>BW-G4 — Balanced White 3500K 80CRI Generation 4 †<br>AM-G4 — Direct Amber (590nm) Generation 4 † | 2 — Type 2<br>3 — Type 3<br>4 — Type 4<br>Leave blank to omit an emergency option | EBPC — Emergency Battery Pack Cold Weather [1,2,9] | UNV — 120-277V<br>HVU — 347-480V<br>120 — 120V<br>208 — 208V<br>240 — 240V<br>277 — 277V<br>347 — 347V<br>480 — 480V |

| Options | | | | | |
|---|---|---|---|---|---|
| Dimming controls | Motion sensing lens | Photo sensing | Electrical | Finish | |
| DD — 0-10V External dimming (controls by others) [1]<br>DCC — Dual Circuit Control [1,3,4,5]<br>FAWS — Field Adjustable Wattage [4,5]<br>SW — Interface Module for Switching<br>LLC — Integral wireless module [1,6,7,8]<br>BL — Bi-level functionary with motion sensor [1,7,8]<br>DynaDimmer: Automatic Profile Dimming [4]<br>CS50 — Security 50% Dimming, 7 hours<br>CM50 — Median 50% Dimming, 8 hours<br>CS30 — Security 30% Dimming, 7 hours<br>CM30 — Median 30% Dimming, 8 hours | IMR12 — Integral with #2 lens [9]<br>IMR3 — Integral with #3 lens [9] | PCB — Photocontrol Button [10] | Fusing<br>F1 — Single (120, 277, 347VAC) [4]<br>F2 — Double (208, 240, 480VAC) [4]<br>F3 — Fusing Double Pull (208, 240, 480VAC) [4]<br>Surge Protection (SPA standard)<br>SP2 — Increased 20kA | Textured<br>BK — Black<br>WH — White<br>BZ — Bronze<br>DGY — Dark Gray<br>MGY — Medium Gray<br>Customer specified<br>RAL — Specify optional color or RAL (ex: RAL9006) (Must supply color chip for required factory quote)<br>CC — Custom color (Must supply color chip for required factory quote) | |

[1] Only 16L, up to 700mA can be used with battery backup (EBPC) configuration.
[2] Extended lead times apply. Contact factory for details.
[3] Available in 120V or 277V only.
[4] Not available with other dimming control options.
[5] Not available with motion sensor.
[6] Not available with photocontrol.
[7] Not available in 347 or 480V.
[8] Must specify input voltage.
[9] Available with two modules (32L) at 530mA.
[10] Not available with DD, DCC, and FAWS dimming control options.
[11] Available in 120V, 277V, or 347V.
[12] Must specify a motion sensor lens.
[13] Not available with DD, DCC, FAWS, SW, and LLC.



## GARDCO by Signify — Site & Area — EcoForm — ECF-S small area light



Project: / Location: / Cat.No. / Type: / Lamps: / Qty: / Notes:

*Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.*

Ordering guide — example: ECF-S-64L-900-NW-G2-AR-S-120-HS-MGY

| ECF-S | Number of LEDs | Drive Current | LED Color-Generation | Mounting | Distribution | Voltage | Options | Finish |
|---|---|---|---|---|---|---|---|---|
| ECF-S — EcoForm site and area, small | 12L — 12 LEDs (2 modules)<br>24L — 24 LEDs (3 modules)<br>64L — 64 LEDs (4 modules) | 300 — 350mA<br>350 — 530mA<br>530 — 700mA<br>700 — 1000mA<br>1A — 1050mA<br>1.2A — 1200mA<br>900 — 900mA<br>1000 — 1000mA<br>1200 — 1200mA | NW-G2 — Neutral White 4000K, 70 CRI Generation 2<br>CW-G2 — Cool White 5000K, 70 CRI Generation 2 | AR — Arm Mount (standard)<br>The following mounting options are overlaid upon the standard arm mount and require separate accessories<br>SF — Slip Fitter Mount [1]<br>(Fits to 2-1/4" O.D. tenon)<br>WS — Wall mount with wall plate (requires rear entry penetrated application)<br>RAM — RAM Rail® Adapter mount kit [2] | Type 2<br>2-90 — Rotated left 90°<br>2-270 — Rotated right 270°<br>Type 3<br>3-90 — Rotated left 90°<br>3-270 — Rotated right 270°<br>Type 4<br>4-90 — Rotated left 90°<br>4-270 — Rotated right 270°<br>Type 5<br>5 — Type 5 SW — Type SW<br>AFR — Auto Front Row<br>AFR-90 — Auto Front Row, Rotated left 90°<br>AFR-270 — Auto Front Row, Rotated right 270° | 120 — 120V<br>208 — 208V<br>240 — 240V<br>277 — 277V<br>347 — 347V<br>480 — 480V<br>UNV — 120-277V (standard)<br>HVU — 347-480V (standard)<br>DD — 0-10V External dimming (by others) [3]<br>DCC — Dual Circuit Control [3,4,5]<br>FAWS — Field Adjustable Wattage Selector [4,5]<br>SW — Interface module for Switching [6]<br>LLC — Integral wireless module [6,7,8]<br>BL — Bi-level functionality [8,9]<br>DynaDimmer: Automatic Profile Dimming [10]<br>CS50 — Safety 50% Dimming, 7 hours [10]<br>CM50 — Median 50% Dimming, 8 hours [10]<br>CS30 — Safety 30% Dimming, 7 hours [10]<br>CM30 — Median 30% Dimming, 8 hours [10]<br>NMR3 — Integral with #3 lens [11]<br>IMR2 — Integral with #2 lens [11]<br>PCB — Photocontrol Button [12]<br>TLR5S — Twist Lock Receptacle 5 Pin [13]<br>TLR7 — Twist Lock Receptacle 7 Pin [13]<br>TLRPC — Twist Lock Receptacle w/ Photocell [13]<br>Fusing<br>F1 — Single (120, 277, 347VAC) [4]<br>F2 — Double (208, 240, 480VAC) [4]<br>Pole-Mount Fusing<br>FP1 — Single (120, 277, 347VAC) [4]<br>FP2 — Double (208, 240, 480VAC) [4]<br>FP3 — Canada Double Pull (208, 240, 480VAC) [4]<br>Surge Protection (SPA standard)<br>SP2 — Increased 20kA<br>Square Pole Adapter (included in standard product)<br>TB — Terminal Block [14]<br>RPA — Round Pole Adapter (fits to 3"-3.5" O.D. poles) [15]<br>HS — Internal Housing Side Shield [16] | Textured<br>BK — Black<br>WH — White<br>BZ — Bronze<br>DGY — Dark Gray<br>MGY — Medium Gray<br>Customer specified<br>RAL — Specify optional color or RAL, (ex: RAL9006) (Must supply color chip for required factory quote)<br>CC — Custom color (Must supply color chip for required factory quote) |

1. BL-IMR3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V).
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 48 degrees sliding above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLR5S/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HS not available with Type 5 and SW options.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.



**Utilities Structures, Inc.**
PO Box 9303 Ft Myers, FL 33901
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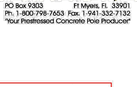
"Your Prestressed Concrete Pole Producer"

**Cat.# USI27TII**

**Prestressed Concrete Pole**

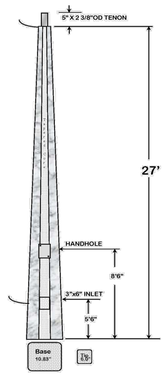
- Pole Weight= 1940lbs
- EPA capacity= 19.1sq'
- Wind speed= 120 mph
- Dust Factor= 1.3
- Min. Brk. Strngth= 2600#
- Concrete= 6,500lbs @ 28 days
- Grd. Wire= #6 str. copper
- Strand= .500" @ 70% Ultimate
- Tenon= 2 3/8" OD x 5" Hgt.
- Color= Natural Concrete




PROJECT:

APPROVAL
DATE:

TYPE POLE




| Job Name | | REQUIRED INFORMATION |
|---|---|---|
| Type | SITE POLES | |
| Manufacturer | UTILITIES STRUCTURES | |
| Catalog # | USI27TII | |
| Voltage | | |

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Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Lum. Lumens | LLF | Description | Filename |
|---|---|---|---|---|---|---|---|
| | 4 | B4-H | SINGLE | 10003 | 1.000 | ECF-S-32L-1A-NW-G2-4-HS | ecf-s-32l-1a-nw-g2-4-his.ies |
| | 3 | B5 | SINGLE | 13462 | 1.000 | ECF-S-32L-1A-NW-G2-5 | ecf-s-32l-1a-nw-g2-5.ies |
| | 31 | V | SINGLE | 3600 | 1.000 | GPX6-SO | GPX6-SO.IES |

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description |
|---|---|---|---|---|---|---|---|---|
| BOUNDARY | Illuminance | Fc | 0.23 | 0.7 | 0.0 | N.A. | N.A. | readings taken at grade |
| DRIVE | Illuminance | Fc | 1.70 | 4.3 | 0.5 | 3.40 | 8.60 | readings taken at grade |
| EXIT DRIVE | Illuminance | Fc | 1.79 | 2.4 | 0.9 | 1.99 | 2.67 | readings taken at grade |
| PAYSTATIONS | Illuminance | Fc | 7.96 | 15.8 | 4.6 | 1.73 | 3.43 | readings taken at grade |
| SITE | Illuminance | Fc | 1.19 | 8.4 | 0.0 | N.A. | N.A. | readings taken at grade |
| VACUUMS | Illuminance | Fc | 5.36 | 16.7 | 0.5 | 10.72 | 33.40 | readings taken at grade |

TARGETING:
PARKING: 0.5 FC MINIMUM
BOUNDARY: 1.5 MAXIMUM

NOTES:
- LUMINAIRES SYMBOLS ARE MAGNIFIED FOR LEGIBILITY

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ISSUED FOR:
DESIGN REVIEW

MICHAEL F. SOFARELLI JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

PROJECT:
TWIN'S NEW CAR WASH
5340 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

SOFARELLI + ASSOCIATES P.A. ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE: (727)-530-3535
EMAIL: Mike@sofarelliarch.com

Revisions:

CONTENT:

Filename:
TWINS CAR WASH
FORT PIERCE
Date:
10-27-2021

Proj. no.
22046

Sheet:
PM-1

CURTIS T. LATZO LICENSE 52005 STATE OF FLORIDA PROFESSIONAL ENGINEER
Electrical Consulting Group, inc.
499 HAMMOCK DR.
PALM HARBOR, FL 34683
PH-(727)-409-4358
LIC. #CA7776 PE: 52005
CURTIS T. LATZO
ELECTRICALCONSULTINGGROUP@GMAIL.COM

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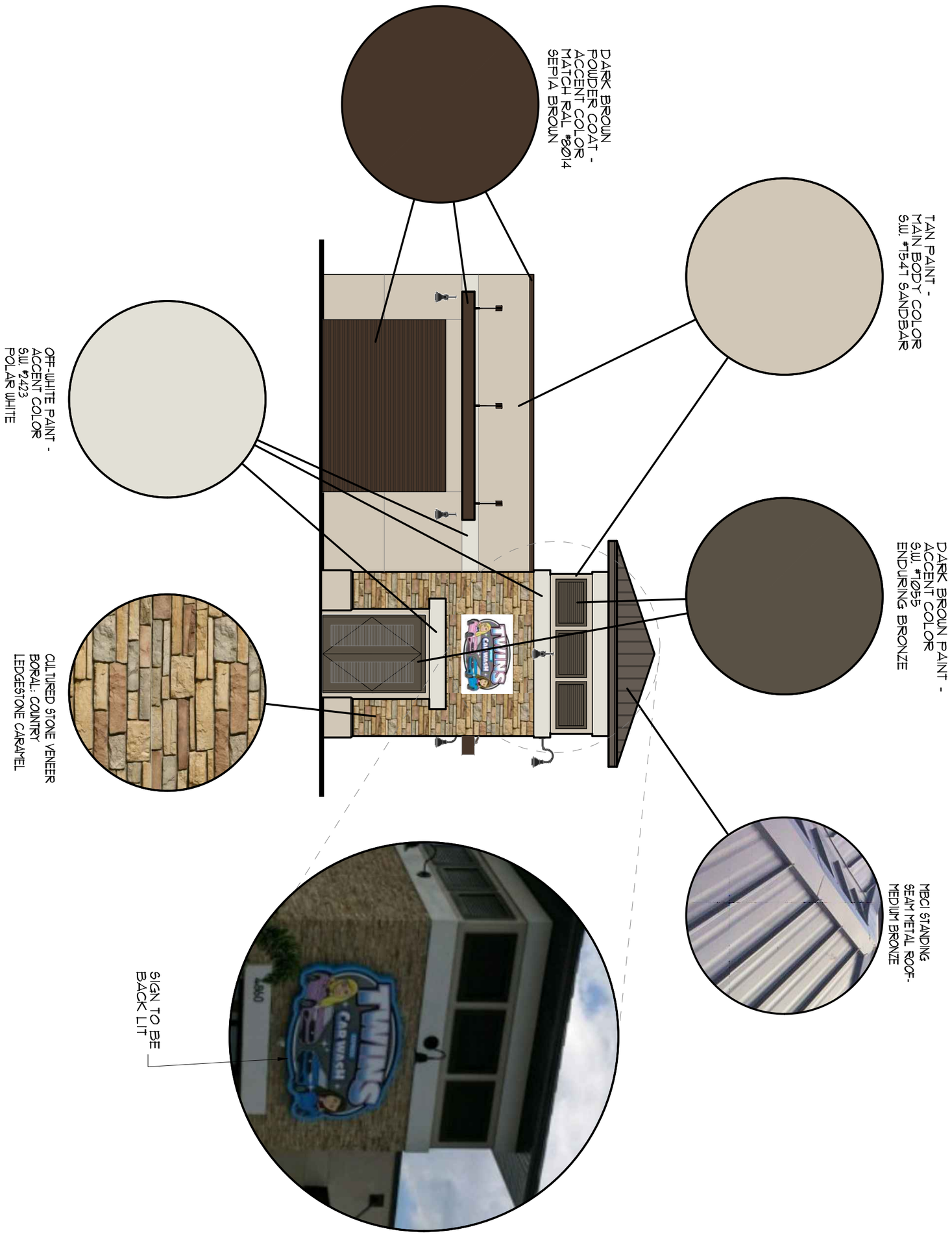



SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
6365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE (727)-530-3535
EMAIL: Mike@sofarelliarch.com

PROJECT:

# TWIN's NEW CAR WASH

5340 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982

# Twin's Carwash

## TRAFFIC IMPACT STUDY

## Ft. Pierce, Florida

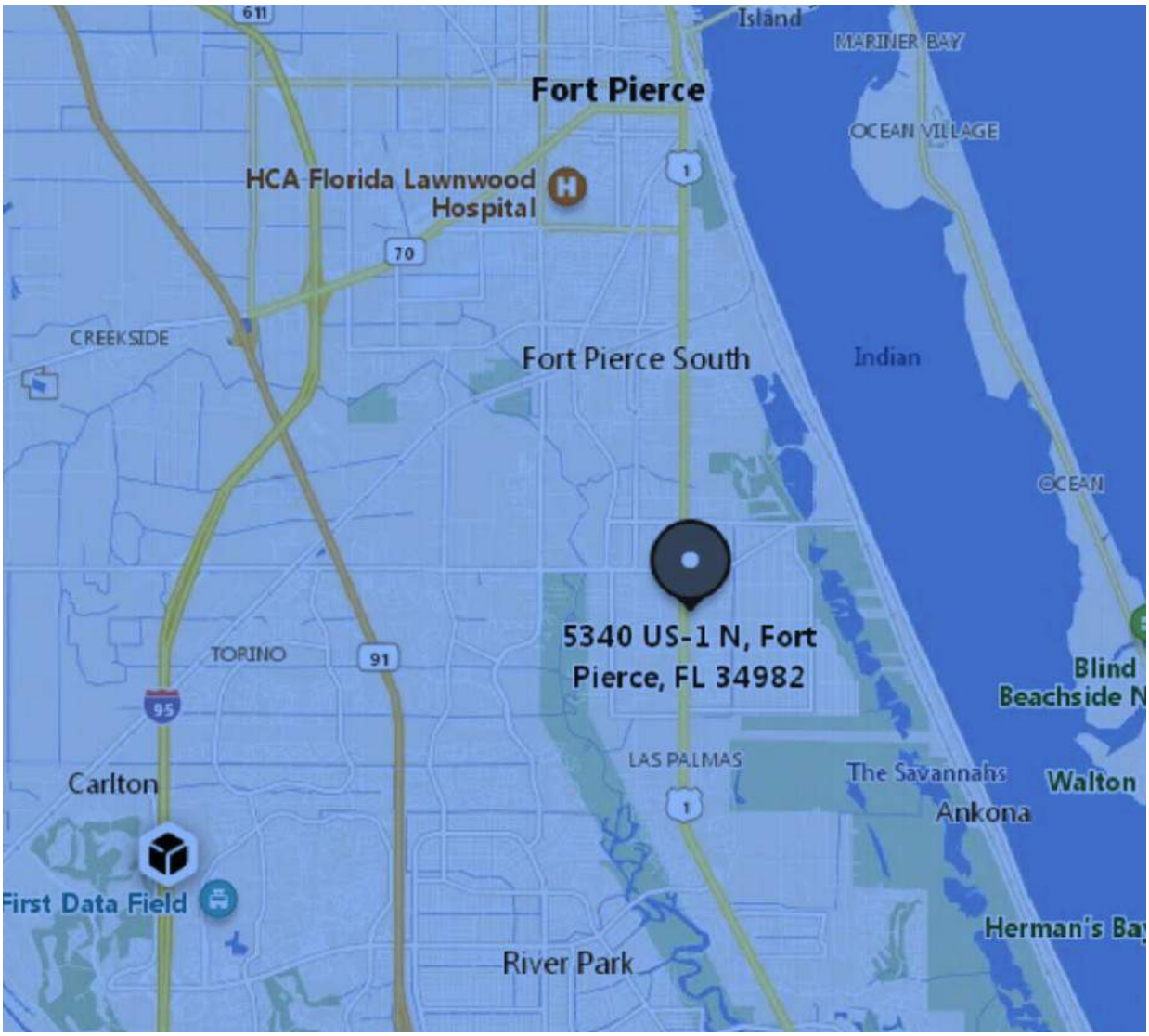
**Prepared By**

Elizabeth Rodriguez & Associates, Inc.

**September 2022**

## 1.0 INTRODUCTION

The Twin's Carwash Project is a proposed commercial development. As is shown on the Site **Plan (Appendix A)** and **Location Map** on the following page, the Twin's Carwash is located at 5340 US-1 N in Ft Pierce, Florida.




# LOCATION MAP

## 2.0 TRIP GENERATION

**Table 1** below, depicts the estimated trips associated with the proposed use using the ITE "Trip Generation" Manual, 11th Edition More detailed trip generation information is included in **Appendix A** of this report.

**TABLE 1: Trip Generation**

| ITE Code | Land Use Type | SF | Daily Trips | AM Peak-Hour Trips In | AM Peak-Hour Trip Out | PM Peak-Hour Trips In | PM Peak-Hour Trips Out |
|---|---|---|---|---|---|---|---|
| 948 | Automated Car Wash | 4,930 | N/A | N/A | N/A | 35 | 35 |
| | **TOTAL** | - | - | - | - | **35** | **35** |

## 3.0 TRIP GENERATION UNDER CURRENT ZONING

This is a 2.25 acre site, which equates to 98,010 square feet (2.25 * 43,560). Under the current zoning, a reasonable yield to include parking, drainage, etc. would be a .25 FAR, or 24,503 square feet of General Commercial Development.

The trip generation for this hypothetical use under the current zoning is presented in **Table 2**, below. In comparing **Table 1** (Proposed) and **Table 2** (Currently Allowable), note that the currently allowable trip generation is higher than what is being proposed, and thus, there is no increase in trip generation.

**TABLE 2: Trip Generation Under Current Zoning**

| ITE Code | Land Use Type | SF | Daily Trips | AM Peak-Hour Trips In | AM Peak-Hour Trip Out | PM Peak-Hour Trips In | PM Peak-Hour Trips Out |
|---|---|---|---|---|---|---|---|
| 822 | Strip Retail Plaza | 24,503 | 1,334 | 35 | 25 | 81 | 80 |
| | **TOTAL** | **24,503** | **1,334** | **35** | **25** | **81** | **80** |

## 6.0 CONCLUSIONS

The Twin's Carwash Project is a proposed commercial development.

This study demonstrates that the currently allowable trip generation is higher than what is being proposed, and thus, there is no increase in trip generation.

**APPENDIX A**

**Site Plan**

**Detailed Trip Generation Information**

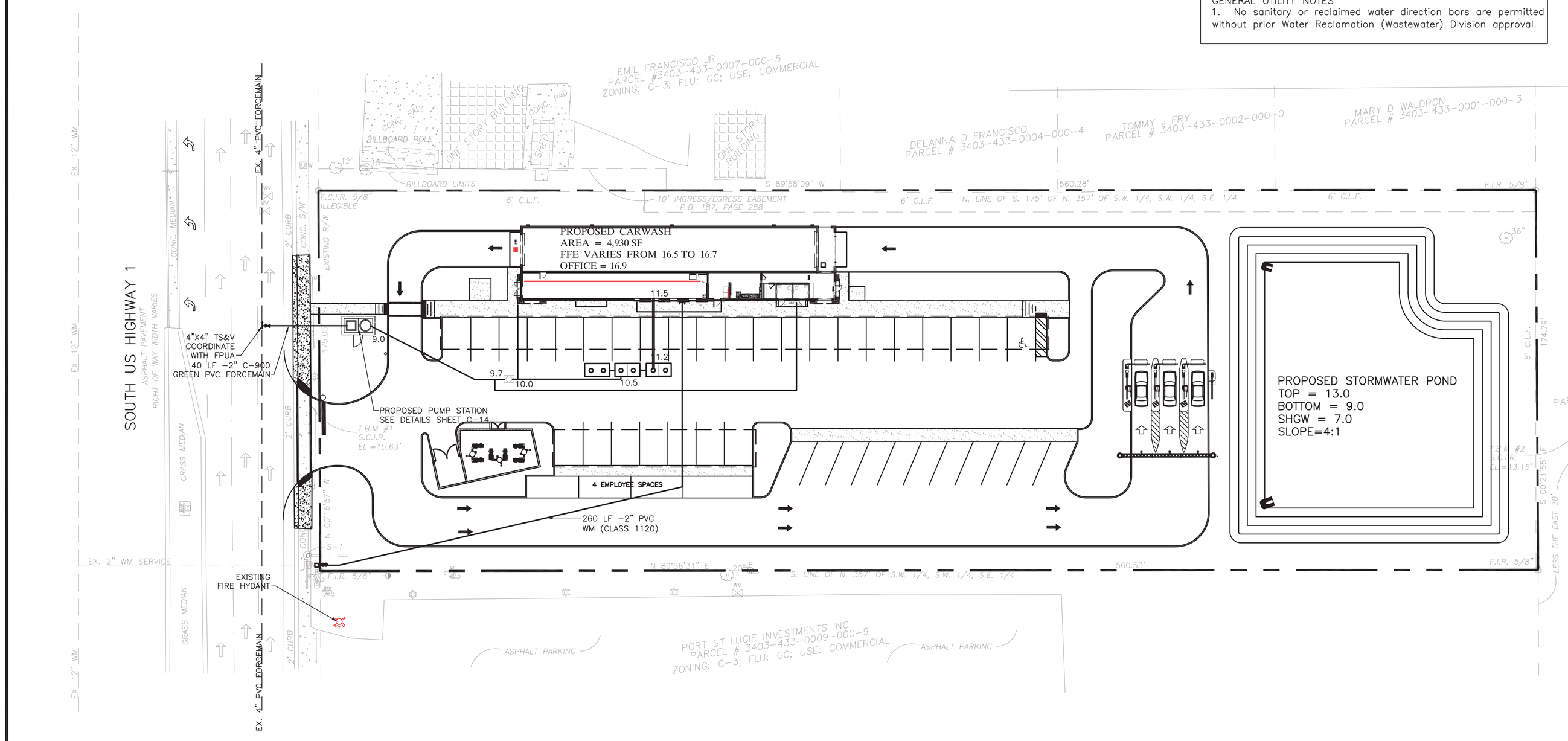
GENERAL UTILITY NOTES
1. No sanitary or reclaimed water direction bors are permitted without prior Water Reclamation (Wastewater) Division approval.

## WATER METER CALCULATIONS:

| NO. | FIXTURE TYPE | FIXTURE VALUE/ UNIT | FIXTURE VALUE |
|---|---|---|---|
| 2 | WATER CLOSET (TOILET) | 3 | 6 |
| 2 | SERVICE SINK | 3 | 6 |
| 2 | HOSE CONNECTION | 6 | 12 |
| 1 | CARWASH | | 100 |
| | | TOTAL FIXTURE = | 124 (54 GPM) |
| | | WATER METER EXISTING TO REMAIN = | 2" |

1. PROPOSED WATER/WASTEWATER FLOWS = 40 GPD/VEHICLE (WITH WATER RECOVERY) * 20 VPH * 12 HRS + (2 RESTROOMS * 250 GPD/RESTROOM) = 10,100 GPD

2. NO FIRELINE CONNECTION IS BEING PROPOSED.




LEGEND: (AS APPLICABLE)

- (9) PROPOSED PARKING SPACE COUNT
- 15.0 EXISTING ELEVATION
- 14.10 PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

EX. SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

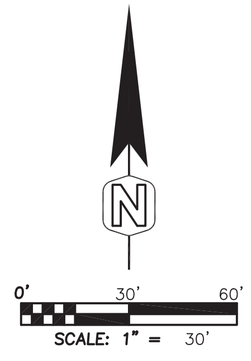
- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
G GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
W WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX
UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCY PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SV SEWER VALVE
WM MONITOR WELL
SS SIGNAL SUPPORT POLE
ICV IRRIGATION CONTROL VALVE
RWV IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
E ELECTRIC MANHOLE
UC UNDERGROUND CABLE MARKER
S SANITARY MANHOLE
WM WATER METER
WV WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UG UNDERGROUND GAS MARKER
E ELECTRIC BOX
T TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GAS VALVE

## ENGINEER'S CERTIFICATION:

I, Ravi S.V. Alur , P.E. hereby certify that to the best of my knowledge all existing utilities have been field located and the location and elevation depicted on these plans is based on actual survey, ground penetrating radar, soft dig excavations, and other industry methods. I further certify that all measures have been taken with regard to Utility Providers' notification to mark utilities in accordance with Chapter 556 F.S., Sunshine State One Call.




General notes
1. A minimum 1' clear distance between all sides of existing inlet structures and proposed underground utility is required. Underground utilities shall not be placed under inlet structures.
2. Public right-of-way shall be restored to its original or better condition. Any sidewalks or curbing disturbed by the work shall be restored to the condition of the original structure. Sidewalk panels shall be restored to full panel widths and lengths (defined by edges of the sidewalk and the nearest control joints or expansion joints). Partial patching of sidewalks shall not be acceptable. Pavement finishes, thicknesses, and grades shall match the existing sidewalk.
3. If sidewalk is to be removed and replaced, the sidewalk shall be constructed in Class 1 concrete, 3,000 psi, 4 in. thick and match the width of the existing sidewalk. Sidewalk located at the apron shall be constructed in Class 1 concrete, 3,000 psi, 6 in. thick and match the width of the existing sidewalk. Requirements are per ESM detail sheet 2. Rebar is not allowed.
4. Trenching shall not take place within the root zone of trees with a trunk diameter of 6 inches or larger. Underground utilities must be bored rather than trenched in the root zones of existing trees (excluding palms).
5. Locate all utilities/facilities prior to start of construction.
6. The contractor must locate and protect all the utilities and repair any damage caused by the work at no cost to the City.
7. All utility locate markings must be completely cleaned around the area of the permitted project at the contractor's expense.
8. Current A.D.A standards shall be upheld at all times.
9. All casings (HDPE)/directional bores shall extend a minimum of six feet (6') beyond each edge of pavement. (Commercial driveways, sidewalks included)
10. Casing will be required for underground utilities crossing under existing pavement with the exception of gas lines.
11. Utility poles and guy wires for anchoring utility poles may not be placed within the pedestrian path/sidewalk.
12. The Contractor shall abide by the FDOT's Guidelines for Erosion and Sedimentation Control for Construction Sites sheet. A copy of this sheet shall be reviewed/followed by said Contractor and can be obtained by going to https://beta.FDOT .gov/files/sharedasssets/public/departments/permitting-services-division/trade/ erosion-sedimentation-control-blue-sheet.pdf

Installation Requirements

1. All restoration work shall be done in accordance with the city's Engineering Standards Manual, and any other applicable standards, guidelines, or City Code provisions.

Underground Work

1. Crossings (underground) shall be at a minimum vertical clearance thirty-six (36) inches below top of roadway pavement or top of ground, whichever is lower, including ditch grade.
2. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.
3. Subterranean crossings may be made by boring, jacking, pushing, pulling, driving or some combination of these having a positive horizontal and vertical control. Jetting, except for hydraulic compaction or tunneling is prohibited within City and/or FDOT right-of-way.
4. Pits required for underground crossings must be constructed no closer than six feet from the edge of the traveled way.
5. All pipe must be jacked with the end open or bored-and-jacked and extended a minimum of six feet beyond the edge of the traveled way or as directed by the City Engineer.
6. Casings will be required for underground utilities crossing under existing pavement. Missile bore is not allowed when crossing under roadways. Missile bore is allowed for longitudinal placement under existing sidewalks and driveways.
Overhead Work
7. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.

RAVI S.V. ALUR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO COPP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #29581
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

# UTILITY PLAN

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-6

# Automated Car Wash
# (948)

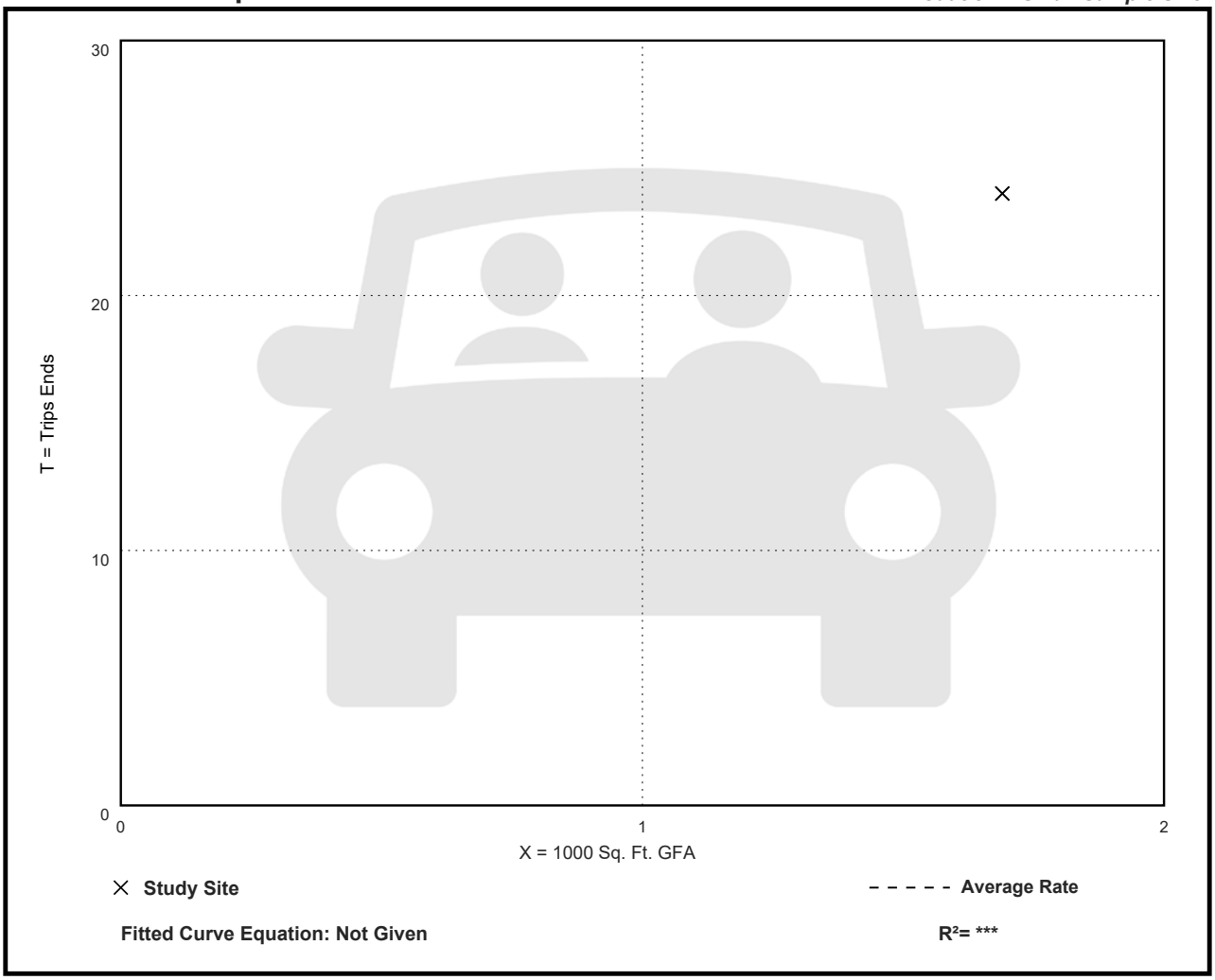
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 2
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 14.20 | 14.20 - 14.20 | *** |

## Data Plot and Equation

***Caution – Small Sample Size***




**Fitted Curve Equation: Not Given**

**$R^2$= *****

# Strip Retail Plaza (<40k)
(822)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GLA**
**On a:** **Weekday**

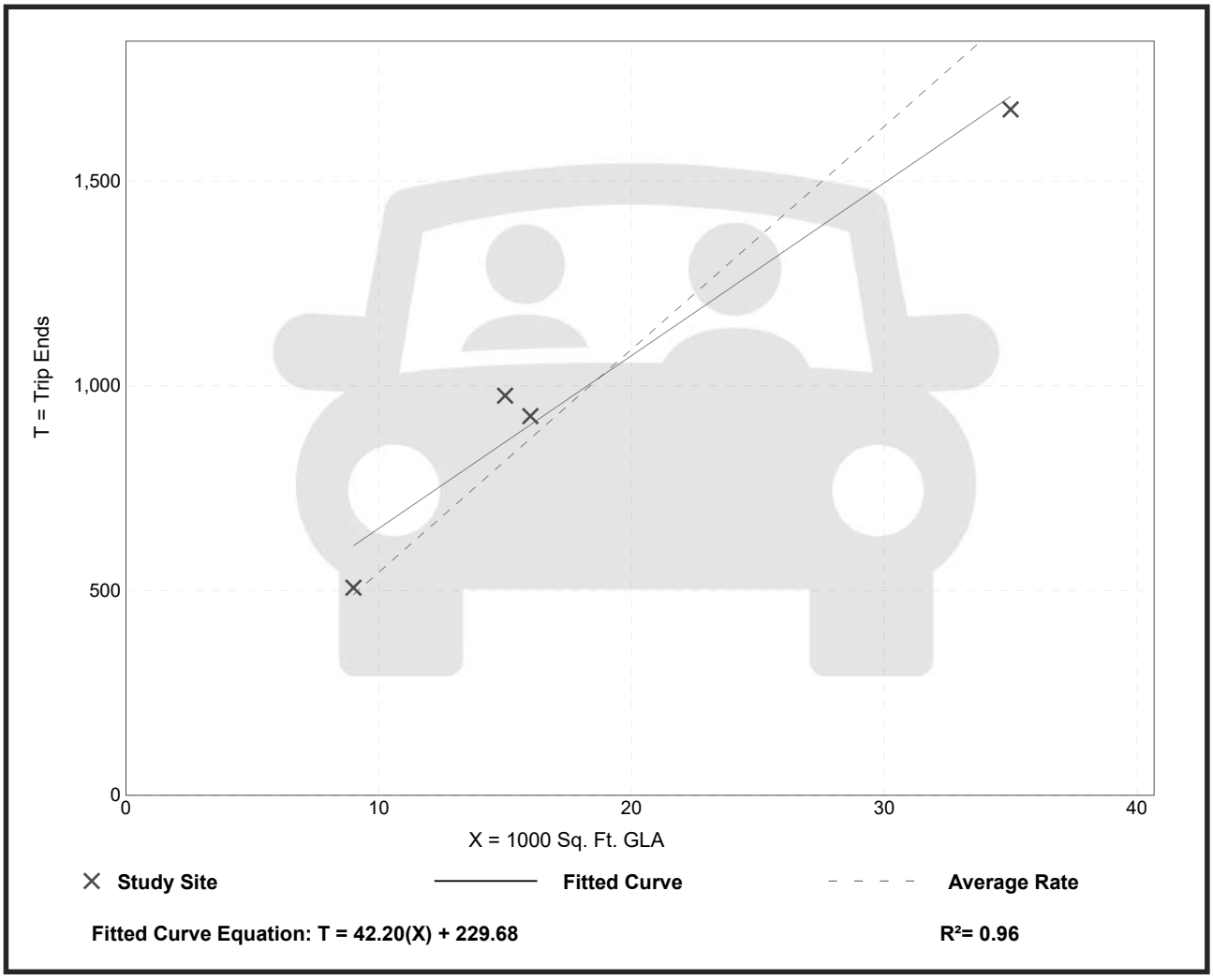
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 54.45 | 47.86 - 65.07 | 7.81 |

## Data Plot and Equation

***Caution – Small Sample Size***




**Fitted Curve Equation: T = 42.20(X) + 229.68**

**$R^2$= 0.96**

*Trip Gen Manual,* 11th Edition ● Institute of Transportation Engineers

# Strip Retail Plaza (<40k)
(822)

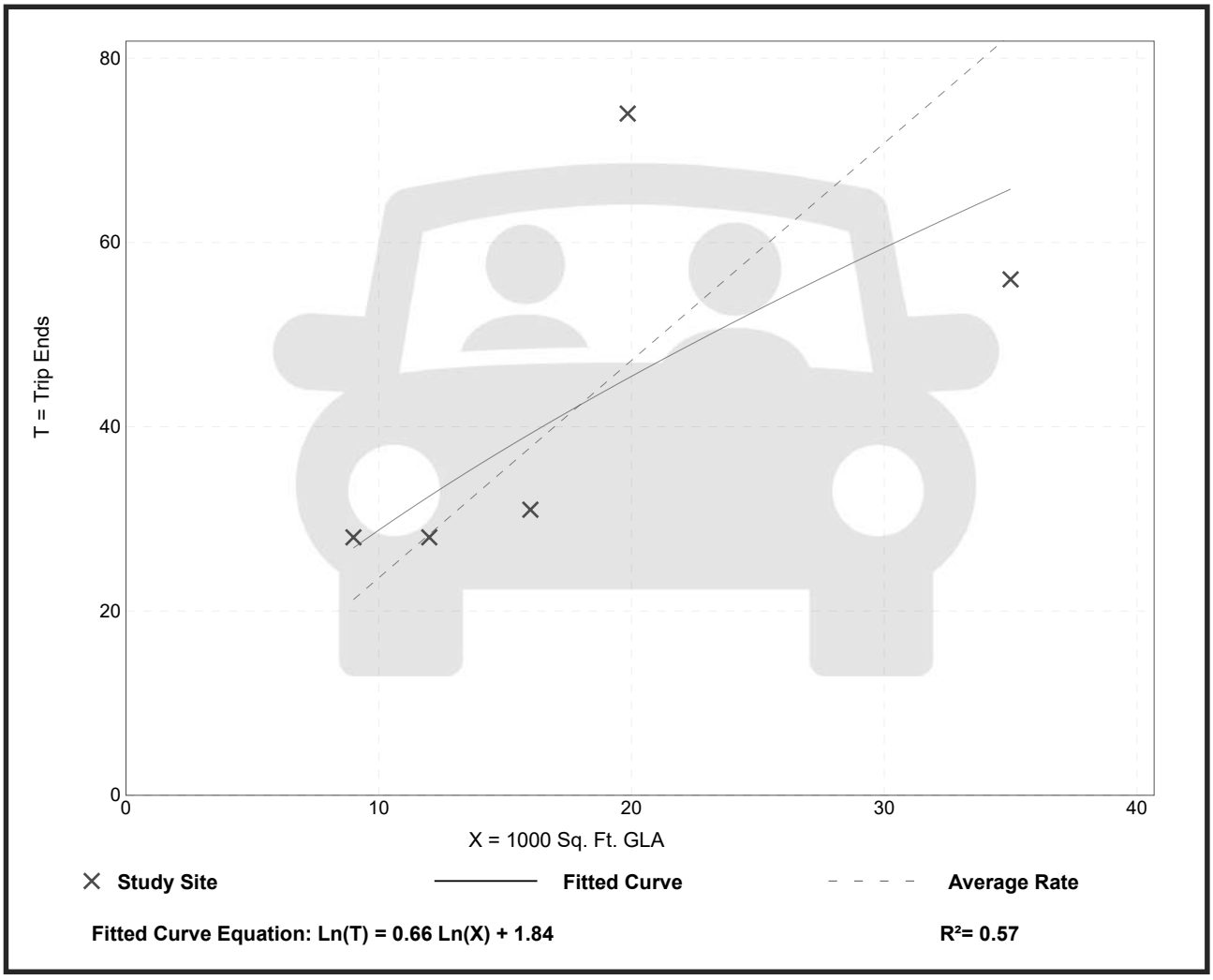
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GLA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.36 | 1.60 - 3.73 | 0.94 |

## Data Plot and Equation

***Caution – Small Sample Size***




*Trip Gen Manual,* 11th Edition ● Institute of Transportation Engineers

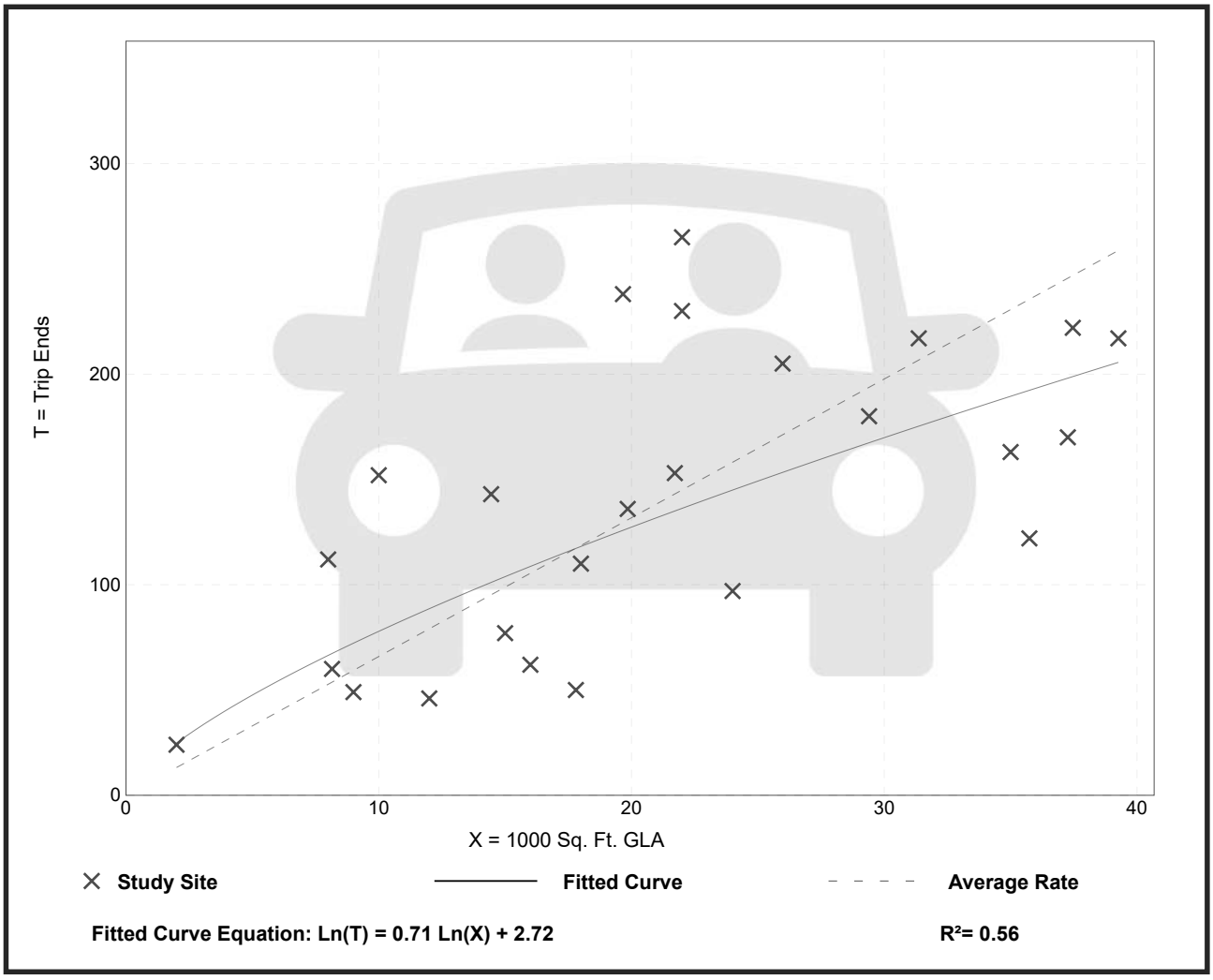
# Strip Retail Plaza (<40k)
(822)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GLA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 6.59 | 2.81 - 15.20 | 2.94 |

## Data Plot and Equation




*Trip Gen Manual,* 11th Edition ● Institute of Transportation Engineers

# FORT PIERCE, FL




SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL




SOFARELLI & ASSOCIATES ARCHITECTURE

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SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL




SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL



SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

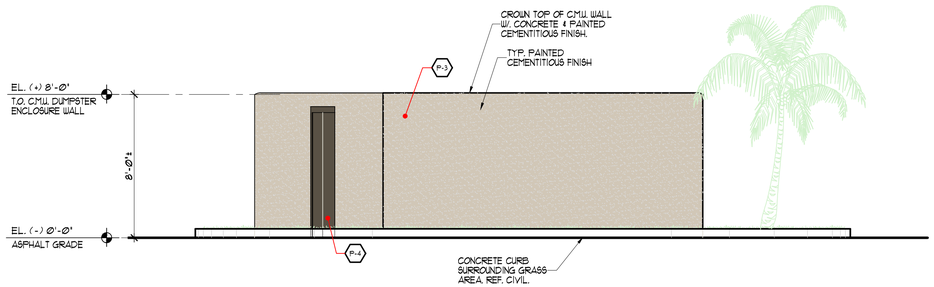
## PAINT SCHEDULE

| CODE | DESCRIPTION | SPECS | SWATCH |
|---|---|---|---|
| P-3 | TAN PAINT - MAIN BODY COLOR @ ENCLOSURE | S.W. #7547 SANDBAR | |
| P-4 | DARK BROWN POWDER COAT - ACCENT COLOR | MATCH RAL #8014 SEPIA BROWN | |

VERIFY ALL SLAB HEIGHTS AND SLOPES W/. CIVIL PLANS.

ALL STEM WALL FOOTINGS TO BE MIN. (2) COURSES BELOW GRADE.

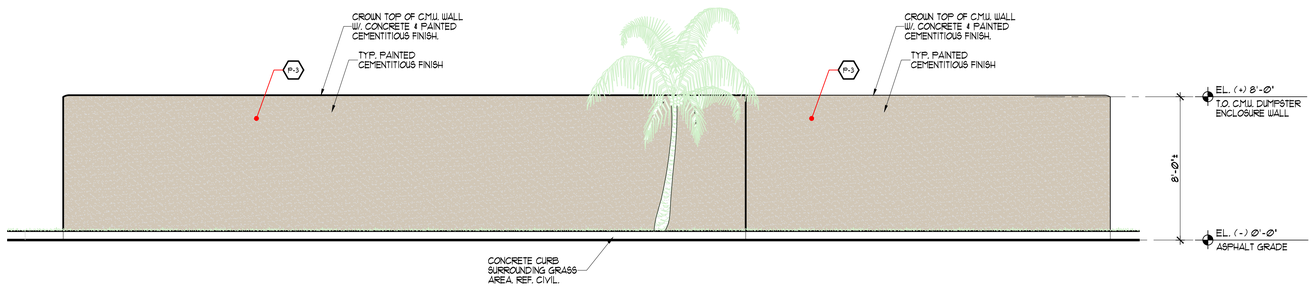
REFERENCE EQUIPMENT/VACUUM PLANS FOR THRU-SLAB CONDUIT AND VACUUM CHASE LOCATIONS.




1 A-25.1 **ELEVATION**

VACUUM/DUMPSTER ENCLOSURE

Scale : 1/4" = 1'-Ø"




2 A-25.1 **ELEVATION**

VACUUM/DUMPSTER ENCLOSURE

Scale : 1/4" = 1'-Ø"

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ISSUED FOR:
PERMIT

STATE OF FLORIDA
MICHAEL F. SOFARELLI JR.
LICENSE # 0014577
REGISTERED ARCHITECT

03-20-2023

MICHAEL F. SOFARELLI JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

PROJECT:
TWINS CAR WASH
5340 S US HIGHWAY 1
FT PIERCE, FL 34982

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
8365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE (727) 535-5655
EMAIL: Mike@sofarelliarch.com

Revisions:

CONTENT:
DUMPSTER/ VAC PAD FLOOR PLAN, ELEVATIONS

Filename:
TWINS CAR WASH FORT PIERCE

Date:
09-19-2022

Proj. no.
22046

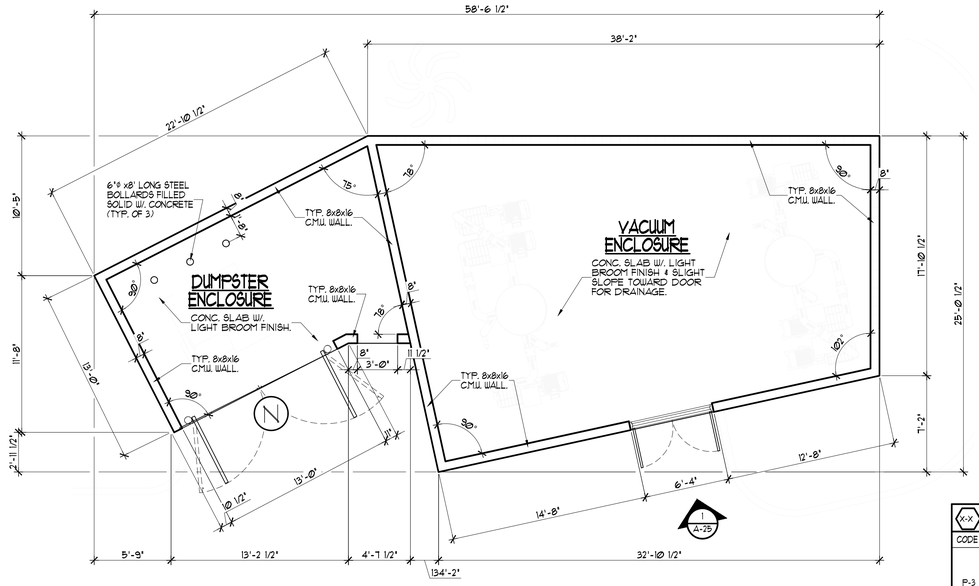
Sheet:
A-25.1

| FOOTING SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| MARK | LENGTH | TYPE | W. | D. | REINFORCING / notes | T.O. FTG. ELEV. |
| A | CONT | STEMWALL/SPREAD | 16" | 12" | (2) #5 CONT BOT. W/. (1) #5 TRANSVERSE @ 24" O.C. MAX. | MIN. (-) 2'-0" |
| B | CONT | STEMWALL/SPREAD | 16" | 12" | (2) #5 CONT BOT. W/. (1) #5 TRANSVERSE @ 24" O.C. MAX. | MIN. (-) 1'-4" |
| C | 6'-4" | THICK. EDGE | 8" | 8" | (1) #5 CONT CENTER | 0'-0" |
| D | 13'-0" | THICK. EDGE | 12" | 12" | (2) #5 CONT BOT (1) #5 CONT TOP EDGE | MATCH GRADE |
| E | -- | POST HOLE | 12"ø | 30" | CENTER FOOTING ON BOLLARD | MATCH ADJ. |
| F | -- | POST HOLE | 18"ø | 36" | CENTER FOOTING ON GATE POST | MATCH ADJ. |
| G | 3'-0" | THICK. EDGE | 8" | 8" | (1) #5 CONT CENTER | 0'-0" |

VERIFY ALL SLAB HEIGHTS AND SLOPES W/. CIVIL PLANS.

ALL STEM WALL FOOTINGS TO BE MIN. (2) COURSES BELOW GRADE.

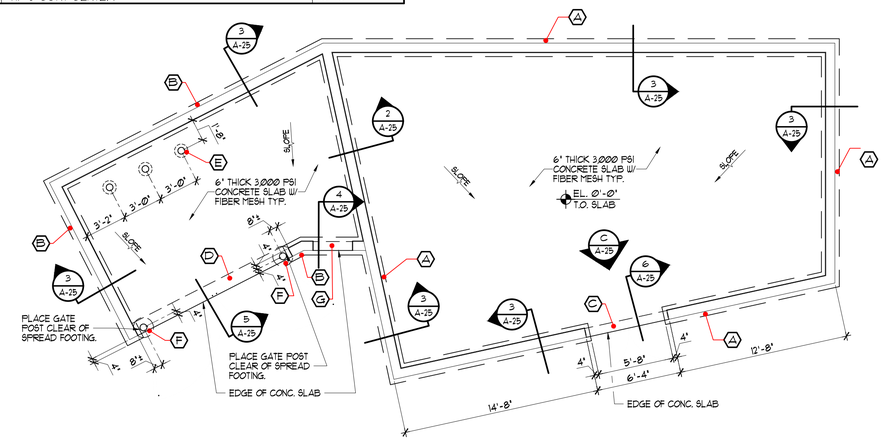
REFERENCE EQUIPMENT/VACUUM PLANS FOR THRU-SLAB CONDUIT AND VACUUM CHASE LOCATIONS.




A A-25 DUMPSTER & VACUUM PRODUCER PAD ENCLOSURE

Scale : 3/16" = 1'-0"

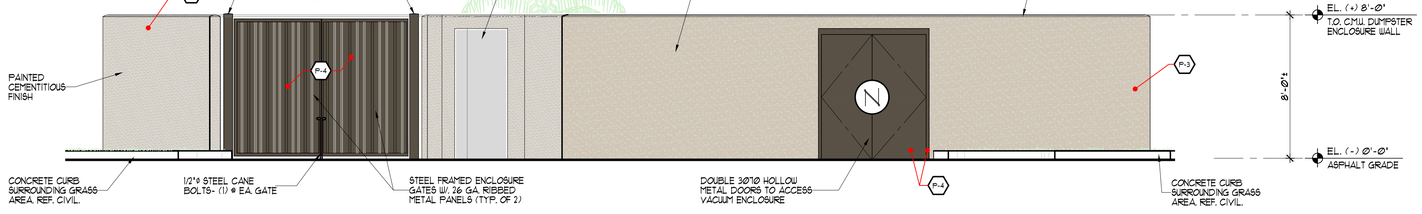
| X-X PAINT SCHEDULE | | | |
|---|---|---|---|
| CODE | DESCRIPTION | SPECS | SWATCH |
| P-3 | TAN PAINT - MAIN BODY COLOR @ ENCLOSURE | S.W. #7547 SANDBAR | |
| P-4 | DARK BROWN POWDER COAT - ACCENT COLOR | MATCH RAL #8014 SEPIA BROWN | |




B A-25 **ENLARGED PLAN**

DUMPSTER & VACUUM PRODUCER PAD ENCLOSURE

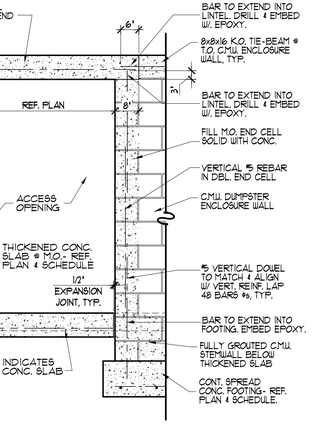
Scale : 3/16" = 1'-0"




1 A-25 **ELEVATION**

VACUUM/DUMPSTER ENCLOSURE

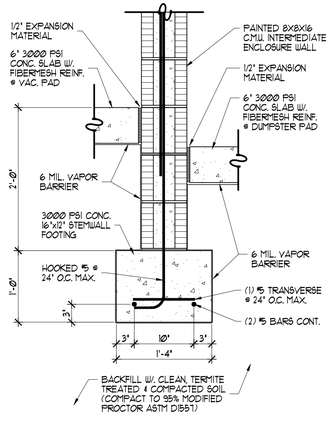
Scale : 1/4" = 1'-0"




C A-25 **DETAIL**

STRUCTURAL ELEVATION @ DUMPSTER ENCLOSURE ACCESS OPENING

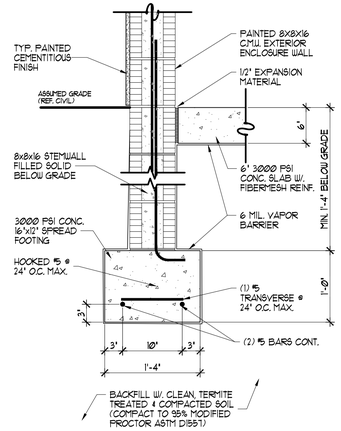
Scale : 1/2" = 1'-0"




2 A-25 **DETAIL**

STEMWALL/SPREAD FOOTING

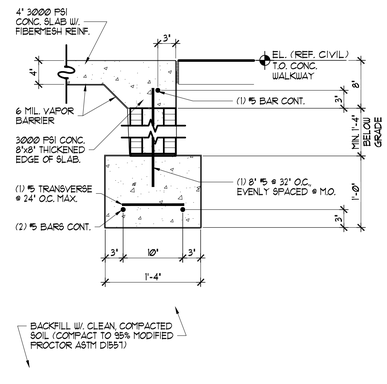
Scale : 1" = 1'-0"




3 A-25 **DETAIL**

STEMWALL FOOTING (A) (B)

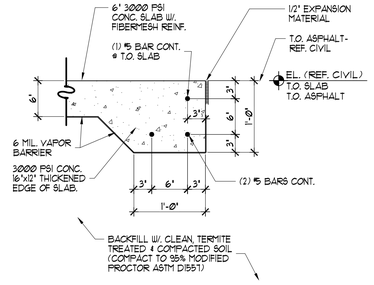
Scale : 1" = 1'-0"




4 A-25 **DETAIL**

FOOTING (G)

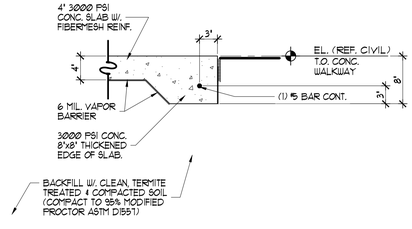
Scale : 1" = 1'-0"




5 A-25 **DETAIL**

MONO. FOOTING (D)

Scale : 1/2" = 1'-0"




6 A-25 **DETAIL**

MONO. FOOTING (C)

Scale : 1/2" = 1'-0"

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ISSUED FOR: PERMIT

STATE OF FLORIDA LICENSE No. AR 0014577 REGISTERED ARCHITECT MICHAEL F. SOFARELLI JR.

03-20-2023

MICHAEL F. SOFARELLI JR.
FLORIDA STATE BOARD OF ARCHITECTURE
REGISTRATION No.:
AR 0014577

PROJECT: TWINS CAR WASH NEW CAR WASH
5340 S US HIGHWAY 1 FT PIERCE, FL 34982

SOFARELLI & ASSOCIATES ARCHITECTURE
MICHAEL F. SOFARELLI JR. A.I.A.
8365 142nd AVENUE NORTH
CLEARWATER, FLORIDA 33760
PHONE: (727) 535-7777
EMAIL: Mike@sofarelliarch.com

Revisions:

CONTENT: DUMPSTER/ VAC PAD FLOOR PLAN, ELEVATIONS

Filename: TWINS CAR WASH FORT PIERCE

Date: 09-19-2022

Proj. no. 22046

Sheet: A-25

# ASPIRE ENGINEERING, INC.

**Engineering Excellence Delivered**

**1023 Professional Park Drive**
**Brandon, FL 33511**
**Phone: (813) 571-2850**
**Fax: (813) 571-1753**
**E-mail: aspireeng@yahoo.com**


June 9, 2023

Fort Pierce, Planning Department
100 North US 1
Fort Pierce, Florida, 34950

RE: Twin's Car Wash - Ft Pierce – 3rd Site Plan Review Resubmittal
1-TRC NO. 23-20000306
Parcel: 3403-433-0008-000-2
Address: 5340 S. US Hwy. 1, Fort Pierce, FL 34982
Engineer's Project No. 22-017

In response to comments received regarding the above referenced project, please find attached Revised plans. The revisions are based on the following:

ENGINEERING COMMENTS – Venetia Barnes:

1. Provide the required 10-foot-wide landscape strip situated between the property line and the stormwater retention/detention area per the requirements specified in the City of Fort Pierce Code of Ordinance Section 127-37(6).

   **PLEASE SEE REVISED SITE PLAN SHEET C-4 SHOWING THE 10' LANDSCAPE STRIP.**

2. Relocate the dumpster and enclosure from the entrance of the site in accordance with the City of Fort Pierce Code of Ordinance Section 123-37(10)

   **PLEASE NOTE THAT THIS WAS RESOLVED PER OUR EMAIL DISCUSSIONS. PLEASE SEE ATATCHED RENDERINGS AND ELEVATIONS.**

3. Sheet C-5 shall update the dewatering note 1 to City of Fort Pierce as it stipulates Manatee County.

   **ACKNOWLEDGED AND REVISED.**

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

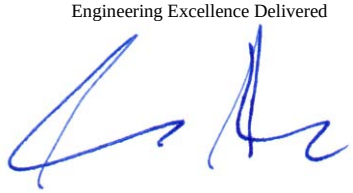
   **ACKNOWLEDGED.**

2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

   **ACKNOWLEDGED.**

Thank you very much for your cooperation with this project. If you have any questions or wish to discuss this project do not hesitate to contact our office.

Sincerely,
**Aspire Engineering, Inc.**
Engineering Excellence Delivered



Ravi Alur, P.E., LEED AP
President

cc: Ray Caito, Creative Convenience Corporation

# SITE PLANS

*FOR*

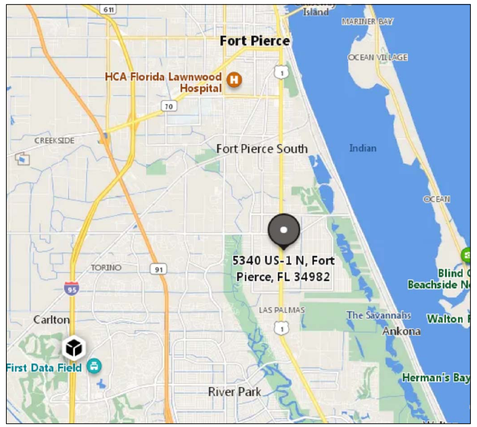
# TWIN'S CARWASH -FT. PIERCE

*SECTIONS 03, TOWNSHIP 36 S., RANGE 40 E. CITY OF FT. PIERCE, FLORIDA*

## LEGAL DESCRIPTION

THE SOUTH 175 FEET OF THE NORTH 357 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE EAST 30 FEET THEREOF AND THE RIGHT OF WAY FOR HIGHWAY U.S. NO.1, ST. LUCIE COUNTY, FLORIDA

## LOCATION MAP




## INDEX OF SHEETS


| SHEET NO. | DESCRIPTION: |
|---|---|
| C-1 | COVER SHEET |
| C-2 | BEST MANAGEMENT PRACTICES FOR EROSION CONTROL |
| C-3 | EXISTING CONDITIONS |
| C-4 | SITE GEOMETRY PLAN |
| C-5 | PAVING, GRADING, DRAINAGE AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN |
| C-6 | UTILITY PLAN |
| C-7 | AIR/VAC/CHASE PIPE PLAN |
| C-8 | LANDSCAPE PLAN |
| C-9 TO C-13 | SITE DETAILS |
| C-14 | LIFT STATION DETAILS |


## DEVELOPMENT INFORMATION

| | |
|---|---|
| DEVELOPER | TWINS CAR WASH LLC<br>500 SE 18th Court<br>FORT LAUDERDALE, FL 33316<br>PHONE: 813-649-9561 E-MAIL:<br>rcaito@creativeconvenience.com |
| ENGINEER | RAVI ALUR, PE<br>ASPIRE ENGINEERING INC.<br>1023 PROFESSIONAL PARK DRIVE<br>BRANDON, FL 33511<br>PHONE: 813-571-2850<br>E-MAIL: aspireeng@yahoo.com |
| SURVEYOR | ALEX THOMPSON, P.L.S.<br>EXTREME SURVEYING OF FLORIDA, INC.<br>29340 WHODIN ROAD<br>WESLEY CHAPEL, FL 33545<br>PHONE: 813-973-2092<br>E-MAIL: alex@extreme-surveying.com |

## UTILITY PROVIDERS

| | |
|---|---|
| SANITARY SEWER WATER AND ELECTRIC SERVICE | FT. PIERCE UTILITY AUTHORITY<br>1701 S 37TH STREET<br>FORT PIERCE, FL 34984<br>PHONE: 772-466-1600<br>FAX: 772-468-2414 |
| FIRE SERVICE | ST LUCIE COUNTY FIRE DISTRICT<br>5160 NW Milner Drive<br>Port St. Lucie, FL 34983<br>Phone: 772-621-3400<br>E-Mail: info@slcfd.org |
| TELEPHONE SERVICE | Charter Spectrum<br>2251 Town Center Ave Suite 117,<br>Melbourne, FL 32940<br>PHONE: 1-888-508-9082 |

## SITE DATA TABLE

PARCEL ID: 3403-433-0008-000-2

LATITUDE: 27° 22' 5"; LONGITUDE: 80° 19' 31"

FLOOD ZONE: ZONE X
COMMUNITY PANEL NO. 12111C0277K
MAP REVISED: 02/19/2020

| PROJECT SUMMARY & SITE DATA: | | PROPOSED |
|---|---|---|
| TOTAL BUILDING AREA | = | 4,930 SF (5.0%) |
| TOTAL ASPHALT/CONCRETE AREA | = | 48,270 SF (49.3%) |
| TOTAL IMPERVIOUS AREA | = | 53,200 SF (54.3%) |
| TOTAL GREEN AREA | = | 44,823 SF (45.7%) |
| TOTAL SITE AREA | = | 98,023 SF (2.25 ACRES) |

FAR: 4,930/98,023 = 0.05

ZONING: C-3 FUTURE LAND USE: GC PROPOSED USE: AUTOMATED CARWASH WITH VACUUMS

| SETBACK: | REQUIRED | PROPOSED |
|---|---|---|
| FRONT (S US HWY 1) | 25.0 FT | 91.2 FT |
| SIDE (NORTH) | 15.0 FT | 16.5 FT |
| SIDE (SOUTH) | 0 FT | 122.9 FT |
| REAR (EAST) | 0 FT | 320.7 FT |

MAXIMUM BUILDING HEIGHTS PROPOSED: 30 FEET (1-STORY)

PARKING CALCULATIONS:
PARKING REQUIRED = 2 PER BAY = 2 SPACES
PARKING PROVIDED = 4 SPACES (INCLUDING 1 H/C SPACE)

DUMPSTERS NOTES: 1. DUMPSTER WILL BE IN ACCORDANCE WITH CITY OF FT. PIERCE LDC.
2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BUILDING.

## DEVELOPER

TWINS CAR WASH, LLC
500 SE 18th Court
FORT LAUDERDALE, FL 33316

## NOTE

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING ASPIRE ENGINEERING, INC. AT (813)571-2850

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770

FL. STATUE 553.851 (1979) REQUIRES A MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

RAVI S.V. ALUR P.E. #50583

DATE:

C-1

# BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

## I. SITE DESCRIPTION

(1) NATURE OF CONSTRUCTION ACTIVITY:

CONSTRUCT CAR WASH BUILDING, PARKING AND ASSOCIATED UTILITIES AND STORMWATER POND.

(2) SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

THE CONTRACTOR SHALL USE THIS SHEET ALONG WITH A DETAILED CONSTRUCTION SCHEDULE TO INDICATE DATES OF MAJOR GRADING ACTIVITIES AND DETERMINE SEQUENCES OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES ON ALL PORTIONS OF THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS, CONSTRUCTION ACTIVITY VARIATIONS, OR AS DIRECTED BY THE ENGINEER. APPLICABLE EROSION DEVICES AND IMPLEMENTATION PROCEDURES ARE SUPPLIED IN THE FDOT ROADWAY DESIGN STANDARD INDEXES 100 THROUGH 106. THE ENGINEER IS RESPONSIBLE FOR DETERMINING IF ANY MODIFICATIONS OR ADDITIONAL CONTROLS ARE REQUIRED AND TO OBTAIN DEPLOYMENT SCHEDULES FOR THE IMPLEMENTATION OF ALL ADDITIONAL EROSION CONTROL DEVICES FROM THE CONTRACTOR.

(3) GENERAL NOTES:

(a) ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING WORK.
(b) INSTALL SILT FENCE WHERE LISTED ON THIS PLAN FOR PERIMETER CONTROLS BEFORE THE LAND IS DISTURBED.
(c) COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
(d) DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
(e) TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATE CHANGES OR WEATHER EVENTS.
(f) DO NOT REMOVE PERIMETER CONTROLS UNTIL AFTER ALL UPSTREAM AREAS ARE FULLY STABILIZED AND PERMANENT GRASSING OR PAVEMENT IS ESTABLISHED.
(g) ALL EXISTING DRAINAGE STRUCTURES AND PROPOSED INLETS SHALL BE PROTECTED FROM ALLOWING SEDIMENTATION TO ENTER THE DRAINAGE STRUCTURES
(h) ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
(i) DEWATERING, IF REQUIRED, SHALL BE IN ACCORDANCE WITH CITY OF FT. PIERCE ESM SECTION 6.14.01 H.
(j) NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

(4) PROJECT AREAS:

THE ESTIMATED TOTAL SITE AREA IS APPROXIMATELY 2.25 ACRES. THE ESTIMATED AREA THAT WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES IS APPROXIMATELY 2.25 ACRES.

(5) DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE:

THE MAJORITY OF THE SOIL WITHIN THE PROJECT LIMITS IS URBAN SOIL WITH A DEPTH OF SEASONAL HIGH WATER TABLE OF 2.5 FT.

(6) ESTIMATED DRAINAGE AREA AND AVERAGE SLOPE OF DRAINAGE AREA: 2.25 ACRES AND 2.0%

(7) RECEIVING WATERS:

THE ON-SITE RUNOFF IS CONVEYED THROUGH STORM SEWER SYSTEM INTO North St. Lucie River Water Control District (NSLRWCD) STORMWATER SYSTEM. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE COLLECTION SYSTEMS.

(8) OUTFALL LOCATION: LATITUDE: 27° 22' 5"; LONGITUDE: 80° 19' 31"

(9) THERE ARE NO WETLAND IMPACTS.

(10) DESCRIPTION OF STORM WATER MANAGEMENT:

(a) PRESENTLY, THE EXISTING STORM SEWER SYSTEM CONVEYS DRAINAGE FLOWS INTO NSLRWCD STORMWATER SYSTEM.
(b) DRAINAGE IMPROVEMENTS INCLUDE A NEW STORM SEWER SYSTEM INCLUDING INLETS, PIPES AND PONDS.
(c) THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE WATERWAYS.

## II. CONTROLS:

EROSION AND SEDIMENT CONTROLS

(1) WATER QUALITY MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR. UPON THE OBSERVATION THAT THE WATER QUALITY IS BEING VIOLATED BY THE CONTRACTOR'S ACTIVITIES, MONITORING LOCATIONS SHALL BE DESIGNATED BY THE PROJECT ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING ANY ACTIVITIES FOR VIOLATION OF WATER QUALITY STANDARDS AS THEY RELATE TO TURBIDITY (29NTU'S ABOVE BACKGROUND). MONITORING OF WATER QUALITY SHALL BE CONDUCTED A MINIMUM OF TWICE DAILY FOR ANY EARTHWORK ACTIVITIES WITHIN THE STRUCTURE IMPROVEMENT AREA. MONITORING WILL BE ACCOMPLISHED BY RECORDING TURBIDITY READINGS FROM THE CENTER OF THE STREAM, ONE (1) UPSTREAM OF THE ACTIVITY AND ONE (1) DOWNSTREAM OF THE EROSION CONTROL DEVICES, BUT WITHIN CLOSE PROXIMITY TO THE PROJECT SEAWALL. IF WATER QUALITY STANDARDS ARE VIOLATED, CONSTRUCTION SHOULD BE STOPPED IMMEDIATELY AND EROSION CONTROL DEVICES REEVALUATED BY THE ENGINEER PRIOR TO ANY CONTINUATION OF ACTIVITY. MONITORING ACTIVITIES AND TURBIDITY READINGS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION REPORT AND CONTINUED UNTIL TURBIDITY READINGS FALL BELOW AN ACCEPTABLE LEVEL (29NTU'S ABOVE BACKGROUND). WATER QUALITY MONITORING MAY BE CONDUCTED DURING ANY PHASE OF CONSTRUCTION AS DIRECTED BY THE ENGINEER.

(2) STABILIZATION PRACTICES:

STABILIZATION MEASURES, SUCH AS SODDING OR SEEDING SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES.

(3) STRUCTURAL PRACTICES INCLUDE:

(a) SILT FENCES (PREFERRED)
(b) SYNTHETIC BALES (OPTIONAL)
(c) ROCK BAGS (OPTIONAL)
(d) SOIL TRACKING PREVENTION DEVICES AT CONSTRUCTION ENTRANCES/EXITS
(e) STAKED TURBIDITY BARRIER (OPTIONAL AT OUTFALL POINTS ALONG SEAWALL)

(4) SILT FENCE LOCATIONS:

(a) SILT FENCE SHALL BE USED ALONG THE LENGTH OF THE PROJECT WHERE THERE IS POTENTIAL FOR SEDIMENT TO BE DIRECTED OFF-SITE.
(b) STOCKPILE AREAS SHALL INCLUDE SILT FENCE AROUND THE PERIMETER.

(5) ROCK BAG LOCATIONS:

ROCK BAGS SHALL BE PLACED AROUND THE PERIMETER OF INLET GRATES LOCATED IN GUTTERED SECTIONS.

(6) CONSTRUCTION ENTRANCES/EXITS:

SOIL TRACKING PREVENTION DEVICES (INDEX 106) SHALL BE PROVIDED FOR BOTH ON-SITE AND OFF-SITE LOCATIONS OF STOCKPILED OR EXCAVATED MATERIAL, IF IMMEDIATELY ADJACENT TO A PUBLIC ROADWAY. THE ENGINEER SHALL BE RESPONSIBLE FOR MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED.

(7) DUST CONTROL:

THE FOLLOWING DUST CONTROL MEASURES SHALL BE USED.
1. WATER TRUCKS TO BE USED WATER THE DUST 3 TIMES A DAY OR DEPENDING ON THE WEATHER. WATER USED TO CONTROL DUST SHOULD BE RETAINED ONSITE AND SHOULD NOT BE ALLOWED TO RUN DIRECTLY INTO WATERCOURSES OR STORMWATER CONVEYANCE SYSTEMS.
2. DEMOLITION DEBRIS SHOULD BE REGULARLY HAULED OFF AND DISPOSED OF INTO A PERMITTED CLASS C AND D LANDFILL OR RECYCLED.

## III. OTHER CONTROLS:

(1) WASTE DISPOSAL:

(a) THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION.
(b) ALL FERTILIZER AND CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.
(c) NO SOLID MATERIALS, INCLUDING BUILDING AND CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO THE YBOR CHANNEL OR BURIED ON SITE.
(d) ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS.

(2) OFF-SITE VEHICLE TRACKING – WILL BE CONTROLLED BY THE FOLLOWING METHODS:

(a) LOADED HAUL TRUCKS ARE TO BE COVERED BY A TARPAULIN AT ALL TIMES.
(b) EXCESS DIRT ON ROAD WILL BE REMOVED DAILY.
(c) STABILIZED CONSTRUCTION ENTRANCES/EXITS SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.

(3) STATE AND LOCAL REGULATIONS: PERMITS WILL BE REQUIRED FROM THE FOLLOWING AGENCIES:

(a) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
(b) CITY OF FT. PIERCE, FLORIDA
(C) SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)
(d) FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
(e) North St. Lucie River Water Control District (NSLRWCD)

(4) APPLICATION OF FERTILIZERS AND PESTICIDES:

FERTILIZERS AND PESTICIDES WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH 2004 "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 570, 575, OR 577, AT THE DISCRETION OF THE CONTRACTOR WITH THE COORDINATION OF THE ENGINEER.

(5) NON-STORM WATER (INCLUDING SPILL REPORTING):

THE CONTRACTOR WILL PROVIDE THE ENGINEER WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL CONTAINMENT, REPORTING, AND RESPONSES. THE PLAN SHALL SPECIFY WHAT MANAGEMENT PRACTICES AND CONTAINMENT METHODS WILL BE USED TO PREVENT POTENTIAL POLLUTANTS (FUEL, LUBRICANTS, HERBICIDES, ETC.) FROM SPILLING ONTO THE SOIL OR INTO THE SURFACE WATERS. IF A SPILL DOES OCCUR, OR IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE OWNER(S) AND THE AUTHORITIES IMMEDIATELY.

## IV. MAINTENANCE:

(1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES WHEN NOTICE OF TERMINATION IS MAILED.

(2) INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

(3) THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

a) GENERAL PRACTICES – ALL CONTROL MEASURES WILL BE MAINTAINED DAILY BY THE CONTRACTOR. ALL CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF NOTICE OF NEED TO REPAIR.

b) STRUCTURAL PRACTICES – BUILD UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE. SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. HAY BALES SHALL BE REPLACED EVERY THREE (3) MONTHS OR WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. SILT FENCES SHALL BE REPLACED EVERY TWELVE (12) MONTHS OR WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

## V. INSPECTION:

(1) THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL. ALL CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR.

(2) ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY CONTRACTOR'S PERSONNEL WHO ARE F.D.E.P. CERTIFIED STORM WATER MANAGEMENT INSPECTORS.

(3) INSPECTIONS BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.5 INCH OF GREATER RAINFALL EVENT. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

(4) THE CONTRACTOR SHALL COMPLETE ALL SWPPP INSPECTION REPORT FORMS REQUIRED FOR THE NPDES PERMIT.

## VI. TRACKING AND REPORTING:

(1) THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE ENGINEER DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ALL REQUIRED REPORTS AND COMPLETE ALL SWPPP INSPECTION FORMS.

(2) PREPARATION OF ALL THE CONTRACTOR'S REPORTS OF INSPECTION, MAINTENANCE AND REPAIRS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

## VII. NOTICE OF TERMINATION (NOT)

(1) A NOTICE OF TERMINATION (NOT) WILL BE SUBMITTED BY THE CONTRACTOR TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

## BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS

OWNER: _____

SIGNED: _____

NAME AND TITLE: _____

ADDRESS: _____

_____

_____

DATE: _____

## CONTRACTORS CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS BEST MANAGEMENT PRACTICES FOR EROSION CONTROL PREPARED THEREUNDER.

| NAME | TITLE | COMPANY NAME, ADDRESS, PHONE NO. AND E-MAIL ADDRESS | DATE |
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## NOTICE OF INTENT (NOI)

A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATERT DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (NOI) IS REQUIRED FOR THIS SITE SINCE THE PROJECT AREA IS GREATER THAN ONE ACRE IN SIZE. CONTRACTOR SHALL OBTAIN THE NOI FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 48 HOURS BEFORE THE CONSTRUCTION START. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE A DETAILED SITE SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SPPP) MEETING FDEP REQUIREMENTS, MAINATIN AND PERFORM INSPECTIONS AS REQUIRED BY SPPP.

RAM S.V. ALUR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| 1. | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

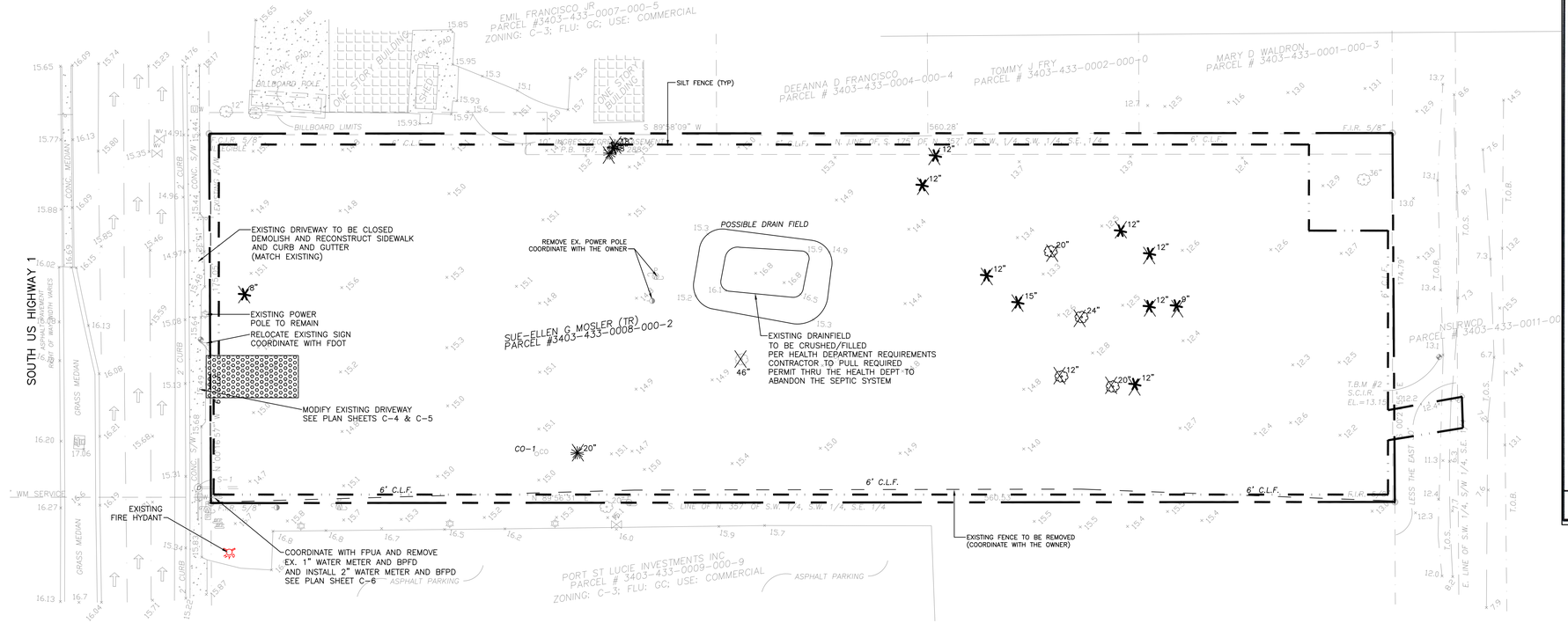
ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #EB#29997 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7533; E-mail: aspireeng@yahoo.com

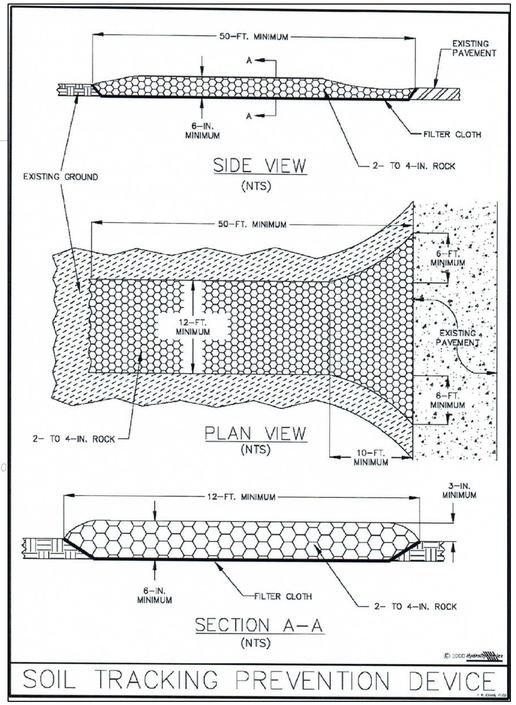
TWIN'S CARWASH
-FT. PIERCE
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |

SHEET: C-2




LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

EX. SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

- (C) CALCULATED MEASUREMENT
- (R/W) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI CURB INLET
- GI GRATE INLET
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- FLAG POLE
- GREASE TRAP MANHOLE
- HYDRANT
- PREVENTER VALVES
- METAL LIGHTPOLE
- P.B. PLAT BOOK
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- CONC POWER POLE
- RAILROAD X-ING GATE
- WELL
- GUY WIRE
- SIGN
- PHONE BOX
- CABLE BOX
- UGS UNDERGROUND SANITARY
- TELEPHONE MANHOLE
- UGP UNDERGROUND PHONE
- MES MITERED END SECTION
- STMH STORM MANHOLE
- UGFM UNDERGROUND FORCE MAIN
- UGE UNDERGROUND ELECTRIC
- UGW UNDERGROUND WATER
- OHW OVERHEAD WIRES
- UGG UNDERGROUND GAS
- T.O.S. TOE OF SLOPE
- WDF WOOD FENCE
- PVCY PLASTIC PRIVACY FENCE
- UG UNDERGROUND
- E.O.W. EDGE OF WATER
- LB LICENSED BUSINESS
- OHW OVERHEAD WIRE
- SEWER VALVE
- MONITOR WELL
- SIGNAL SUPPORT POLE
- IRRIGATION CONTROL VALVE
- IRRIGATION VALVE(RECLAIM)
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER MARKER
- ELECTRIC MANHOLE
- UNDERGROUND CABLE MARKER
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.N./D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- N.C.F. NO CORNER FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- MAILBOX
- UNDERGROUND GAS MARKER
- ELECTRIC BOX
- TRAFFIC BOX
- UNDERGROUND PHONE MARKER
- RAILROAD LIGHT
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CROSS WALK SIGNAL
- CLEANOUT
- STORM MANHOLE
- GAS VALVE

0' 30' 60'
SCALE: 1" = 30'

| NO. | REVISIONS | DATE: |
|---|---|---|
| 1. | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

RAM S.V. ALIR P.E. #50583
DATE:

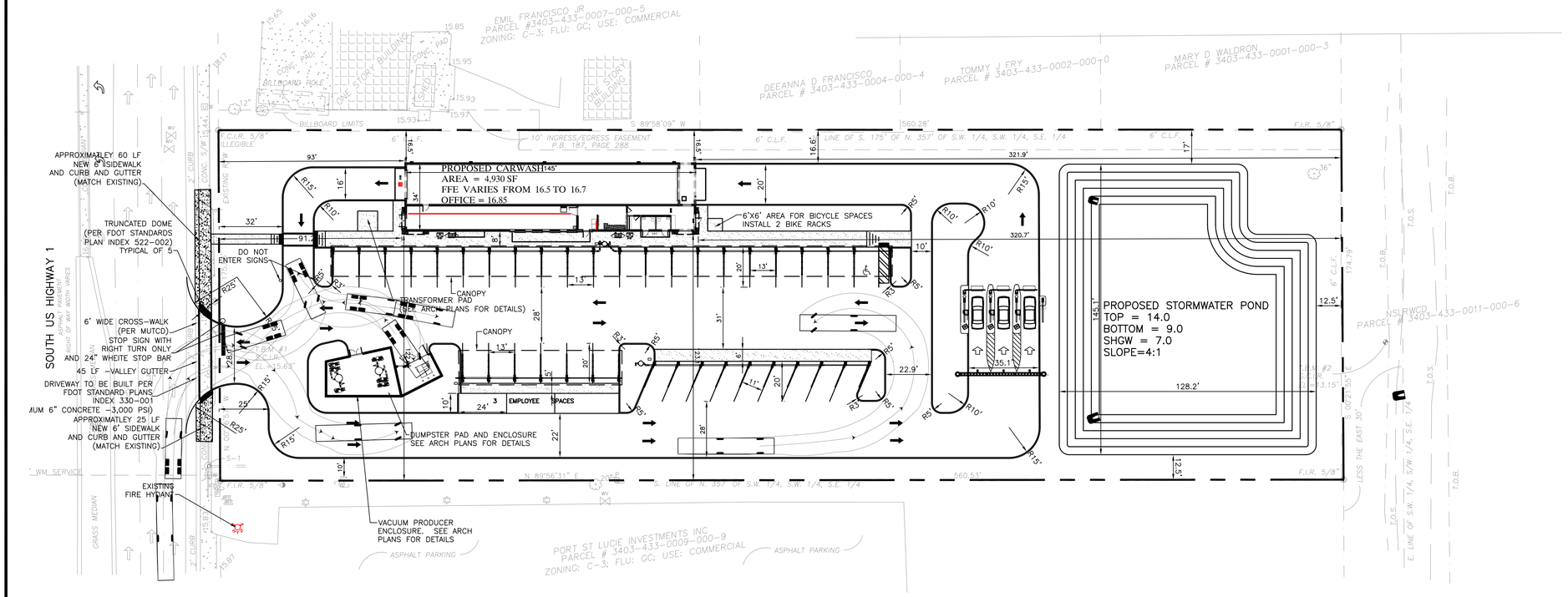
ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #EB#29000 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capireeng@yahoo.com

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

EXISTING CONDITIONS/ DEMOLITION PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-3 |




LEGEND: (AS APPLICABLE)

- (X) PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- 54.10 PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

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EX. LEGEND & ABBREVIATIONS

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| (R/W) RIGHT OF WAY MEASUREMENT | T TELEPHONE MANHOLE |
| CONC. CONCRETE | UGP UNDERGROUND PHONE |
| EP EDGE OF PAVEMENT | MES MITERED END SECTION |
| MULT. MULTIPLE | STMH STORM MANHOLE |
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| STMH STORM MANHOLE | OHW OVERHEAD WIRES |
| FLAG POLE | UGG UNDERGROUND GAS |
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| HYDRANT | WDF WOOD FENCE |
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| WOOD POWER POLE | SV SEWER VALVE |
| CONC POWER POLE | WM MONITOR WELL |
| RAILROAD X-ING GATE | SS SIGNAL SUPPORT POLE |
| W WELL | ICV IRRIGATION CONTROL VALVE |
| GUY WIRE | RWV IRRIGATION VALVE(RECLAIM) |
| SIGN | FIRE DEPARTMENT CONNECTION |
| PHONE BOX | UE UNDERGROUND ELECTRIC |
| C CABLE BOX | UW UNDERGROUND WATER MARKER |
| | E ELECTRIC MANHOLE |

| | |
|---|---|
| UC UNDERGROUND CABLE MARKER | |
| S SANITARY MANHOLE | |
| WM WATER METER | |
| WV WATER VALVE | |
| F.C.I.R. FOUND CAPPED IRON ROD | |
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| D.E. DRAINAGE EASEMENT | |
| MB MAILBOX | |
| UG UNDERGROUND GAS MARKER | |
| E ELECTRIC BOX | |
| T TRAFFIC BOX | |
| UP UNDERGROUND PHONE MARKER | |
| RR RAILROAD LIGHT | |
| TRANSFORMER PAD | |
| TYP. TYPICAL | |
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| CW CROSS WALK SIGNAL | |
| CO CLEANOUT | |
| D STORM MANHOLE | |
| GV GAS VALVE | |

BICYCLE RACK REQUIREMENTS:
(a) All standard bicycle racks shall comply with the following performance standards: (1) Bicycle racks shall be an inverted "U"/hoop rack, post and ring rack, or similar device that accommodates two (2) bicycle parking spaces per rack and enables users to lock the frame and both wheels. (2) Bicycle racks shall have a minimum tube diameter of 1.9 inches and be powder coated, galvanized, or coated with another weather-proof surface as may be approved by the zoning manager. (3) Bicycle racks shall be a maximum height of three (3) feet, a minimum of three (3) feet on center between horizontal rows, and a minimum of three (3) feet from any parallel building wall and four (4) feet from any perpendicular building wall. They shall be anchored to a common base or mounting surface of concrete or pavement large enough to support bicycles locked to the rack. If more than one (1) row of bicycle racks is installed to create the required bike parking area, the installation shall provide a minimum of five (5) feet in an aisle in each row, assuming additional spacing for parked bicycles.

N

0' 30' 60'

SCALE: 1" = 30'

**SITE PLAN NOTES:**

1. All utility construction shall comply with the FPUA Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.

2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.

3. Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.

4. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.

5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.

6. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.

7. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.

8. The owner/developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved FDOT Right-of-way Use Permit.

9. All clear-site areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.

10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.

11. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD and Conditional use Permit conditions.

12. All structures, including buffer walls, retaining walls, signage, etc. require building permits.

13. All ramps outside the building foot print shall require construction of "CAST IN PLACE" Detectable warnings.

CONSTRUCTION NOTES:

1. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and City of FT. PIERCE shall be notified within two working days of the resources found on the site.

2. If during construction activities any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and City of FT. PIERCE shall be notified within two working days of the plant and/or animal species found on the site

CONSTRUCTION NOTES:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY AND SFWMD AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SFWMD

I. IF THE SLUMP NG OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACT VIT ES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTI THE COUNTY AND SFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
II. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS
III. VISUALLY INSPECT THE AFFECTED AREA.
IV. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED FILL NG THE AFFECTED AREA AND PREVENTING FURTHER SUBS DENCE
V. USE SOIL REINFORCEMENT MATER A S IN THE BACKFILLING OPERATION WHEN APPROPRIATE.
VI. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MIN MUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF T E IME-ROCK OR KARST CONNECTION
VII. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STAB IZE THE COLLAPSE RELOCATE THE RETENT ON AREA.
VIII. DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDAN AQU FER SHALL BE PROH BITED.

TRAFFIC CONTROL AND MARKINGS NOTES:

1. ALL TRAFFIC CONTROL AND MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

LIGHTING NOTES:

1. ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT-OF-WAY.

RAM S.V. ALIR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

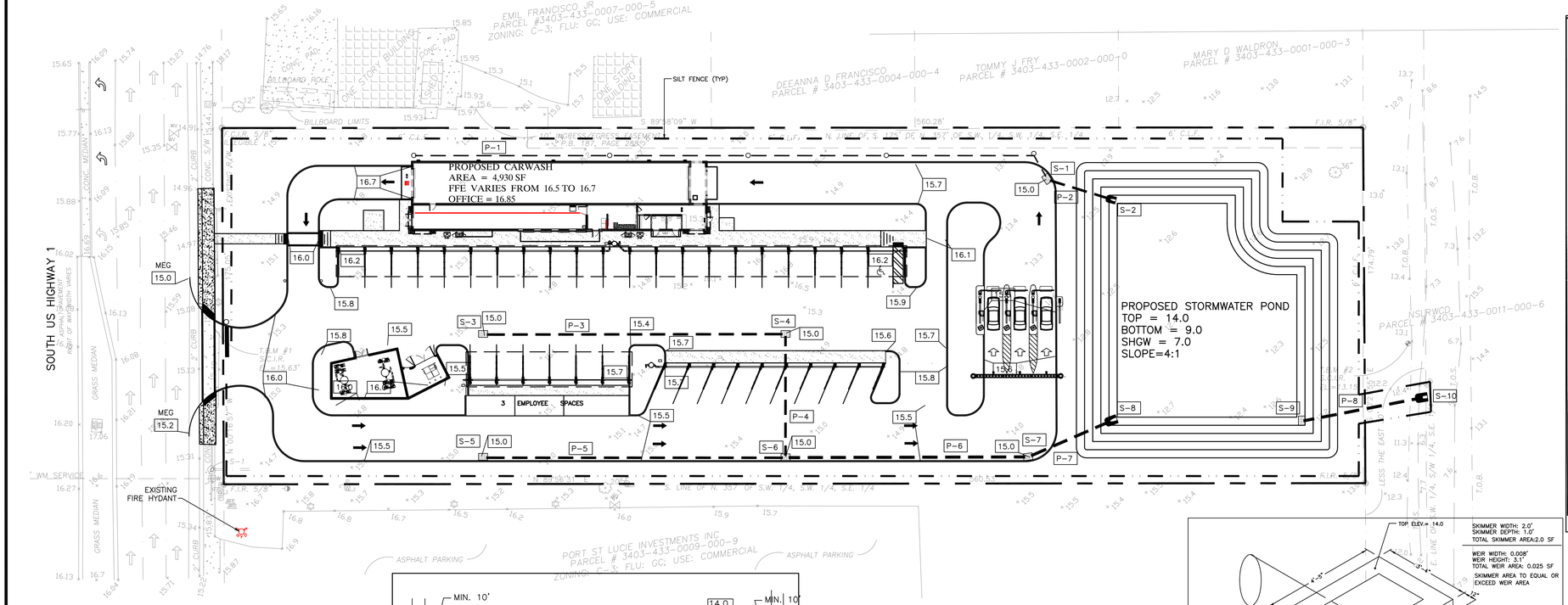
ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #EB#0007000 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capireeng@yahoo.com

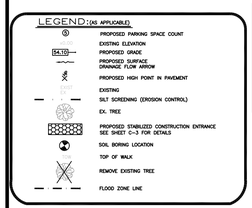
# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

## SITE GEOMETRY PLAN

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-4




EX. STORM TABLE

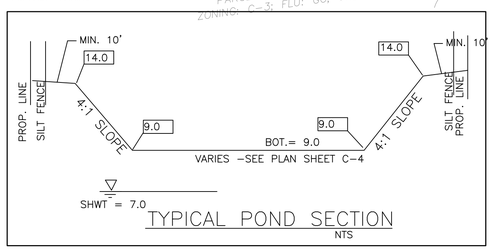
S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL= 9.10'
36" N. RCP INV. EL= 9.10'
12" E. RCP INV. EL= 9.15

EX. SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV. ELEV. = 12.35'

EX. TREE LEGEND

12" OAK TREE AND SIZE
6" MISCELLANEOUS TREE AND SIZE
12" PALM TREE AND SIZE
4" PINE TREE AND SIZE




EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
G GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX
UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCY PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SEWER VALVE
MONITOR WELL
SIGNAL SUPPORT POLE
IRRIGATION CONTROL VALVE
IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
E ELECTRIC MANHOLE
UC UNDERGROUND CABLE MARKER
S SANITARY MANHOLE
WM WATER METER
WV WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UG UNDERGROUND GAS MARKER
ELECTRIC BOX
TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CW CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GAS VALVE

MAINTENANCE & OPERATION INSTRUCTIONS:

**1. ALL ON-SITE PORTION OF THE STORMWATER SYSTEM SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY.**
**2. WHERE VEGETATION, OR DEBRIS OR SEDIMENT HAS ACCUMULATED IN SUCH A MANNER AS TO INTERFERE WITH THE FREE FLOW OF WATER OR ADEQUATE FUNCTIONING OF DRAINAGE FACILITIES, THE OWNER SHALL REMOVE THE DEBRIS OR OBSTRUCTION SO AS TO ALLOW THE DRAINAGE SYSTEM TO FUNCTION AS PERMITTED.**

EROSION & SEDIMENT CONTROL

(1) EXCAVATION OF RETENTION AREAS AND FLOOD PLAIN COMPENSATION AREAS PRIOR TO CONSTRUCTION TO BE REGRADED AFTER CONSTRUCTION.
(2) RETENTION AREA AND FLOOD PLAIN COMPENSATION AREA SIDE SLOPES SHALL BE SODDED. ALL OTHER EXCAVATIONS OR GRADING WORK SHALL BE GRASSED AS SOON AS POSSIBLE AFTER FINAL GRADING.
(3) ALL POSSIBLE EFFORTS SHALL BE MADE TO CONTROL EROSION AND SEDIMENT TRANSPORT BOTH ON AND OFFSITE.
(4) STAKED HAYBALES OF FILTER FABRIC SILT FENCE SHALL BE CONSTRUCTED (PER DETAIL) AT SPECIFIED LOCATIONS PRIOR TO EXCAVATING OR GRADING; TO REMAIN UNTIL VEGETATION ESTABLISHES.
(5) EXCAVATE THE RETENTION AREAS IN TWO (2) PHASES. PHASE ONE EXCAVATE TO 6" OF ITS FINAL DEPTH PRIOR TO CONSTRUCTION. PHASE TWO, EXCAVATE TO ITS FINAL DEPTH AFTER FINAL CONSTRUCTION.
(6) PLACE HAYBALES OR FILTER FABRIC AROUND THE PERIMETER OF ALL NEW AND EXISTING INLETS, PIPES AND DRAINAGE STRUCTURES; TO REMAIN UNTIL VEGETATION ESTABLISHES.

LAKE/POND EXCAVATION NOTE:

NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. IN THE ABSENCE OF A CONFINING LAYER, 5 FEET OF UNDISTURBED SOIL MUST BE LEFT ABOVE THE LIMESTONE.

ELEVATION DATUM NOTE:

ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 1988.

NGVD 1929 TO NAVD 1988 CONVERSION (PER NATIONAL GEODETIC SURVEY):

ELEVATION IN NGVD 1929, FEET = (ELEVATION IN NAVD 1988 + 1.5) FEET

ROOF DRAIN NOTES:

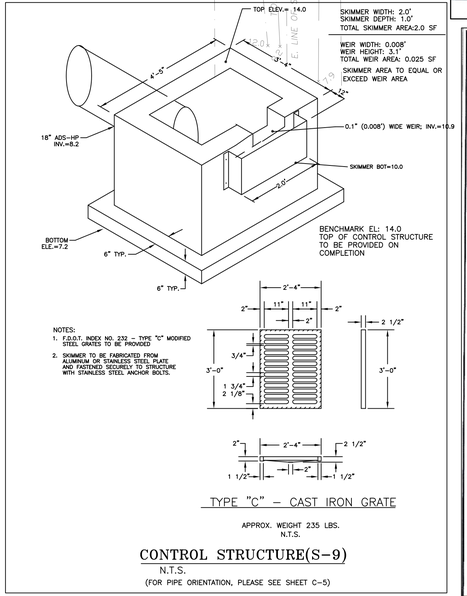
CONTRACTOR TO DIVERT ALL ROOF RUNOFF TO THE PROPOSED STORMWATER SYSTEM

STORMWATER PIPE NOTES:

ALL STORMWATER PIPE JOINTS AND BOX INLET TO BE WRAPPED WITH FDOT APPROVED FILTER FABRIC PER FDOT INDEX 280.

DEWATERING NOTES:

1. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH NPDES, FLORIDA EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL, SFWMD, CITY OF FT. PIERCE AND FDEP REGULATIONS.
2. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENTATION BASINS OR SILT TRAPS.
3. DEWATERING DIRECTLY INTO WETLAND AND/OR STORM DRAINS/STRUCTURES IS PROHIBITED.
4. DEWATERING OPERATIONS SHALL BE ADEQUATE TO ASSURE THE INTEGRITY OF THE FINISHED PROJECT. THE RESPONSIBILITY FOR CONDUCTING THE DEWATERING OPERATION IN A MANNER, WHICH WILL PROTECT ADJACENT WETLANDS.
5. ADEQUATE CONTROL SHALL BE MAINTAINED TO ENSURE THAT THE STABILITY OF EXCAVATED AND CONSTRUCTED SLOPES ARE NOT ADVERSELY AFFECTED BY WATER, THAT EROSION IS CONTROLLED AND THAT FLOODING OF EXCAVATION DOES NOT OCCUR.
6. DEWATERING SHALL AT ALL TIMES BE CONDUCTED IN SUCH A MANNER AS TO PRESERVE THE UNDISTURBED BEARING CAPACITY OF THE SUBGRADE SOILS.




NOTES:
1. F.D.O.T. INDEX NO. 232 – TYPE "C" MODIFIED STEEL GRATES TO BE PROVIDED
2. SKIMMER TO BE FABRICATED FROM ALUMINUM OR STAINLESS STEEL PLATE AND FASTENED, SECURELY TO STRUCTURE WITH STAINLESS STEEL ANCHOR BOLTS.

TYPE "C" – CAST IRON GRATE

APPROX. WEIGHT 235 LBS.
N.T.S.

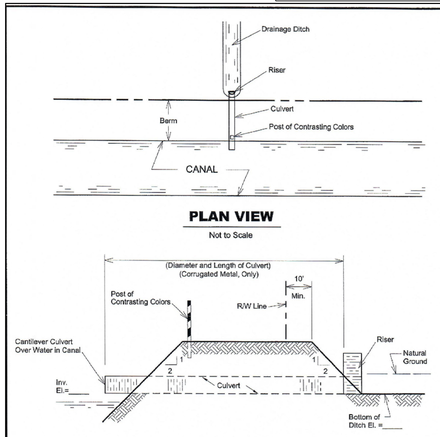
CONTROL STRUCTURE(S-9)
N.T.S.
(FOR PIPE ORIENTATION, PLEASE SEE SHEET C-5)

STORM SEWER STRUCTURE CHART

| STRUCTURE # | TOP ELE. | INVERT ELE. | TYPE |
|---|---|---|---|
| S-1 | 15.0 | 9.2 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-2 | | 9.0 | MES PER FDOT INDEX 430-021 RIP RAP -D50 ROCK, 1 CY W/ FILTER FABRIC |
| S-3 | 15.0 | 9.5 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-4 | 15.0 | 9.3 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-5 | 15.0 | 9.4 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-6 | 15.0 | 9.2 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-7 | 15.0 | 9.1 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-8 | | 9.0 | MES PER FDOT INDEX 430-021 RIP RAP -D50 ROCK, 1 CY W/ FILTER FABRIC |
| S-9 | | | CONTROL STRUCTURE SEE DETAILS THIS SHEET |
| S-10 | | 8.0 | MES PER FDOT INDEX 430-021 RIP RAP -D50 ROCK, 1 CY W/ FILTER FABRIC |

STORM SEWER PIPE CHART

| PIPE # | LENGTH (FT) | SLOPE (%) | TYPE AND SIZE OF PIPE |
|---|---|---|---|
| P-1 | 315 | 0.5 | 8" PVC ROOF DRAIN COLLECTION PIPE. CONNECT ALLL ROOF DRAINS TO THIS PIPE. COORDINATE WITH ARCH PLANS. INSTALL 5 STORM CLEANOUTS. |
| P-2 | 35 | 0.57 | 15" ADS-HP |
| P-3 | 145 | 0.14 | 15" ADS-HP |
| P-4 | 60 | 0.17 | 15" ADS-HP |
| P-5 | 145 | 0.14 | 15" ADS-HP |
| P-6 | 117 | 0.09 | 18" ADS-HP |
| P-7 | 45 | 0.22 | 18" ADS-HP |
| P-8 | 65 | 0.31 | 18" ADS-HP |




PLAN VIEW
Not to Scale




ELEVATION
Not to Scale

NOTE: All elevations refer to N.G.V.D.

Indicate Location of Proposed Improvement Below:

NW 1/4 | NE 1/4 | SW 1/4 | SE 1/4

SEC. ____ TWP. ____ RGE. ____

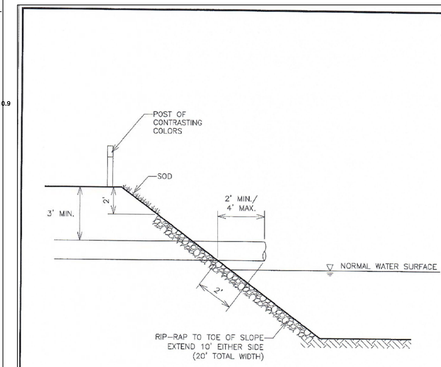
VICINITY PLAN

DWG. NO. 73-0905\CADD\73605D04.DWG

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
SKETCH TO ACCOMPANY
GRAVITY DRAINAGE CONNECTION

| DATE: | APPLICATION NUMBER: |
|---|---|
| CANAL NO.: | APPLICANT: |

EXHIBIT "C"

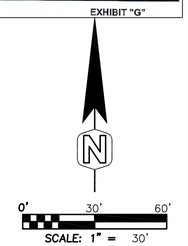



DWG. NO. P:\174-0901\Permit Application Documentation\Permit Manual\Exhibits\E901\BIT 0.dwg

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
SKETCH TO ACCOMPANY
TYPICAL CONNECTION DETAIL

| DATE: | APPLICATION NUMBER: |
|---|---|
| CANAL NO.: | APPLICANT: |

EXHIBIT "G"





RAVI ALUR, P.E
AUTHORIZED AGENT
ASPIRE ENGINEERING, INC.
1023 PROFESSIONAL PARK DR.
BRANDON, FL 33511
PHONE: 813-571-2850


RAM S.V. ALUR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |


ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29124
CONSULTING ENGINEERS · PLANNERS
EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capreeng@yahoo.com


# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

PAVING, GRADING, DRAINAGE AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE

PROJECT #: 22-017

SHEET: C-5

GENERAL UTILITY NOTES
1. No sanitary or reclaimed water direction bors are permitted without prior Water Reclamation (Wastewater) Division approval.

## WATER METER CALCULATIONS:

| NO. | FIXTURE TYPE | FIXTURE VALUE/ UNIT | FIXTURE VALUE |
|---|---|---|---|
| 2 | WATER CLOSET (TOILET) | 3 | 6 |
| 2 | SERVICE SINK | 3 | 6 |
| 2 | HOSE CONNECTION | 6 | 12 |
| 1 | CARWASH | | 100 |

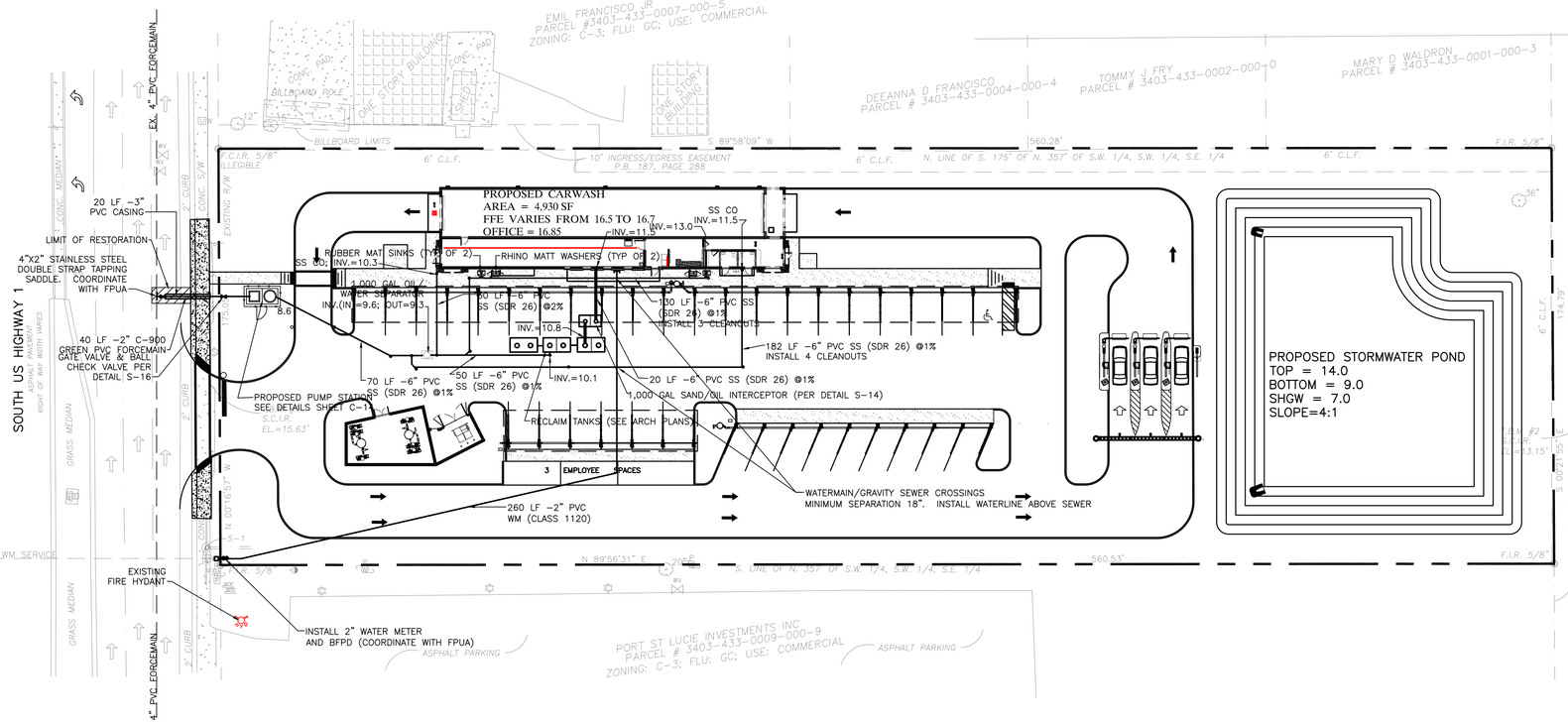
TOTAL FIXTURE = 124 (54 GPM)
WATER METER PROPOSED = 2"

PROPOSED WATER AND SEWER FLOWS

PROPOSED WATER USAGE FOR CARWASH AND REST ROOMS = 27.88 GALLONS/VEHICLE (WITH WATER RECOVERY) * 130 VEHICLES/DAY + (2 REST ROOMS*250 GPD/REST ROOM)= 4,124.4 GPD

PROPOSED WASTEWATER FLOW FROM CARWASH AND REST ROOMS = 21.88 GALLONS/VEHICLE (WITH WATER RECOVERY) * 130 VEHICLES/DAY + (2 REST ROOMS*250 GPD/REST ROOM)= 3,344.4 GPD

1. NO FIRELINE CONNECTION IS BEING PROPOSED.
2. FLOW AVAILABLE IN THE EXISTING FIRE HYDRANT = 1,370 GPM REQUIRED = 1,000 GPM




General notes
1. A minimum 1' clear distance between all sides of existing inlet structures and proposed underground utility is required. Underground utilities shall not be placed under inlet structures.
2. Public right-of-way shall be restored to its original or better condition. Any sidewalks or curbing disturbed by the work shall be restored to the condition of the original structure. Sidewalk panels shall be restored to full panel widths and lengths (defined by edges of the sidewalk and the nearest control joints or expansion joints). Partial patching of sidewalks shall not be acceptable. Pavement finishes, thicknesses, and grades shall match the existing sidewalk.
3. If sidewalk is to be removed and replaced, the sidewalk shall be constructed in Class 1 concrete, 3,000 psi, 4 in. thick and match the width of the existing sidewalk. Sidewalk located at the apron shall be constructed in Class 1 concrete, 3,000 psi, 6 in. thick and match the width of the existing sidewalk. Requirements are per ESM detail sheet 2. Rebar is not allowed.
4. Trenching shall not take place within the root zone of trees with a trunk diameter of 6 inches or larger. Underground utilities must be bored rather than trenched in the root zones of existing trees (excluding palms).
5. Locate all utilities/facilities prior to start of construction.
6. The contractor must locate and protect all the utilities and repair any damage caused by the work at no cost to the City.
7. All utility locate markings must be completely cleaned around the area of the permitted project at the contractor's expense.
8. Current A.D.A standards shall be upheld at all times.
9. All casings (HDPE)/directional bores shall extend a minimum of six feet (6') beyond each edge of pavement. (Commercial driveways, sidewalks included)
10. Casing will be required for underground utilities crossing under existing pavement with the exception of gas lines.
11. Utility poles and guy wires for anchoring utility poles may not be placed within the pedestrian path/sidewalk.
12. The Contractor shall abide by the FDOT's Guidelines for Erosion and Sedimentation Control for Construction Sites sheet. A copy of this sheet shall be reviewed/followed by said Contractor and can be obtained by going to https://beta.FDOT.gov/files/sharedassets/public/departments/permitting-services-division/trade/erosion-sedimentation-control-blue-sheet.pdf

Installation Requirements

1. All restoration work shall be done in accordance with the city's Engineering Standards Manual, and any other applicable standards, guidelines, or City Code provisions.

Underground Work

1. Crossings (underground) shall be at a minimum vertical clearance thirty-six (36) inches below top of roadway pavement or top of ground, whichever is lower, including ditch grade.
2. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.
3. Subterranean crossings may be made by boring, jacking, pushing, pulling, driving or some combination of these having a positive horizontal and vertical control. Jetting, except for hydraulic compaction or tunneling is prohibited within City and/or FDOT right-of-way.
4. Pits required for underground crossings must be constructed no closer than six feet from the edge of the traveled way.
5. All pipe must be jacked with the end open or bored-and-jacked and extended a minimum of six feet beyond the edge of the traveled way or as directed by the City Engineer.
6. Casings will be required for underground utilities crossing under existing pavement. Missile bore is not allowed when crossing under roadways. Missile bore is allowed for longitudinal placement under existing sidewalks and driveways.
Overhead Work
7. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.

LEGEND: (AS APPLICABLE)
- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

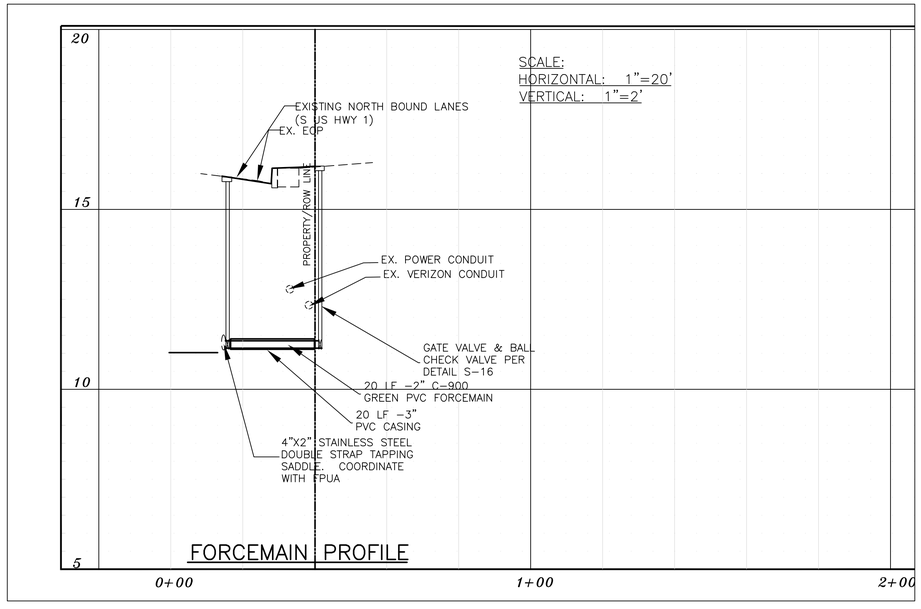
EX. STORM TABLE
S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

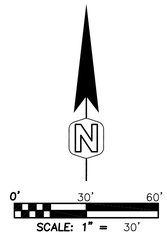
EX. SANITARY TABLE
CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND
- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
G GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
W WELL
GUY WIRE
SIGN
P PHONE BOX
C CABLE BOX
UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCF PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SEWER VALVE
M MONITOR WELL
SIGNAL SUPPORT POLE
ICV IRRIGATION CONTROL VALVE
RWV IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
E ELECTRIC MANHOLE
UC UNDERGROUND CABLE MARKER
S SANITARY MANHOLE
WM WATER METER
WV WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UG UNDERGROUND GAS MARKER
E ELECTRIC BOX
T TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CW CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GV GAS VALVE




RAM S.V. ALIR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |


ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #29979 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capireeng@yahoo.com

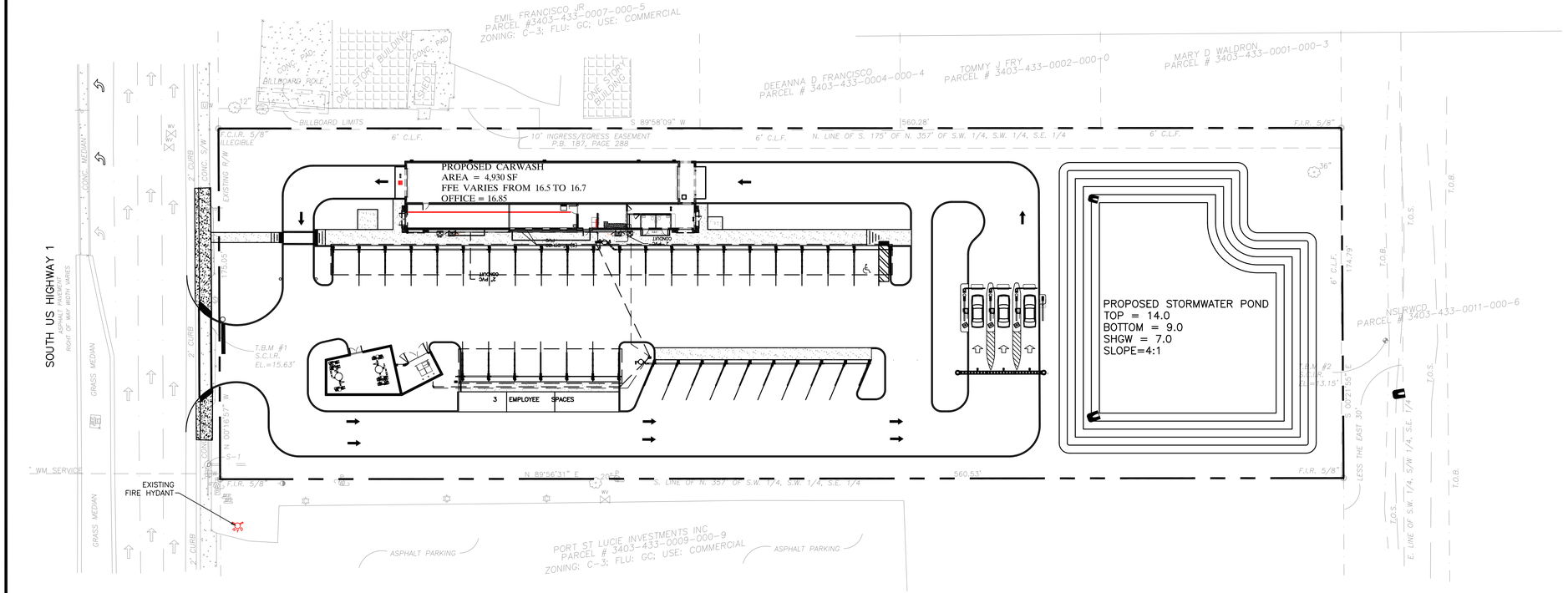

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

# UTILITY PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |

SHEET: C-6




LEGEND: (AS APPLICABLE)

- (5) PROPOSED PARKING SPACE COUNT
- 24.10 EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING ((EROSION CONTROL))
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

EX. SANITARY TABLE

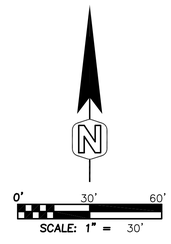
CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

- (C) CALCULATED MEASUREMENT
- (R/W) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI CURB INLET
- GI GRATE INLET
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- FLAG POLE
- G GREASE TRAP MANHOLE
- HYDRANT
- PREVENTER VALVES
- METAL LIGHTPOLE
- P.B. PLAT BOOK
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- P WOOD POWER POLE
- P CONC POWER POLE
- RAILROAD X-ING GATE
- W WELL
- GUY WIRE
- SIGN
- P PHONE BOX
- C CABLE BOX
- UGS UNDERGROUND SANITARY
- T TELEPHONE MANHOLE
- UGP UNDERGROUND PHONE
- MES MITERED END SECTION
- STMH STORM MANHOLE
- UGFM UNDERGROUND FORCE MAIN
- UGE UNDERGROUND ELECTRIC
- UGW UNDERGROUND WATER
- OHW OVERHEAD WIRES
- UGG UNDERGROUND GAS
- T.O.S. TOE OF SLOPE
- WDF WOOD FENCE
- PVCY PLASTIC PRIVACY FENCE
- UG UNDERGROUND
- E.O.W. EDGE OF WATER
- LB LICENSED BUSINESS
- OHW OVERHEAD WIRE
- SV SEWER VALVE
- WM MONITOR WELL
- SS SIGNAL SUPPORT POLE
- ICV IRRIGATION CONTROL VALVE
- RWV IRRIGATION VALVE(RECLAIM)
- FIRE DEPARTMENT CONNECTION
- UE UNDERGROUND ELECTRIC
- UW UNDERGROUND WATER MARKER
- E ELECTRIC MANHOLE
- UC UNDERGROUND CABLE MARKER
- S SANITARY MANHOLE
- WM WATER METER
- WV WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.N./D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- N.C.F. NO CORNER FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- MB MAILBOX
- UG UNDERGROUND GAS MARKER
- E ELECTRIC BOX
- T TRAFFIC BOX
- UP UNDERGROUND PHONE MARKER
- RR RAILROAD LIGHT
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CW CROSS WALK SIGNAL
- CO CLEANOUT
- D STORM MANHOLE
- GV GAS VALVE




RAM S.V. ALUR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

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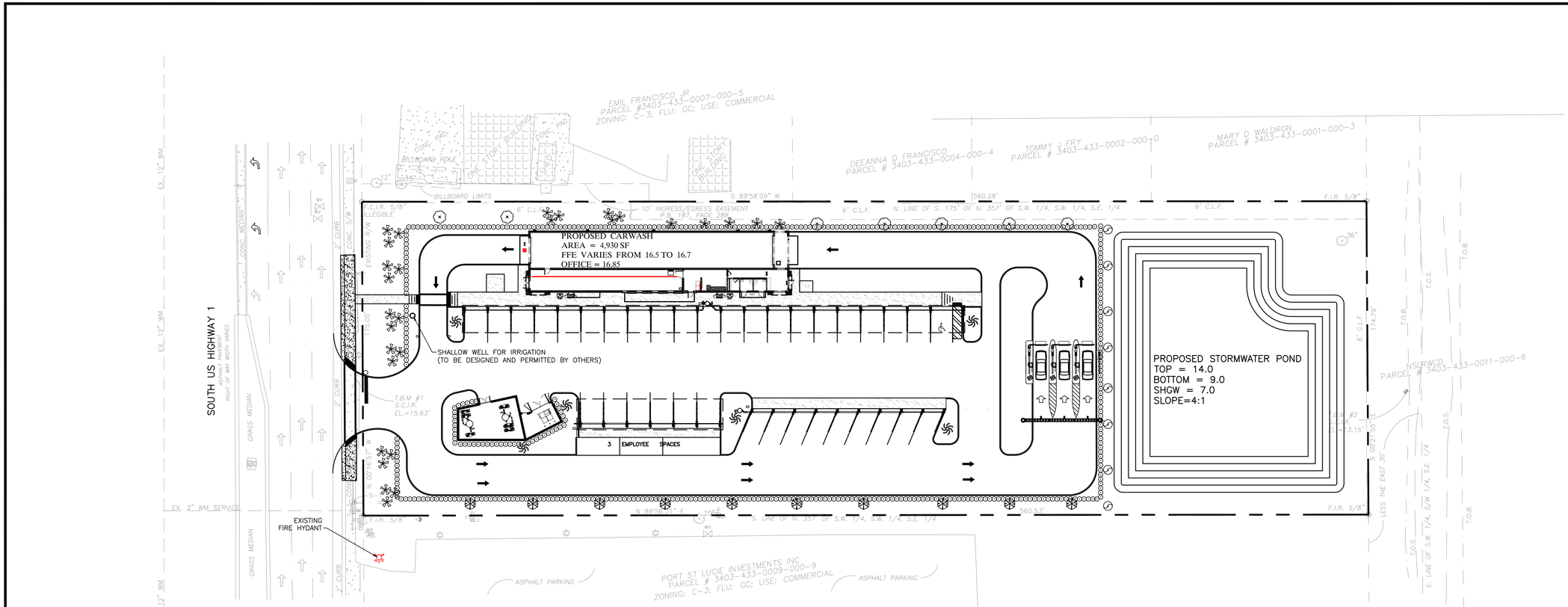
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

## AIR/VAC/CHASE PIPE PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-7 |




LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
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RAILROAD X-ING GATE
WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX

UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
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T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCF PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SV SEWER VALVE
WM MONITOR WELL
SS SIGNAL SUPPORT POLE
ICV IRRIGATION CONTROL VALVE
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FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
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F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
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N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
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P.U.E. PUBLIC UTILITY EASEMENT
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MAILBOX
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UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CW CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GAS VALVE

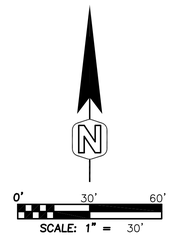
## PLANT & MATERIAL LIST:

| SYMBOL | KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | NATIVE FLORIDA | DROUGHT TOLERANT | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| | LS | Liquidambar styraciflua | SWEETGUM | 8 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | BN | Betula nigra | RIVER BIRCH | 6 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | MG | Magnolia grandiflora | SOUTHERN MAGNOLA | 10 | 3" DBH | **YES** | **YES** | MIN. 12' HIGH |
| | QV | Quercus virginiana | LIVE OAK | 7 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | SP | Sabal palmetto | SABAL PALM | 29 | | YES | YES | MINIMUM CLEAR TRUNK OF 10' |
| | | | | | | | | |
| | | | | | | | | |
| SHRUBS | | | | | | | | |
| | VO | VIBURNUM OBOVATUM | WALTER VIBURNUM | 400 | 3-7 GAL | YES | YES | MIN. 36", 3 FT O/C |

1. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE 1.

## LANDSCAPE NOTES:

1. Represents existing trees to be barricaded and saved Barricades shall consist of new or used chain link fence (min. 5' high) located at the tree drip line.
2. All plants must be healthy, vigorous material, free of pests and disease.
3. All plants shall be Florida Grade No. 1 or better
4. All plants must be container-grown or balled and burlap as indicated in the plant list.
5. All plants shall be triangulately spaced.
6. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc.; which occurs as a result of the landscape contractor.
7. All trees must be guyed and staked as shown in the details
8. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
9. All planting shall be done in accordance with acceptable Horticultural practices. This is to include proper planting mix, plant bed and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting and adequate maintenance until acceptance by the owner.
10. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: watering, spraying, mulching, fertilizing, etc.) or planting areas and lawns until the work is accepted in total by the landscape architect and the owner. The Owner of the property will be responsible from there on.
11. All plants shall be guaranteed for 90 days from final inspection and acceptance. All trees shall be guaranteed an additional 180 days.
12. All plants are subject to approval by the owner or owner's representative. Prior to planting, all trees must be approved by the owner or owner's representative.
13. All plants and planting areas must be completely mulched as specified with three (3) inches of Cypress Mulch.
14. Standards set forth in "American Standards for Nursery Stock" represent guideline specifications only and shall constitute MINIMUM quality requirements for plant material.
15. All landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibs within 50 feet of all required landscaping plant material.
16. The irrigation system shall be designed to minimize root disturbance to existing trees and other vegetation to be retained. No irrigation is required within these areas.
17. All EXISTING shrubs shall be of sufficient height so that they are a minimum of 24" above the finished pavement elevation of the parking area adjacent to said shrub.
18. All tree roots existing within approved improvement areas and originating from a protected tree shall be severed clean at the limits of the preserved area. Pruning shall be done using a "DOSKO" Root Pruner or approved equal. An inspection of pruning activities shall be arranged with the CITY OF FT PIERCE Department of Natural Resources.
19. All trees to remain must be protected by tree protection barricades meeting the minimum standards shown on the attached diagram (i.e. Silt Fence). Protective barricades shall remain in place until land alteration and construction activities are complete.
20. Any tree not designated for removal from the site and is removed by the contractor will result in the contractor having to either compensate the owner for similar replacement of tree(s) destroyed, or, replacement of identical size and species of tree removed. Further, any additional requirements by regulatory agencies having jurisdiction over such matters will be incurred by the contractor. Compensatory damages against the contractor are not limited in this situation.
21. A MAXIMUM OF 50% OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DRAUGHT TOLERANT.
22. Stabilization shall be done by using vegetative ground cover.
23. ALL NEWLY DEVELOPED AND REDEVELOPED ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, INCLUDING PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES ETC., SHALL BE SCREENED PER CITY OF FT PIERCE LDC.

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| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

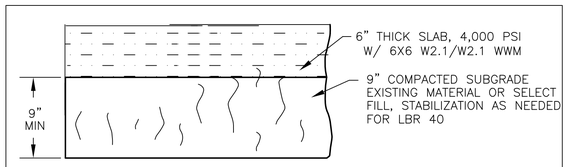
RAM S.V. ALUR P.E. #65583
DATE:

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

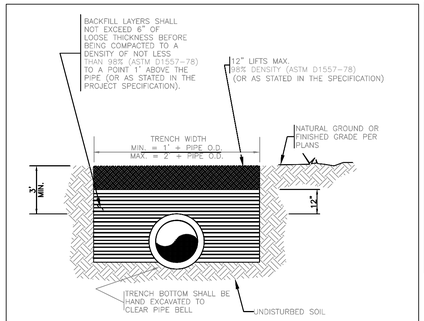
## LANDSCAPE PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-8 |



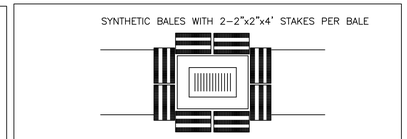

CONCRETE PAVEMENT DETAIL

N.T.S.




PIPE BACKFILL AND COMPACTION DETAIL

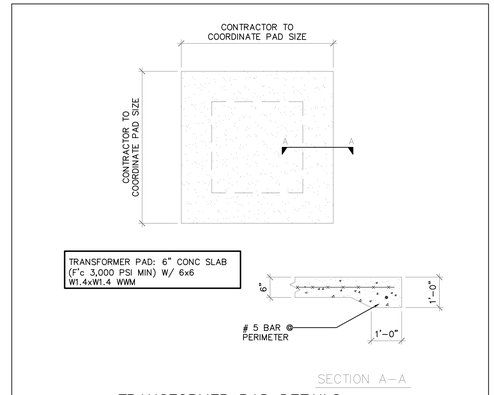
N.T.S.




DITCH BOTTOM INLET

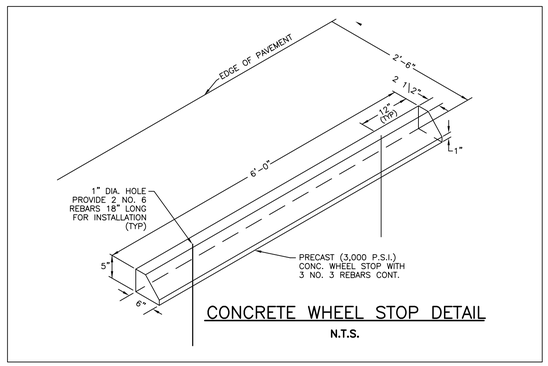
PROTECTION AROUND INLETS

N.T.S.



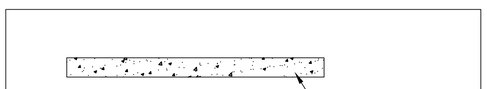

SECTION A-A

TRANSFORMER PAD DETAILS




CONCRETE WHEEL STOP DETAIL

N.T.S.



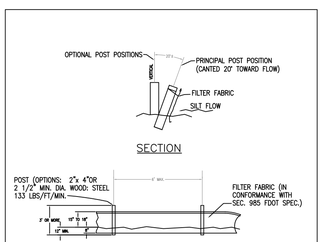

1. COMPACT UPPER 6" SUBGRADE TO 98% STANDARD PROCTOR
2. SIDEWALK THICKNESS SHALL BE INCREASED TO 6" AT ALL ALL DRIVEWAYS, APPROACHES AND ALONG STREETS (IN THE ROW OR IN THE EASEMENT).
3. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS
4. CONTROL JOINTS @ 5' ON CENTER

CONCRETE SIDEWALK DETAIL

N.T.S.



IN-WALL LOCKABLE HOSE BIB DETAILS




SECTION

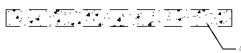



ELEVATION

TYPE III SILT FENCE

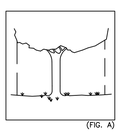
N.T.S.

D. O. T. INDEX #102

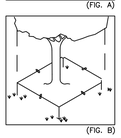



MATT BEATER AND MATT CLEANER
CONCRETE PAD DETAILS

NTS



(FIG. A)



(FIG. B)

PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA.

1. TREES – TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIPLINE OF A TREE. THE DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. (FIG. A)

BARRIER SPECIFICATION FOR TREES
MIN. 5' HIGH NEW OR USED CHAIN LINK FENCE (FIG. B)

WHY A BARRIER
1. TO PROTECT ALL ABOVE GROUND PROTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.

2. TO PROTECT ROOT SYSTEMS FROM COMPACTION.

3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

WHY IT WORKS
A TREE'S CHANCE FOR SURVIVAL IS GREATLY ENHANCED IF NO CONSTRUCTION MATERIAL, HEAVY EQUIPMENT OR STOCKPILING OF SOIL IS ALLOWED INSIDE THE BARRIER; ONLY HAND LABOR.

TREE BARRICADE SPECIFICATIONS

5.

## GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FT. PIERCE & FDOT STANDARDS AND SPECIFICATIONS.
2. LOCATIONS OF EXISTING UTILITIES AND FACILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON TOPO DATA AND RECORD INFORMATION. ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTACT SUNSHINE STATE CALL AT 1-800-432-4770 FOR LOCATIONS OF ALL UTILITIES. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER BEFORE MAKING ANY AND ALL INTERPRETATIONS OF THE PLANS. THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
4. CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, ETC. WITH THE SAME TYPE OF MATERIAL REMOVED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE PLANS. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ALL SURVEY CONTROLS DISTURBED AND/OR REMOVED DURING CONSTRUCTION WILL BE REPLACED BY A REGISTERED SURVEYOR, COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.

   ALL EROSION CONTROL MEASURES MUST BE COMPLETE BEFORE CONSTRUCTION ACTIVITIES CAN BEGIN.
6. EROSION/SEDIMENTATION CONTROL: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAINS). IF REQUIRED, TO PREVENT SILTATION OF THE ADJACENT PROPERTY, STREET, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND AS REQUIRED, IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF SITE, EITHER BY NATURAL DRAINAGE OR VEHICLE TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER LOCAL AUTHORITIES.
7. CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS AND/OR RIGHTS-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO ANY WORK IN OR OVER THESE AREAS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE VARIOUS UTILITY COMPANIES WITH AT LEAST 48 HOURS ADVANCE NOTICE FOR UTILITY VERIFICATION.
9. UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER, EXCAVATIONS AND EMBANKMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF FDOT SECTION 120, TO ACHIEVE THE PLAN ELEVATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
11. PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
12. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH OR AS NOTED ON THE LANDSCAPE PLAN. DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
13. ANY TREE NOT DESIGNATED FOR REMOVAL FROM THE SITE AND IS REMOVED BY THE CONTRACTOR WILL RESULT IN THE CONTRACTOR HAVING TO EITHER COMPENSATE THE OWNER FOR SIMILAR REPLACEMENT OF TREE(S) DESTROYED, OR, REPLACEMENT OF IDENTICAL SIZE AND SPECIES OF TREE REMOVED. FURTHER, ANY ADDITIONAL REQUIREMENTS BY REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH MATTERS WILL BE INCURRED BY THE CONTRACTOR. COMPENSATORY DAMAGES AGAINST THE CONTRACTOR ARE NOT LIMITED IN THIS SITUATION.
14. NO GROUND DISTRUBING ACTIVITIES OE VEHICLE TRAVEL WILL OCCUR WITHIN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.
15. ANY WELL DISCOVERED DURING LAND CLEARING SHALL BE PROTECTED OR ABANDONED IN ACCORDANCE WITH SJRWMD RULES.

RAM S.V. ALIR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

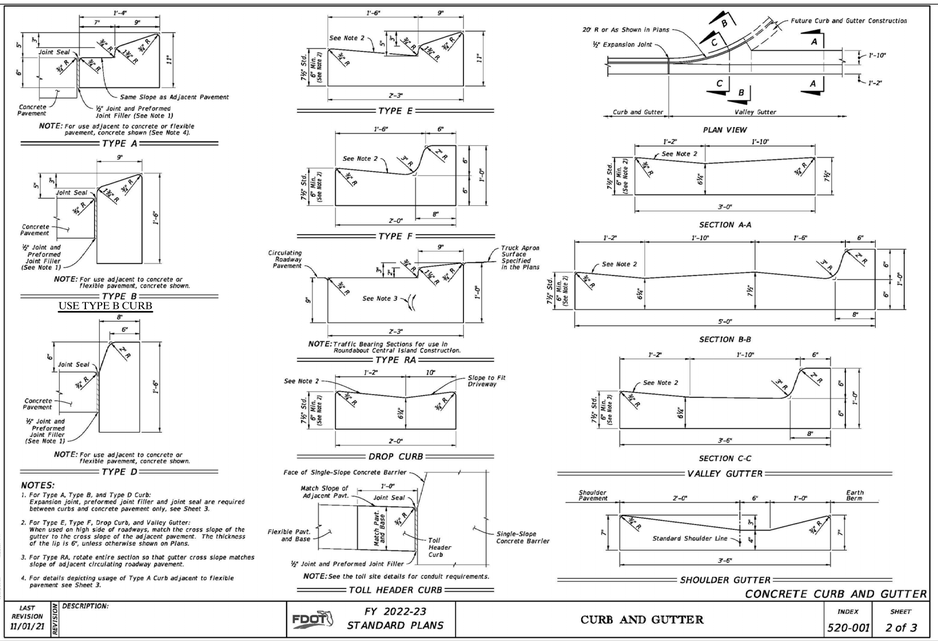
ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29719 ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*

SITE DETAILS

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-9 |




NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

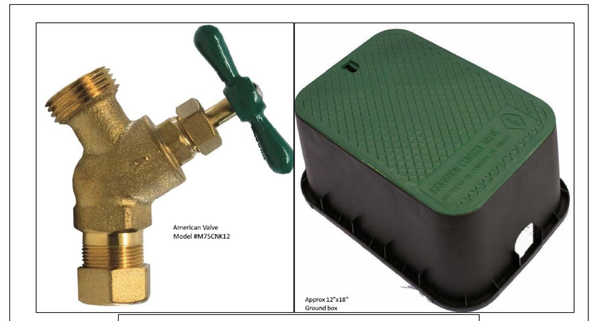
NOTE: See the toll site details for conduit requirements.

**NOTES:**

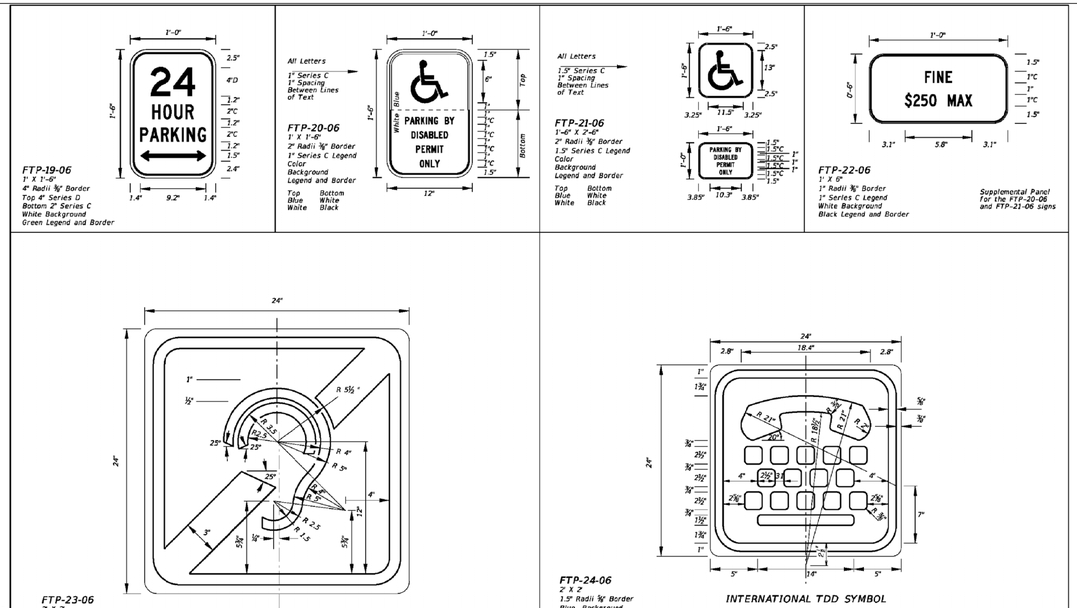
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

CONCRETE CURB AND GUTTER

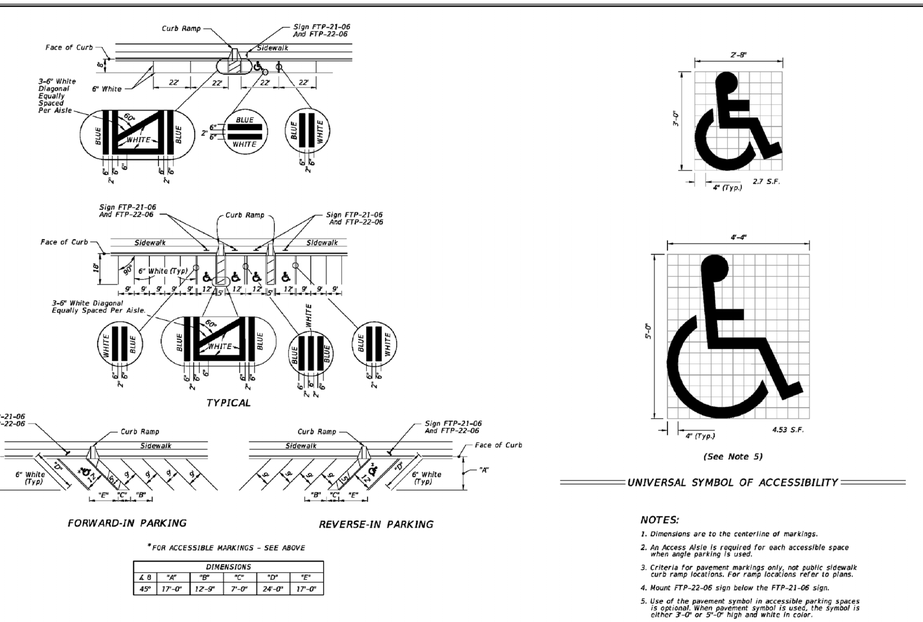
| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 2 of 3 |
|---|---|---|---|---|---|---|




IN-GROUND HOSE-BIB DETAILS




| LAST REVISION 11/01/20 | REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | SPECIAL SIGN DETAILS | INDEX 700-102 | SHEET 4 of 12 |
|---|---|---|---|---|---|---|




**NOTES:**

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 11 of 13 |
|---|---|---|---|---|---|---|

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28139 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

RAM S.V. ALUR P.E. #50583
DATE:

TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-10

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 1 OF 2 |

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES
## CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45$ AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 2 OF 2 |

## FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION, IF NECESSARY. THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS | G-2 CONSTRUCTION NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 1 OF 1 |

## STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

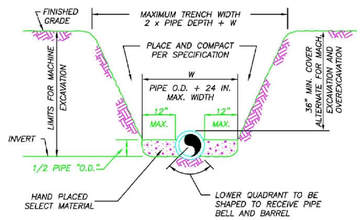
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

| STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT | G-3 WATER/SEWER CONFLICT |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 1 OF 1 |

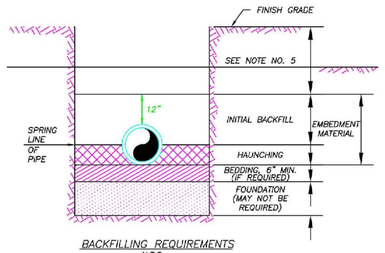



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

| TYPICAL TRENCH DETAIL | M-1 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |

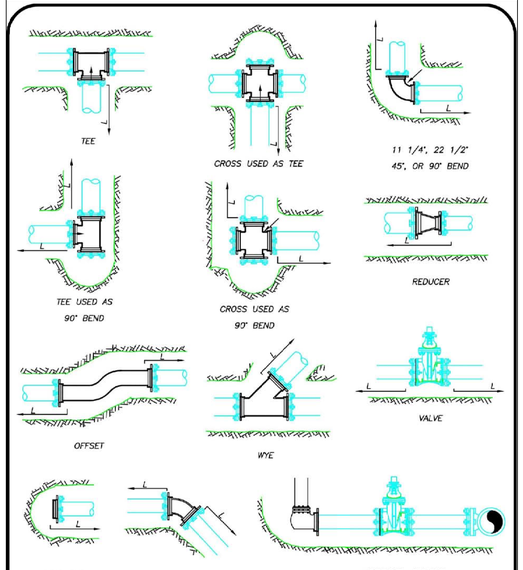



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

| BACKFILLING REQUIREMENTS | M-2 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |




MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

| MECHANICAL JOINT ANCHORING REQUIREMENTS | M-3 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |

## MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

| MECHANICAL JOINT RESTRAINT NOTES | M-4 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

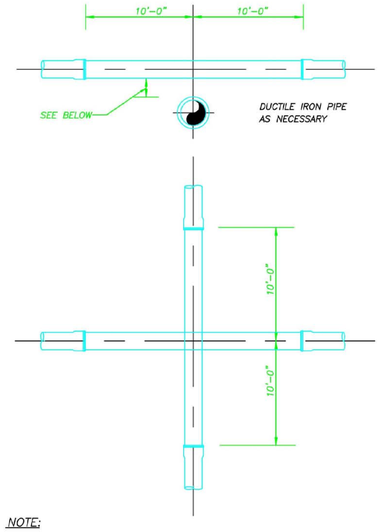
RAM S.V. ALUR P.E. #65583
DATE:

ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #28979 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7753, E-mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-11

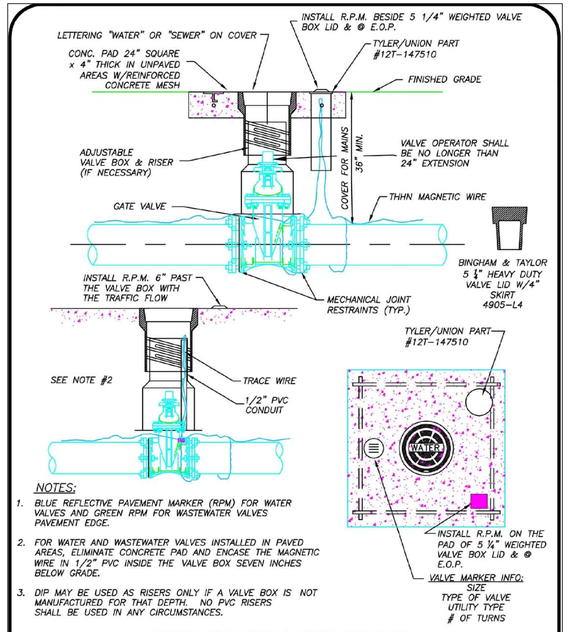



NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

| FPUA COMMUNITY PROUD | UTILITY CROSSING DETAIL | M-5 |
|---|---|---|
| 03-09 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

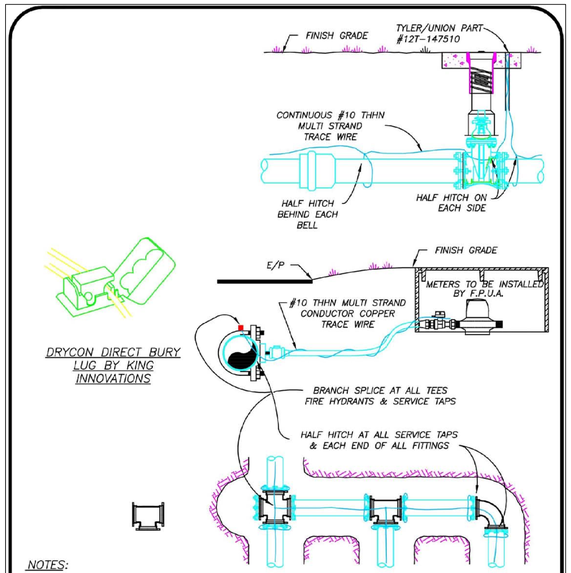



NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

| FPUA COMMUNITY PROUD | TYPICAL GATE VALVE & VALVE BOX DETAIL | M-6 |
|---|---|---|
| 03-09 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

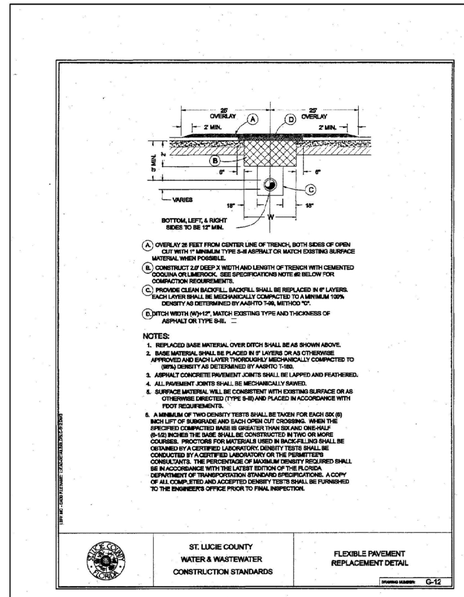



NOTES:

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.)

| FPUA COMMUNITY PROUD | TRACE WIRE DETAIL | M-11 |
|---|---|---|
| 03-02 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: | |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |




(A) OVERLAY 2ft FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED OOLSHA OR LIMEROCK. SEE SPECIFICATIONS NOTE #5 BELOW FOR COMPACTION REQUIREMENTS.

(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

(D) DITCH WIDTH (W)=12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT OR TYPE S-III.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH 500 (E) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEES CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEERS OFFICE PRIOR TO FINAL INSPECTION.

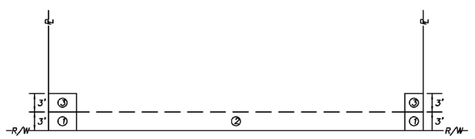
ST. LUCIE COUNTY
WATER & WASTEWATER
CONSTRUCTION STANDARDS

FLEXIBLE PAVEMENT REPLACEMENT DETAIL
STANDARD NUMBER G-12

| FORT PIERCE UTILITIES AUTHORITY | FLEXIBLE PAVEMENT REPLACEMENT DETAIL | R-4 |
|---|---|---|
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

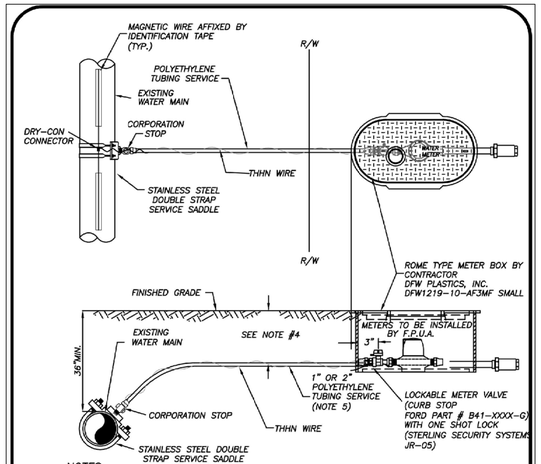



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ③ SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ⑤.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

| FPUA COMMUNITY PROUD | WATER METER PLACEMENT POLICY | W-1 |
|---|---|---|
| 03-09 02-15 SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

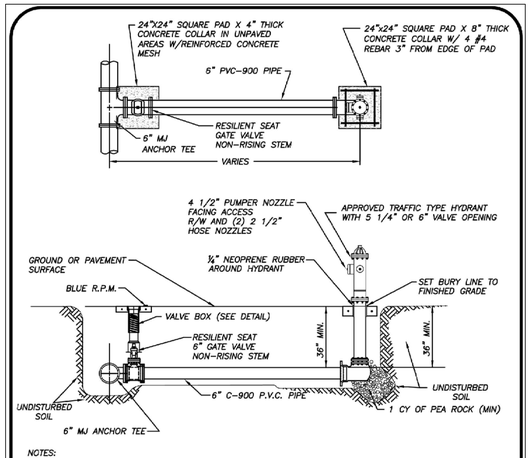



NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | TYPICAL SINGLE WATER SERVICE CONNECTION | W-2 |
|---|---|---|
| 03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2020 | SHEET 1 OF 1 |

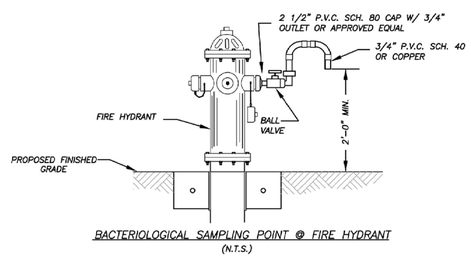



NOTES:

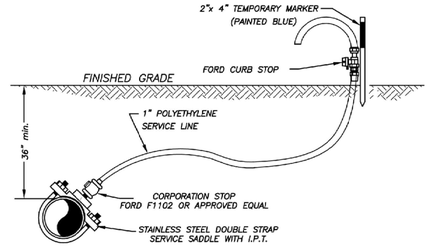
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE 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.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

| FPUA COMMUNITY PROUD | TYPICAL FIRE HYDRANT ASSEMBLY | W-5 |
|---|---|---|
| 03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MATERIAL.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |




BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)




BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

| FPUA COMMUNITY PROUD | BACTERIOLOGICAL SAMPLING PONIT DETAIL | W-6 |
|---|---|---|
| 03-09 02-15 SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATERDETAIL.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |


ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #EB#29 CONSULTING ENGINEERS · PLANNERS EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com


| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD. | 9/6/22 |
| | NSLRWCD & FPUA | |

RAM S.V. ALUR P.E. #50583
DATE:

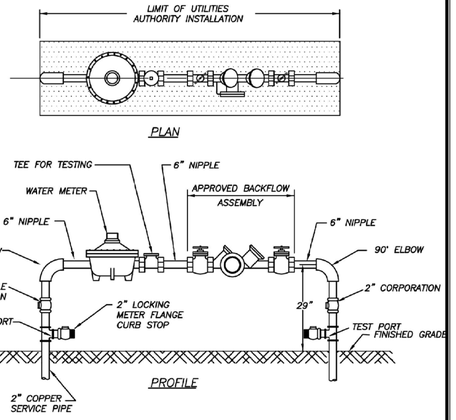
TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE

PROJECT #: 22-017

SHEET:
C-12




NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

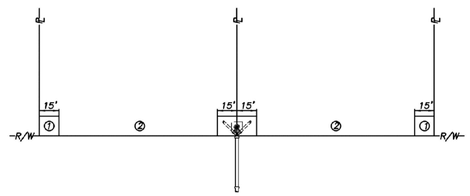
WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

| FPUA COMMUNITY PROUD | WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS) | W–8 |
|---|---|---|
| 03–08 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

## GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



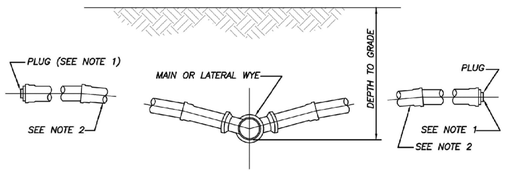

NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT–OF–WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

| FPUA COMMUNITY PROUD | WASTEWATER SERVICE PLACEMENT POLICY | S–1 |
|---|---|---|
| 02–06 02–15 SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600



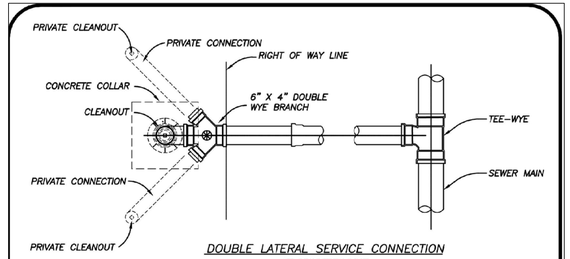

NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S–1 FOR SPECIFIC PROPERTY LAYOUT.

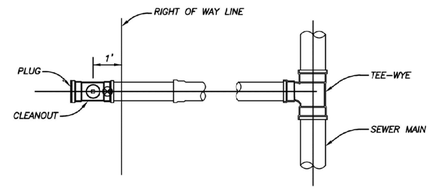
SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | SERVICE CONNECTION WASTEWATER | S–2 |
|---|---|---|
| 02–06 | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



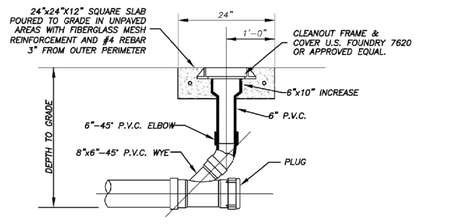

SINGLE SERVICE LATERAL CONNECTION

⊗ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | SERVICE CONNECTION WASTEWATER | S–3 |
|---|---|---|
| 02–06 | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

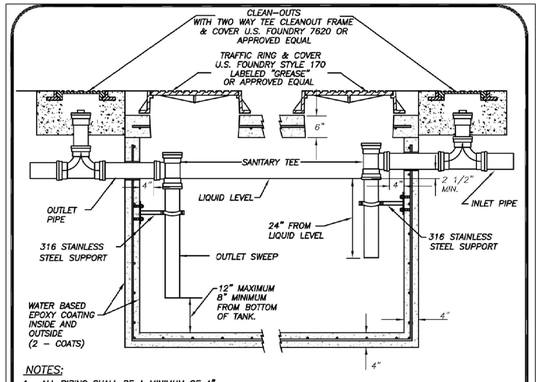
FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

| FPUA COMMUNITY PROUD | TERMINAL CLEANOUT DETAIL WASTEWATER | S–4B |
|---|---|---|
| 10–06 RBC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2016 | SHEET 2 OF 3 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




NOTES:

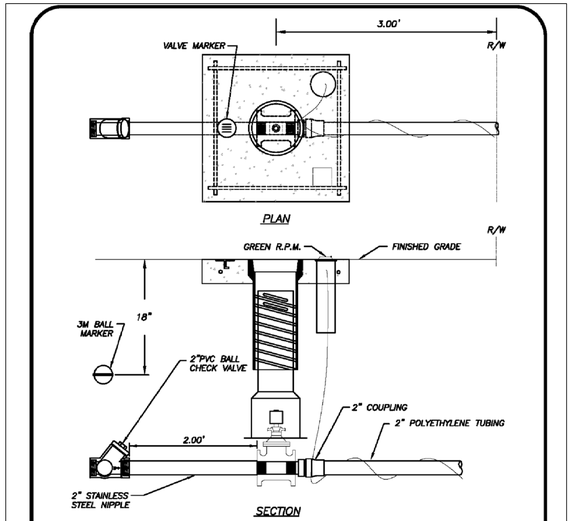
1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED–IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW 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 FORM 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 DRY, 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, PERFORM THE FOLLOWING: (1) 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.)

| FPUA COMMUNITY PROUD | STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS | S–14 |
|---|---|---|
| 2016 LABEL UPDATE SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2016 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

| FPUA COMMUNITY PROUD | GRINDER STATION CONNECTION | S–16 |
|---|---|---|
| 03–08 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

RAM S.V. ALIR P.E. #65583
DATE:

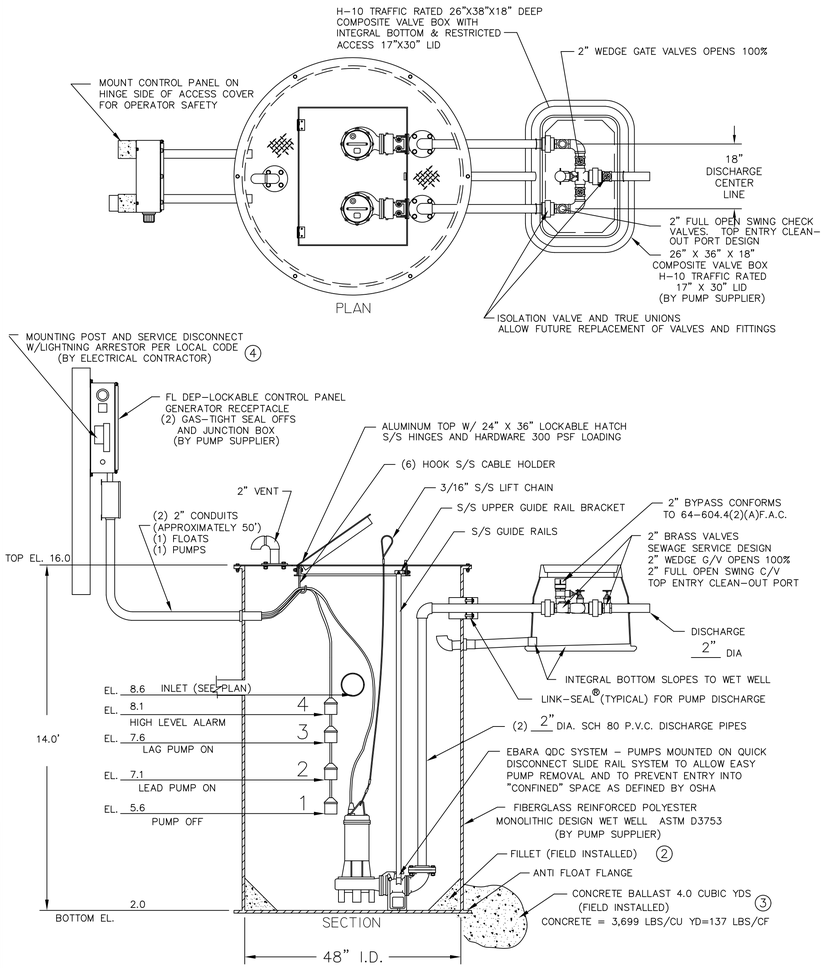
| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28979 CONSULTING ENGINEERS · PLANNERS EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571–2850, FAX: (813)571–1753; E–mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22–017
SHEET: C–13




## 48" DUPLEX STATION - 2" PIPING WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL

4. MOUNTING POST, SERVICE DISCONNECT AND LIGHTING ARRESTOR PER LOCAL CODE
3. CONCRETE BALLAST AS REQUIRED
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

# GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

| | | | |
|---|---|---|---|
| MODEL | EBARA 50 DGF | 5 | HP |
| GPM | 91 GPM @ 87 FT & | 94 GPM @ 45 FT | FT/TDH |
| VOLTAGE | 480 | THREE | PHASE |
| DISCHARGE | 2" | 162 MM | IMPELLER |

SEWAGE PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 36" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

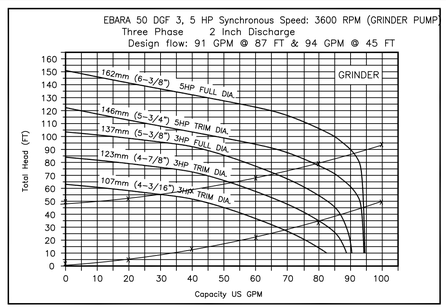
PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE STOCKING DISTRIBUTOR FOR EBARA SUBMERSIBLE PUMPS: TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256




## PUMP PERFORMANCE CURVE

IN CASE OF EMERGENCY CONTACT:
DAN BRAINARD KING
813-649-9561

SIGN NOTES:
MIN. LETTER SIZE: 2"

## SIGN DETAILS

CONTROL PANEL -SHALL CONFORM TO FL DEP 64-604.42(A)

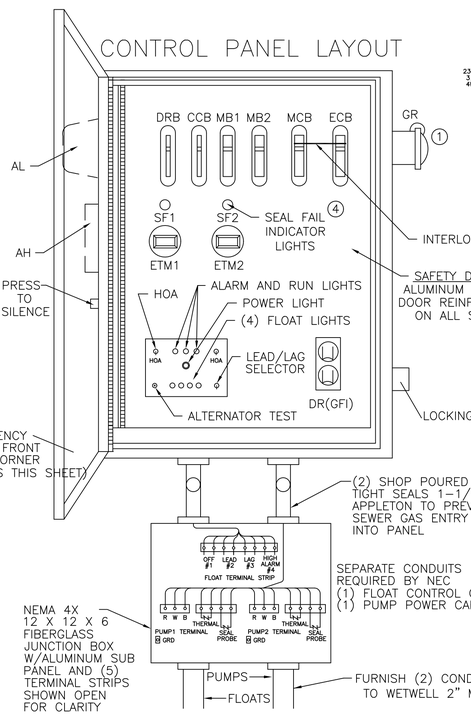
CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

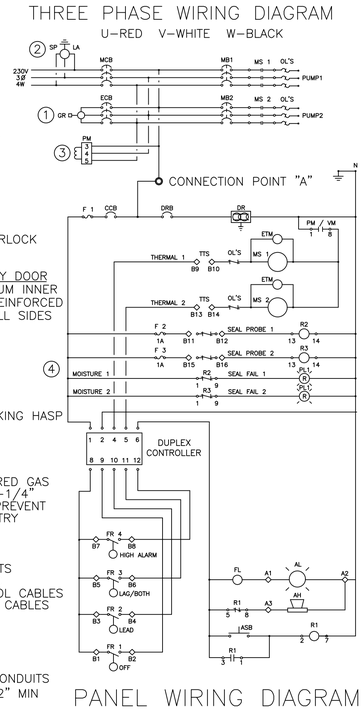
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.




## PANEL WIRING DIAGRAM

## LEGEND

| | | |
|---|---|---|
| | AH | ALARM HORN |
| | AL | ALARM LIGHT |
| | ASB | ALARM SILENCE BUTTON |
| | ATS | ALTERNATOR TEST SWITCH |
| | CCB | CONTROL CIRCUIT BREAKER |
| | DR | DUPLEX RECEPTACLE |
| | DRB | DUPLEX RECEPTACLE BREAKER |
| | ECB | EMERGENCY CIRCUIT BREAKER |
| | ETM | ELAPSED TIME METER |
| | F | FUSE |
| | FL | FLASHER |
| | FS | FLOAT SWITCH (REGULATOR) |
| 1 | GR | GENERATOR RECEPTACLE |
| | GRD | GROUND |
| | HOA | HAND-OFF-AUTOMATIC SELECTOR |
| | LA | LIGHTNING ARRESTOR |
| | MB | MOTOR BREAKER |
| | MCB | MAIN CIRCUIT BREAKER |
| | MS | MOTOR STARTER |
| | N | NEUTRAL |
| | OL'S | OVERLOAD HEATERS |
| 3 | PM | PHASE MONITOR |
| | PTS | PUMP TERMINAL STRIP |
| | R | RELAY |
| | RC | RUN CAPACITOR |
| | RD | DISCHARGE RESISTOR |
| | RL | PUMP RUN INDICATORS |
| | RTS | REGULATOR TERMINAL STRIP |
| | SC | START CAPACITOR |
| | SF | SEAL FAIL |
| | SR | START RELAY |
| 2 | SP | SURGE PROTECTOR |
| | TTS | THERMAL TERMINAL STRIP |

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SEAL FAIL DETECTING

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

EBARA DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
*Representing Innovative Manufacturers*
MODEL TSC2-40.1©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV 0102 SCALE: N.T.S.

RAM S.V. ALIR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CONF. FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28990 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7753, E-mail: capreeng@yahoo.com

TWIN'S CARWASH -FT. PIERCE
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

LIFT STATION DETAILS

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-14 |

# FORT PIERCE, FL




SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL




SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL




SAVA
SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL




SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL




SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL




SAA
SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL



SOFARELLI & ASSOCIATES ARCHITECTURE

# FORT PIERCE, FL



SOFARELLI & ASSOCIATES ARCHITECTURE

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

## PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** Twins Carwash

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** August 6, 2023

**NOTICE BY MAIL:** N/A

**NOTICE BY SIGNS:** N/A

**VERIFIED BY:** Ryan Altizer **TITLE:** Senior Planner

**SIGNATURE:** Ryan Altizer **DATE:** 8/8/2023

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, August 6, 2023

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

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CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, August 21, 2023, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of the following:

1. Application for a Site Plan Development & Design Review submitted by applicant Ravi Alur to construct a 4,902 square-foot automated carwash with self-service vacuums at 5340 S. US Highway 1, more specifically located at Parcel Control Number: 3403-433-0008-000-2.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

/s/ Linda W. Cox, City Clerk
Publish: 8/6/2023

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**AFFIDAVIT OF PUBLICATION**

**CITY OF FORT PIERCE LEGALS**
PO BOX 1480

**FORT PIERCE, FL 34954-1480**

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Lucie News Tribune, published in St. Lucie County, Florida: that the attached copy of advertisement, being a Public Notices was published on the publicly accessible website of St. Lucie County, Florida, or in a newspaper by print in the issues of, on:

**08/06/2023**

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on August 6, 2023:

Notary, State of WI, County of Brown

3/7/27

My commission expires

KAITLYN FELTY
Notary Public
State of Wisconsin

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/s/ Linda W. Cox, City Clerk
Publish: 8/6/2023
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# of Affidavits 1

# SITE PLANS

*FOR*

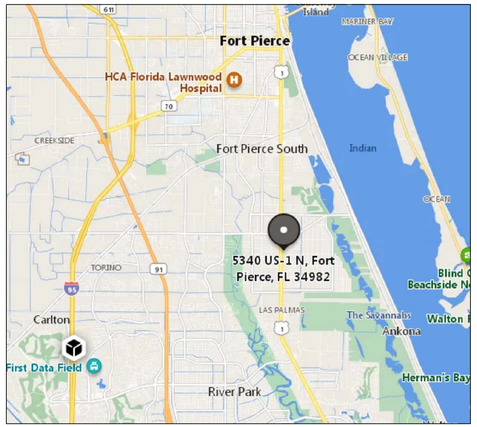
# TWIN'S CARWASH -FT. PIERCE

*SECTIONS 03, TOWNSHIP 36 S., RANGE 40 E. CITY OF FT. PIERCE, FLORIDA*

## LEGAL DESCRIPTION

THE SOUTH 175 FEET OF THE NORTH 357 FEET OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE EAST 30 FEET THEREOF AND THE RIGHT OF WAY FOR HIGHWAY U.S. NO.1, ST. LUCIE COUNTY, FLORIDA

## LOCATION MAP




## INDEX OF SHEETS


| SHEET NO. | DESCRIPTION: |
|---|---|
| C-1 | COVER SHEET |
| C-2 | BEST MANAGEMENT PRACTICES FOR EROSION CONTROL |
| C-3 | EXISTING CONDITIONS |
| C-4 | SITE GEOMETRY PLAN |
| C-5 | PAVING, GRADING, DRAINAGE AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN |
| C-6 | UTILITY PLAN |
| C-7 | AIR/VAC/CHASE PIPE PLAN |
| C-8 | LANDSCAPE PLAN |
| C-9 TO C-13 | SITE DETAILS |
| C-14 | LIFT STATION DETAILS |


## DEVELOPMENT INFORMATION

| | |
|---|---|
| DEVELOPER | TWINS CAR WASH LLC<br>500 SE 18th Court<br>FORT LAUDERDALE, FL 33316<br>PHONE: 813-649-9561 E-MAIL:<br>rcaito@creativeconvenience.com |
| ENGINEER | RAVI ALUR, PE<br>ASPIRE ENGINEERING INC.<br>1023 PROFESSIONAL PARK DRIVE<br>BRANDON, FL 33511<br>PHONE: 813-571-2850<br>E-MAIL: aspireeng@yahoo.com |
| SURVEYOR | ALEX THOMPSON, P.L.S.<br>EXTREME SURVEYING OF FLORIDA, INC.<br>29340 WHODIN ROAD<br>WESLEY CHAPEL, FL 33545<br>PHONE: 813-973-2092<br>E-MAIL: alex@extreme-surveying.com |

## UTILITY PROVIDERS

| | |
|---|---|
| SANITARY SEWER WATER AND ELECTRIC SERVICE | FT. PIERCE UTILITY AUTHORITY<br>1701 S 37TH STREET<br>FORT PIERCE, FL 34984<br>PHONE: 772-466-1600<br>FAX: 772-468-2414 |
| FIRE SERVICE | ST LUCIE COUNTY FIRE DISTRICT<br>5160 NW Milner Drive<br>Port St. Lucie, FL 34983<br>Phone: 772-621-3400<br>E-Mail: info@slcfd.org |
| TELEPHONE SERVICE | Charter Spectrum<br>2251 Town Center Ave Suite 117,<br>Melbourne, FL 32940<br>PHONE: 1-888-508-9082 |

## SITE DATA TABLE

PARCEL ID: 3403-433-0008-000-2

LATITUDE: 27° 22' 5"; LONGITUDE: 80° 19' 31"

FLOOD ZONE: ZONE X
COMMUNITY PANEL NO. 12111C0277K
MAP REVISED: 02/19/2020

| PROJECT SUMMARY & SITE DATA: | | PROPOSED |
|---|---|---|
| TOTAL BUILDING AREA | = | 4,930 SF (5.0%) |
| TOTAL ASPHALT/CONCRETE AREA | = | 48,270 SF (49.3%) |
| TOTAL IMPERVIOUS AREA | = | 53,200 SF (54.3%) |
| TOTAL GREEN AREA | = | 44,823 SF (45.7%) |
| TOTAL SITE AREA | = | 98,023 SF (2.25 ACRES) |

FAR: 4,930/98,023 = 0.05

ZONING: C-3 FUTURE LAND USE: GC PROPOSED USE: AUTOMATED CARWASH WITH VACUUMS

| SETBACK: | REQUIRED | PROPOSED |
|---|---|---|
| FRONT (S US HWY 1) | 25.0 FT | 91.2 FT |
| SIDE (NORTH) | 15.0 FT | 16.5 FT |
| SIDE (SOUTH) | 0 FT | 122.9 FT |
| REAR (EAST) | 0 FT | 320.7 FT |

MAXIMUM BUILDING HEIGHTS PROPOSED: 30 FEET (1-STORY)

PARKING CALCULATIONS:
PARKING REQUIRED = 2 PER BAY = 2 SPACES
PARKING PROVIDED = 4 SPACES (INCLUDING 1 H/C SPACE)

DUMPSTERS NOTES: 1. DUMPSTER WILL BE IN ACCORDANCE WITH CITY OF FT. PIERCE LDC.
2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BUILDING.

## DEVELOPER

TWINS CAR WASH, LLC
500 SE 18th Court
FORT LAUDERDALE, FL 33316

## NOTE

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING ASPIRE ENGINEERING, INC. AT (813)571-2850

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770

FL. STATUE 553.851 (1979) REQUIRES A MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

RAVI S.V. ALUR P.E. #50583

DATE:

C-1

# BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

## I. SITE DESCRIPTION

(1) NATURE OF CONSTRUCTION ACTIVITY:

CONSTRUCT CAR WASH BUILDING, PARKING AND ASSOCIATED UTILITIES AND STORMWATER POND.

(2) SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

THE CONTRACTOR SHALL USE THIS SHEET ALONG WITH A DETAILED CONSTRUCTION SCHEDULE TO INDICATE DATES OF MAJOR GRADING ACTIVITIES AND DETERMINE SEQUENCES OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES ON ALL PORTIONS OF THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS, CONSTRUCTION ACTIVITY VARIATIONS, OR AS DIRECTED BY THE ENGINEER. APPLICABLE EROSION DEVICES AND IMPLEMENTATION PROCEDURES ARE SUPPLIED IN THE FDOT ROADWAY DESIGN STANDARD INDEXES 100 THROUGH 106. THE ENGINEER IS RESPONSIBLE FOR DETERMINING IF ANY MODIFICATIONS OR ADDITIONAL CONTROLS ARE REQUIRED AND TO OBTAIN DEPLOYMENT SCHEDULES FOR THE IMPLEMENTATION OF ALL ADDITIONAL EROSION CONTROL DEVICES FROM THE CONTRACTOR.

(3) GENERAL NOTES:

(a) ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING WORK.
(b) INSTALL SILT FENCE WHERE LISTED ON THIS PLAN FOR PERIMETER CONTROLS BEFORE THE LAND IS DISTURBED.
(c) COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
(d) DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
(e) TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATE CHANGES OR WEATHER EVENTS.
(f) DO NOT REMOVE PERIMETER CONTROLS UNTIL AFTER ALL UPSTREAM AREAS ARE FULLY STABILIZED AND PERMANENT GRASSING OR PAVEMENT IS ESTABLISHED.
(g) ALL EXISTING DRAINAGE STRUCTURES AND PROPOSED INLETS SHALL BE PROTECTED FROM ALLOWING SEDIMENTATION TO ENTER THE DRAINAGE STRUCTURES
(h) ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE.
(i) DEWATERING, IF REQUIRED, SHALL BE IN ACCORDANCE WITH CITY OF FT. PIERCE ESM SECTION 6.14.01 H.
(j) NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

(4) PROJECT AREAS:

THE ESTIMATED TOTAL SITE AREA IS APPROXIMATELY 2.25 ACRES. THE ESTIMATED AREA THAT WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES IS APPROXIMATELY 2.25 ACRES.

(5) DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE:

THE MAJORITY OF THE SOIL WITHIN THE PROJECT LIMITS IS URBAN SOIL WITH A DEPTH OF SEASONAL HIGH WATER TABLE OF 2.5 FT.

(6) ESTIMATED DRAINAGE AREA AND AVERAGE SLOPE OF DRAINAGE AREA: 2.25 ACRES AND 2.0%

(7) RECEIVING WATERS:

THE ON-SITE RUNOFF IS CONVEYED THROUGH STORM SEWER SYSTEM INTO North St. Lucie River Water Control District (NSLRWCD) STORMWATER SYSTEM. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE COLLECTION SYSTEMS.

(8) OUTFALL LOCATION: LATITUDE: 27° 22' 5"; LONGITUDE: 80° 19' 31"

(9) THERE ARE NO WETLAND IMPACTS.

(10) DESCRIPTION OF STORM WATER MANAGEMENT:

(a) PRESENTLY, THE EXISTING STORM SEWER SYSTEM CONVEYS DRAINAGE FLOWS INTO NSLRWCD STORMWATER SYSTEM.
(b) DRAINAGE IMPROVEMENTS INCLUDE A NEW STORM SEWER SYSTEM INCLUDING INLETS, PIPES AND PONDS.
(c) THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE WATERWAYS.

## II. CONTROLS:

EROSION AND SEDIMENT CONTROLS

(1) WATER QUALITY MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR. UPON THE OBSERVATION THAT THE WATER QUALITY IS BEING VIOLATED BY THE CONTRACTOR'S ACTIVITIES, MONITORING LOCATIONS SHALL BE DESIGNATED BY THE PROJECT ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING ANY ACTIVITIES FOR VIOLATION OF WATER QUALITY STANDARDS AS THEY RELATE TO TURBIDITY (29NTU'S ABOVE BACKGROUND). MONITORING OF WATER QUALITY SHALL BE CONDUCTED A MINIMUM OF TWICE DAILY FOR ANY EARTHWORK ACTIVITIES WITHIN THE STRUCTURE IMPROVEMENT AREA. MONITORING WILL BE ACCOMPLISHED BY RECORDING TURBIDITY READINGS FROM THE CENTER OF THE STREAM, ONE (1) UPSTREAM OF THE ACTIVITY AND ONE (1) DOWNSTREAM OF THE EROSION CONTROL DEVICES, BUT WITHIN CLOSE PROXIMITY TO THE PROJECT SEAWALL. IF WATER QUALITY STANDARDS ARE VIOLATED, CONSTRUCTION SHOULD BE STOPPED IMMEDIATELY AND EROSION CONTROL DEVICES REEVALUATED BY THE ENGINEER PRIOR TO ANY CONTINUATION OF ACTIVITY. MONITORING ACTIVITIES AND TURBIDITY READINGS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION REPORT AND CONTINUED UNTIL TURBIDITY READINGS FALL BELOW AN ACCEPTABLE LEVEL (29NTU'S ABOVE BACKGROUND). WATER QUALITY MONITORING MAY BE CONDUCTED DURING ANY PHASE OF CONSTRUCTION AS DIRECTED BY THE ENGINEER.

(2) STABILIZATION PRACTICES:

STABILIZATION MEASURES, SUCH AS SODDING OR SEEDING SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES.

(3) STRUCTURAL PRACTICES INCLUDE:

(a) SILT FENCES (PREFERRED)
(b) SYNTHETIC BALES (OPTIONAL)
(c) ROCK BAGS (OPTIONAL)
(d) SOIL TRACKING PREVENTION DEVICES AT CONSTRUCTION ENTRANCES/EXITS
(e) STAKED TURBIDITY BARRIER (OPTIONAL AT OUTFALL POINTS ALONG SEAWALL)

(4) SILT FENCE LOCATIONS:

(a) SILT FENCE SHALL BE USED ALONG THE LENGTH OF THE PROJECT WHERE THERE IS POTENTIAL FOR SEDIMENT TO BE DIRECTED OFF-SITE.
(b) STOCKPILE AREAS SHALL INCLUDE SILT FENCE AROUND THE PERIMETER.

(5) ROCK BAG LOCATIONS:

ROCK BAGS SHALL BE PLACED AROUND THE PERIMETER OF INLET GRATES LOCATED IN GUTTERED SECTIONS.

(6) CONSTRUCTION ENTRANCES/EXITS:

SOIL TRACKING PREVENTION DEVICES (INDEX 106) SHALL BE PROVIDED FOR BOTH ON-SITE AND OFF-SITE LOCATIONS OF STOCKPILED OR EXCAVATED MATERIAL, IF IMMEDIATELY ADJACENT TO A PUBLIC ROADWAY. THE ENGINEER SHALL BE RESPONSIBLE FOR MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED.

(7) DUST CONTROL:

THE FOLLOWING DUST CONTROL MEASURES SHALL BE USED.
1. WATER TRUCKS TO BE USED WATER THE DUST 3 TIMES A DAY OR DEPENDING ON THE WEATHER. WATER USED TO CONTROL DUST SHOULD BE RETAINED ONSITE AND SHOULD NOT BE ALLOWED TO RUN DIRECTLY INTO WATERCOURSES OR STORMWATER CONVEYANCE SYSTEMS.
2. DEMOLITION DEBRIS SHOULD BE REGULARLY HAULED OFF AND DISPOSED OF INTO A PERMITTED CLASS C AND D LANDFILL OR RECYCLED.

## III. OTHER CONTROLS:

(1) WASTE DISPOSAL:

(a) THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION.
(b) ALL FERTILIZER AND CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.
(c) NO SOLID MATERIALS, INCLUDING BUILDING AND CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO THE YBOR CHANNEL OR BURIED ON SITE.
(d) ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS.

(2) OFF-SITE VEHICLE TRACKING – WILL BE CONTROLLED BY THE FOLLOWING METHODS:

(a) LOADED HAUL TRUCKS ARE TO BE COVERED BY A TARPAULIN AT ALL TIMES.
(b) EXCESS DIRT ON ROAD WILL BE REMOVED DAILY.
(c) STABILIZED CONSTRUCTION ENTRANCES/EXITS SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.

(3) STATE AND LOCAL REGULATIONS: PERMITS WILL BE REQUIRED FROM THE FOLLOWING AGENCIES:

(a) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
(b) CITY OF FT. PIERCE, FLORIDA
(C) SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)
(d) FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
(e) North St. Lucie River Water Control District (NSLRWCD)

(4) APPLICATION OF FERTILIZERS AND PESTICIDES:

FERTILIZERS AND PESTICIDES WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH 2004 "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 570, 575, OR 577, AT THE DISCRETION OF THE CONTRACTOR WITH THE COORDINATION OF THE ENGINEER.

(5) NON-STORM WATER (INCLUDING SPILL REPORTING):

THE CONTRACTOR WILL PROVIDE THE ENGINEER WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL CONTAINMENT, REPORTING, AND RESPONSES. THE PLAN SHALL SPECIFY WHAT MANAGEMENT PRACTICES AND CONTAINMENT METHODS WILL BE USED TO PREVENT POTENTIAL POLLUTANTS (FUEL, LUBRICANTS, HERBICIDES, ETC.) FROM SPILLING ONTO THE SOIL OR INTO THE SURFACE WATERS. IF A SPILL DOES OCCUR, OR IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE OWNER(S) AND THE AUTHORITIES IMMEDIATELY.

## IV. MAINTENANCE:

(1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES WHEN NOTICE OF TERMINATION IS MAILED.

(2) INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

(3) THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:

a) GENERAL PRACTICES – ALL CONTROL MEASURES WILL BE MAINTAINED DAILY BY THE CONTRACTOR. ALL CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF NOTICE OF NEED TO REPAIR.

b) STRUCTURAL PRACTICES – BUILD UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE. SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. HAY BALES SHALL BE REPLACED EVERY THREE (3) MONTHS OR WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. SILT FENCES SHALL BE REPLACED EVERY TWELVE (12) MONTHS OR WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

## V. INSPECTION:

(1) THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL. ALL CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR.

(2) ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY CONTRACTOR'S PERSONNEL WHO ARE F.D.E.P. CERTIFIED STORM WATER MANAGEMENT INSPECTORS.

(3) INSPECTIONS BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.5 INCH OF GREATER RAINFALL EVENT. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

(4) THE CONTRACTOR SHALL COMPLETE ALL SWPPP INSPECTION REPORT FORMS REQUIRED FOR THE NPDES PERMIT.

## VI. TRACKING AND REPORTING:

(1) THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE ENGINEER DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ALL REQUIRED REPORTS AND COMPLETE ALL SWPPP INSPECTION FORMS.

(2) PREPARATION OF ALL THE CONTRACTOR'S REPORTS OF INSPECTION, MAINTENANCE AND REPAIRS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

## VII. NOTICE OF TERMINATION (NOT)

(1) A NOTICE OF TERMINATION (NOT) WILL BE SUBMITTED BY THE CONTRACTOR TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

## BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS

OWNER: _____

SIGNED: _____

NAME AND TITLE: _____

ADDRESS: _____

_____

_____

DATE: _____

## CONTRACTORS CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS BEST MANAGEMENT PRACTICES FOR EROSION CONTROL PREPARED THEREUNDER.

| NAME | TITLE | COMPANY NAME, ADDRESS, PHONE NO. AND E-MAIL ADDRESS | DATE |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## NOTICE OF INTENT (NOI)

A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATERT DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (NOI) IS REQUIRED FOR THIS SITE SINCE THE PROJECT AREA IS GREATER THAN ONE ACRE IN SIZE. CONTRACTOR SHALL OBTAIN THE NOI FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 48 HOURS BEFORE THE CONSTRUCTION START. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE A DETAILED SITE SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SPPP) MEETING FDEP REQUIREMENTS, MAINATIN AND PERFORM INSPECTIONS AS REQUIRED BY SPPP.

RAM S.V. ALUR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| 1. | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

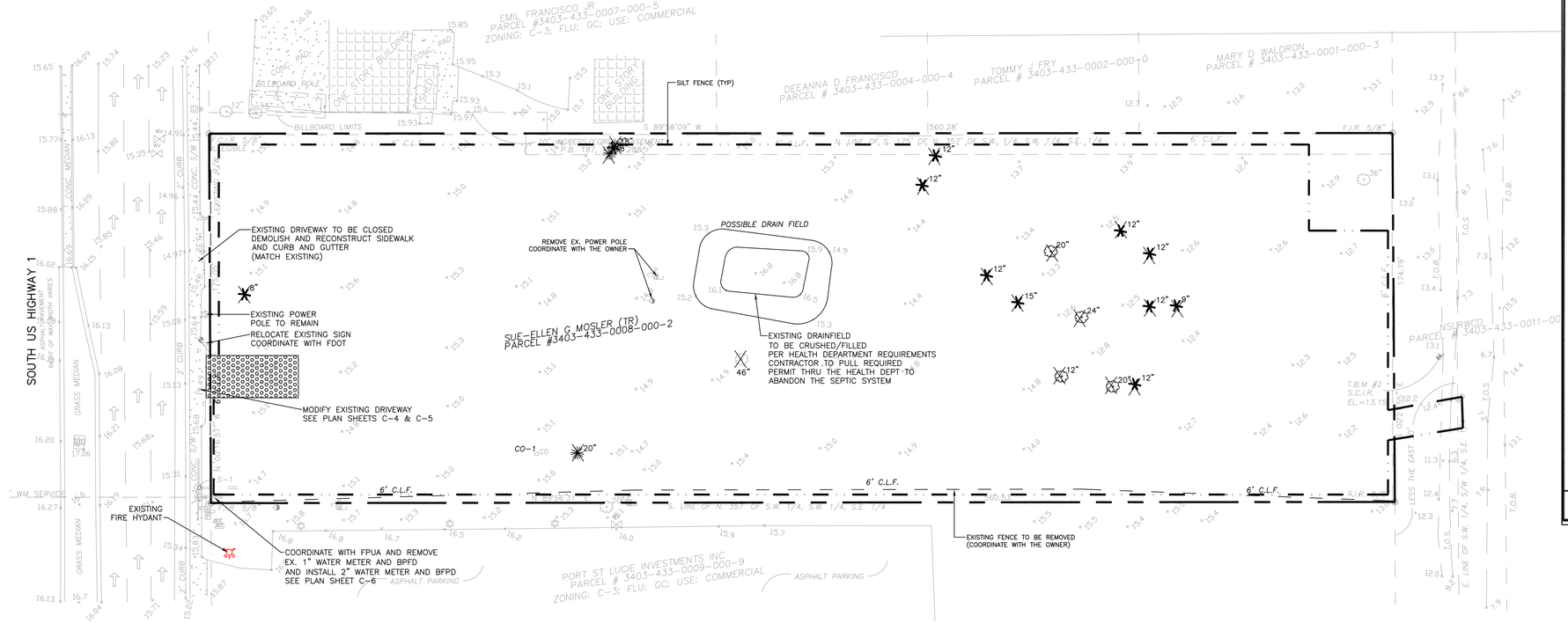
ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #EB#29997 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7533; E-mail: aspireeng@yahoo.com

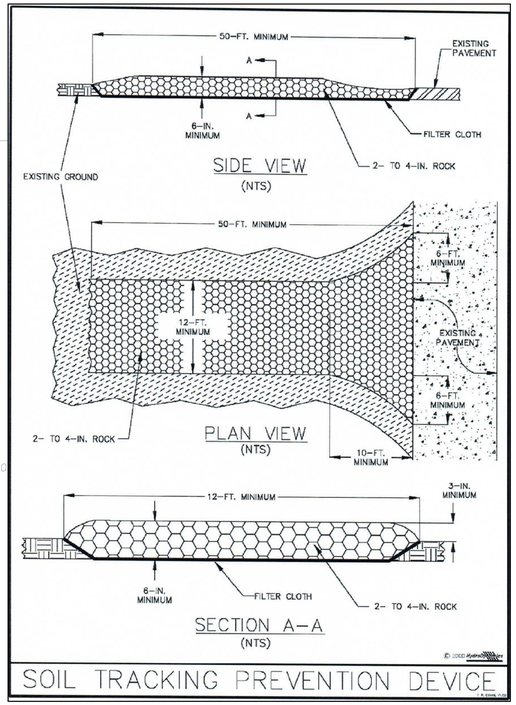
TWIN'S CARWASH
-FT. PIERCE
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |

SHEET: C-2




LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

EX. SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

- (C) CALCULATED MEASUREMENT
- (R/W) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI CURB INLET
- GI GRATE INLET
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- FLAG POLE
- GREASE TRAP MANHOLE
- HYDRANT
- PREVENTER VALVES
- METAL LIGHTPOLE
- P.B. PLAT BOOK
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- WOOD POWER POLE
- CONC POWER POLE
- RAILROAD X-ING GATE
- WELL
- GUY WIRE
- SIGN
- PHONE BOX
- CABLE BOX
- UGS UNDERGROUND SANITARY
- TELEPHONE MANHOLE
- UGP UNDERGROUND PHONE
- MES MITERED END SECTION
- STMH STORM MANHOLE
- UGFM UNDERGROUND FORCE MAIN
- UGE UNDERGROUND ELECTRIC
- UGW UNDERGROUND WATER
- OHW OVERHEAD WIRES
- UGG UNDERGROUND GAS
- T.O.S. TOE OF SLOPE
- WDF WOOD FENCE
- PVCY PLASTIC PRIVACY FENCE
- UG UNDERGROUND
- E.O.W. EDGE OF WATER
- LB LICENSED BUSINESS
- OHW OVERHEAD WIRE
- SEWER VALVE
- MONITOR WELL
- SIGNAL SUPPORT POLE
- IRRIGATION CONTROL VALVE
- IRRIGATION VALVE(RECLAIM)
- FIRE DEPARTMENT CONNECTION
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER MARKER
- ELECTRIC MANHOLE
- UNDERGROUND CABLE MARKER
- SANITARY MANHOLE
- WATER METER
- WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.N./D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- N.C.F. NO CORNER FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- MAILBOX
- UNDERGROUND GAS MARKER
- ELECTRIC BOX
- TRAFFIC BOX
- UNDERGROUND PHONE MARKER
- RAILROAD LIGHT
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CROSS WALK SIGNAL
- CLEANOUT
- STORM MANHOLE
- GAS VALVE

0' 30' 60'
SCALE: 1" = 30'

| NO. | REVISIONS | DATE: |
|---|---|---|
| 1. | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

RAM S.V. ALIR P.E. #50583
DATE:

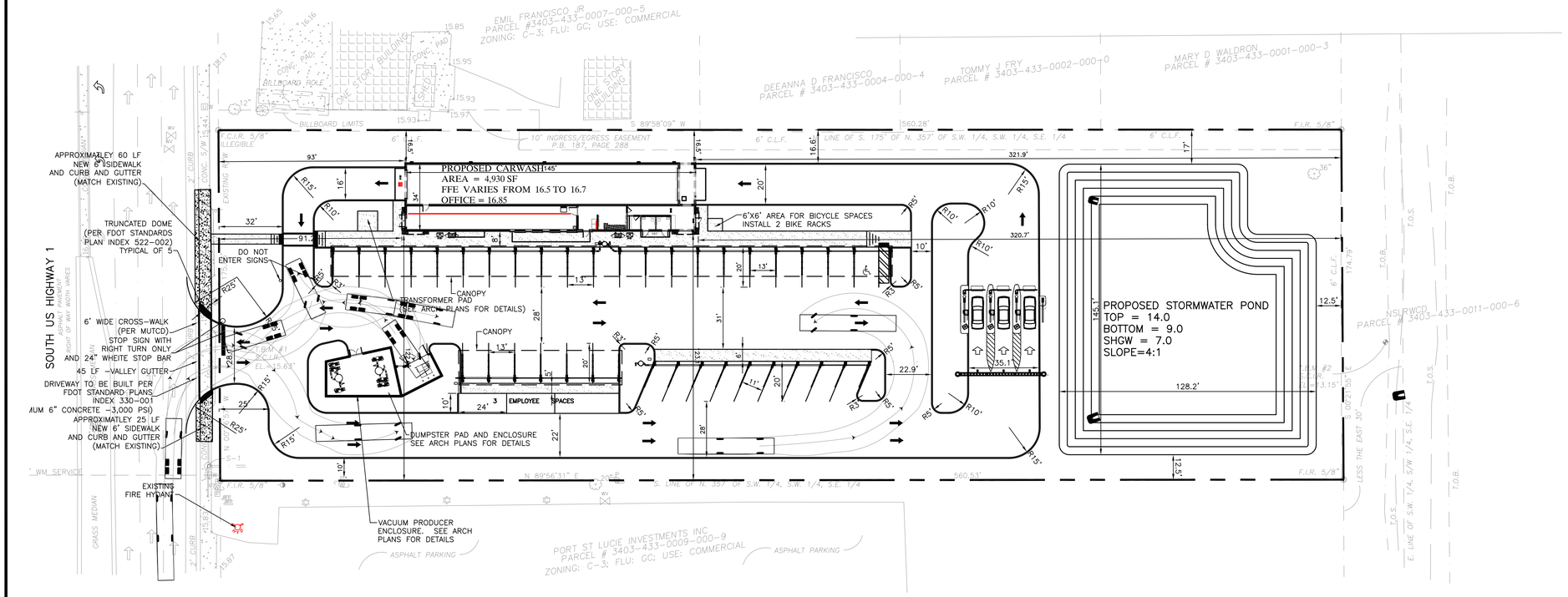
ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29991 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7533; E-mail: aspireeng@yahoo.com

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

## EXISTING CONDITIONS/ DEMOLITION PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-3 |




LEGEND: (AS APPLICABLE)

- (X) PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- 54.10 PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15'

EX. SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

| | |
|---|---|
| (C) CALCULATED MEASUREMENT | UGS UNDERGROUND SANITARY |
| (R/W) RIGHT OF WAY MEASUREMENT | T TELEPHONE MANHOLE |
| CONC. CONCRETE | UGP UNDERGROUND PHONE |
| EP EDGE OF PAVEMENT | MES MITERED END SECTION |
| MULT. MULTIPLE | STMH STORM MANHOLE |
| CI CURB INLET | UGFM UNDERGROUND FORCE MAIN |
| GI GRATE INLET | UGE UNDERGROUND ELECTRIC |
| SMH SANITARY MANHOLE | UGW UNDERGROUND WATER |
| STMH STORM MANHOLE | OHW OVERHEAD WIRES |
| FLAG POLE | UGG UNDERGROUND GAS |
| G GREASE TRAP MANHOLE | T.O.S. TOE OF SLOPE |
| HYDRANT | WDF WOOD FENCE |
| PREVENTER VALVES | PVCY PLASTIC PRIVACY FENCE |
| METAL LIGHTPOLE | UG UNDERGROUND |
| P.B. PLAT BOOK | E.O.W. EDGE OF WATER |
| CONCRETE LIGHT POLE | LB LICENSED BUSINESS |
| WOOD LIGHT POLE | OHW OVERHEAD WIRE |
| WOOD POWER POLE | SV SEWER VALVE |
| CONC POWER POLE | WM MONITOR WELL |
| RAILROAD X-ING GATE | SS SIGNAL SUPPORT POLE |
| W WELL | ICV IRRIGATION CONTROL VALVE |
| GUY WIRE | RWV IRRIGATION VALVE(RECLAIM) |
| SIGN | FIRE DEPARTMENT CONNECTION |
| PHONE BOX | UE UNDERGROUND ELECTRIC |
| C CABLE BOX | UW UNDERGROUND WATER MARKER |
| | E ELECTRIC MANHOLE |

| | |
|---|---|
| UC UNDERGROUND CABLE MARKER | |
| S SANITARY MANHOLE | |
| WM WATER METER | |
| WV WATER VALVE | |
| F.C.I.R. FOUND CAPPED IRON ROD | |
| F.N./D. FOUND NAIL & DISK | |
| F.C.M. FOUND CONCRETE MONUMENT | |
| (P) PLAT MEASUREMENT | |
| (F) FIELD MEASUREMENT | |
| N.C.F. NO CORNER FOUND | |
| P.O.B. POINT OF BEGINNING | |
| P.O.C. POINT OF COMMENCEMENT | |
| P.U.E. PUBLIC UTILITY EASEMENT | |
| D.E. DRAINAGE EASEMENT | |
| MB MAILBOX | |
| UG UNDERGROUND GAS MARKER | |
| E ELECTRIC BOX | |
| T TRAFFIC BOX | |
| UP UNDERGROUND PHONE MARKER | |
| RR RAILROAD LIGHT | |
| TRANSFORMER PAD | |
| TYP. TYPICAL | |
| T.O.B. TOP OF BANK | |
| CW CROSS WALK SIGNAL | |
| CO CLEANOUT | |
| D STORM MANHOLE | |
| GV GAS VALVE | |

BICYCLE RACK REQUIREMENTS:
(a) All standard bicycle racks shall comply with the following performance standards: (1) Bicycle racks shall be an inverted "U"/hoop rack, post and ring rack, or similar device that accommodates two (2) bicycle parking spaces per rack and enables users to lock the frame and both wheels. (2) Bicycle racks shall have a minimum tube diameter of 1.9 inches and be powder coated, galvanized, or coated with another weather-proof surface as may be approved by the zoning manager. (3) Bicycle racks shall be a maximum height of three (3) feet, a minimum of three (3) feet on center between horizontal rows, and a minimum of three (3) feet from any parallel building wall and four (4) feet from any perpendicular building wall. They shall be anchored to a common base or mounting surface of concrete or pavement large enough to support bicycles locked to the rack. If more than one (1) row of bicycle racks is installed to create the required bike parking area, the installation shall provide a minimum of five (5) feet in an aisle in each row, assuming additional spacing for parked bicycles.

N

0' 30' 60'

SCALE: 1" = 30'

**SITE PLAN NOTES:**

1. All utility construction shall comply with the FPUA Standards for Design and Construction of Water and Wastewater Facilities Specifications, latest edition.

2. All on-site water and sewer facilities shall be owned and maintained by the owner-developer.

3. Installation of fuel storage tanks requires review and approval by the Fire Marshal and the issuance of a separate building permit. Approval of the site plan does not constitute approval of the location of the fuel tanks.

4. All proposed signs must be applied for, approved, and permitted on an individual basis apart from any ultimately approved site plan. Approval of this site plan does not constitute approval of any signage.

5. Handicap parking spaces will be properly signed and striped in accordance with Florida Statute 316, the Manual on Uniform Traffic Control Devices, or other applicable standards.

6. The architect/engineer certifies that the site has been designed in accordance with the Americans with Disabilities Act.

7. All on-site parking spaces will be striped and signed in accordance with the Manual on Uniform Traffic Control Devices, latest edition. Parking spaces, directional arrows, and stop bars shall be striped in WHITE. It shall be the owner/developer's responsibility to properly sign and stripe in accordance with applicable standards.

8. The owner/developer acknowledges that this approval does not include any work in the County right-of-way. All right-of-way work shall be a function of an approved FDOT Right-of-way Use Permit.

9. All clear-site areas shall be kept free of any signage plantings, trees, etc. in excess of three-and-a-half (3-1/2) feet in height.

10. No irrigation system or landscaping shall be installed in any County or State right-of-way without issuance of appropriate Right-of-Way Use Permit.

11. The owner/developer acknowledges that the site and its subsequent building permits shall comply with all rezoning/MPUD/PUD and Conditional use Permit conditions.

12. All structures, including buffer walls, retaining walls, signage, etc. require building permits.

13. All ramps outside the building foot print shall require construction of "CAST IN PLACE" Detectable warnings.

CONSTRUCTION NOTES:

1. If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and City of FT. PIERCE shall be notified within two working days of the resources found on the site.

2. If during construction activities any evidence of the presence of State and Federally protected plant and/or animal species is discovered, work shall come to an immediate stop and City of FT. PIERCE shall be notified within two working days of the plant and/or animal species found on the site

CONSTRUCTION NOTES:

SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE COUNTY AND SFWMD AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE COUNTY AND SFWMD

I. IF THE SLUMP NG OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACT VIT ES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTI THE COUNTY AND SFWMD APPROVE RESUMING CONSTRUCTION ACTIVITIES.
II. TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS
III. VISUALLY INSPECT THE AFFECTED AREA.
IV. EXCAVATE AND BACKFILL OR GROUT AS REQUIRED FILL NG THE AFFECTED AREA AND PREVENTING FURTHER SUBS DENCE
V. USE SOIL REINFORCEMENT MATER A S IN THE BACKFILLING OPERATION WHEN APPROPRIATE.
VI. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MIN MUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF T E IME-ROCK OR KARST CONNECTION
VII. IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STAB IZE THE COLLAPSE RELOCATE THE RETENT ON AREA.
VIII. DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDAN AQU FER SHALL BE PROH BITED.

TRAFFIC CONTROL AND MARKINGS NOTES:

1. ALL TRAFFIC CONTROL AND MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.

LIGHTING NOTES:

1. ANY LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO ARRANGED AS TO DIRECT AND/OR SHIELD LIGHT AWAY FROM ADJOINING RESIDENTIAL PREMISES AND RIGHT-OF-WAY.

RAM S.V. ALIR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

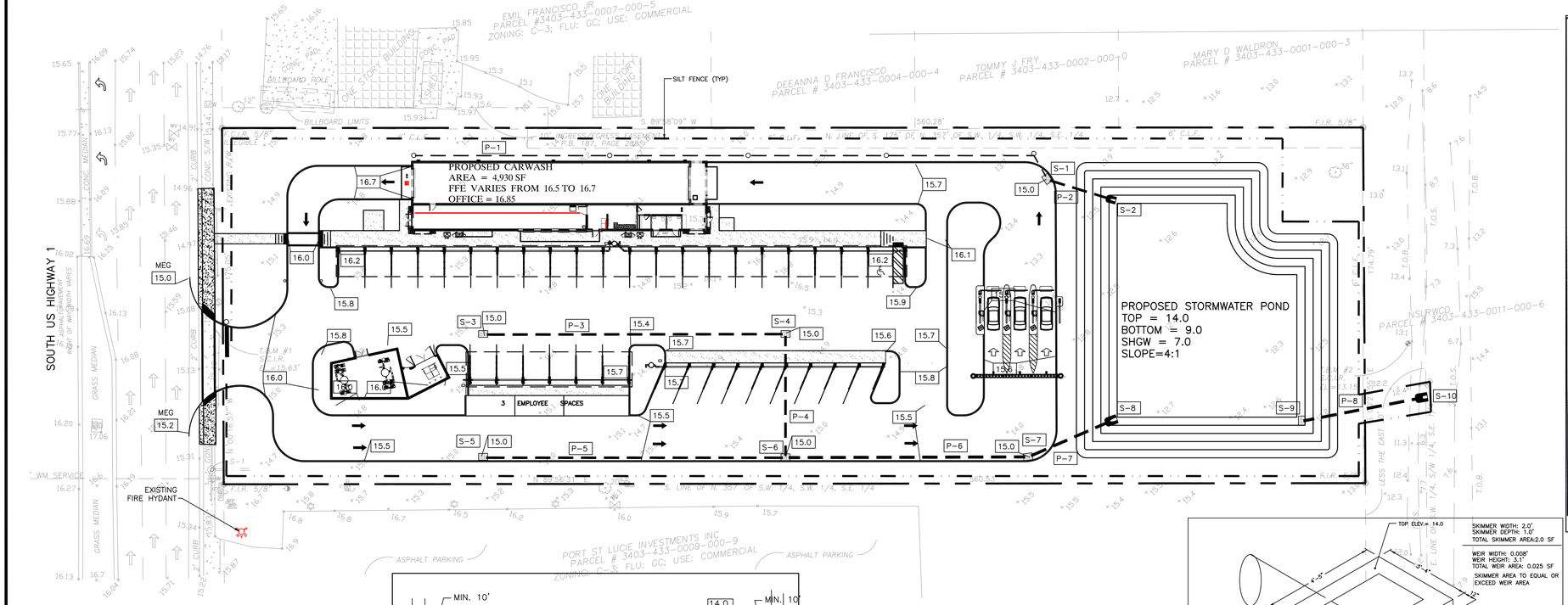
ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #EB#0007000 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capireeng@yahoo.com

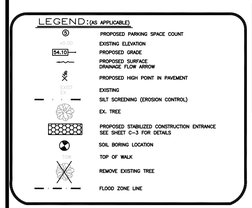
# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

## SITE GEOMETRY PLAN

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-4




EX. STORM TABLE

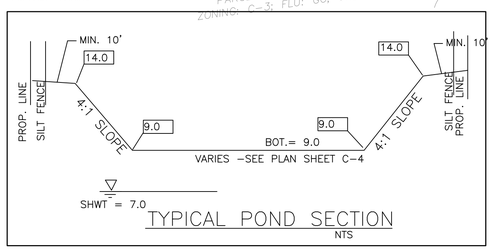
S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL= 9.10'
36" N. RCP INV. EL= 9.10'
12" E. RCP INV. EL= 9.15

EX. SANITARY TABLE

CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV. ELEV. = 12.35'

EX. TREE LEGEND

12" OAK TREE AND SIZE
6" MISCELLANEOUS TREE AND SIZE
12" PALM TREE AND SIZE
4" PINE TREE AND SIZE




EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
G GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX
UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCY PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SEWER VALVE
MONITOR WELL
SIGNAL SUPPORT POLE
IRRIGATION CONTROL VALVE
IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
E ELECTRIC MANHOLE
UC UNDERGROUND CABLE MARKER
S SANITARY MANHOLE
WM WATER METER
WV WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
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ELECTRIC BOX
TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CW CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GAS VALVE

MAINTENANCE & OPERATION INSTRUCTIONS:

**1. ALL ON-SITE PORTION OF THE STORMWATER SYSTEM SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY.**
**2. WHERE VEGETATION, OR DEBRIS OR SEDIMENT HAS ACCUMULATED IN SUCH A MANNER AS TO INTERFERE WITH THE FREE FLOW OF WATER OR ADEQUATE FUNCTIONING OF DRAINAGE FACILITIES, THE OWNER SHALL REMOVE THE DEBRIS OR OBSTRUCTION SO AS TO ALLOW THE DRAINAGE SYSTEM TO FUNCTION AS PERMITTED.**

EROSION & SEDIMENT CONTROL

(1) EXCAVATION OF RETENTION AREAS AND FLOOD PLAIN COMPENSATION AREAS PRIOR TO CONSTRUCTION TO BE REGRADED AFTER CONSTRUCTION.
(2) RETENTION AREA AND FLOOD PLAIN COMPENSATION AREA SIDE SLOPES SHALL BE SODDED. ALL OTHER EXCAVATIONS OR GRADING WORK SHALL BE GRASSED AS SOON AS POSSIBLE AFTER FINAL GRADING.
(3) ALL POSSIBLE EFFORTS SHALL BE MADE TO CONTROL EROSION AND SEDIMENT TRANSPORT BOTH ON AND OFFSITE.
(4) STAKED HAYBALES OF FILTER FABRIC SILT FENCE SHALL BE CONSTRUCTED (PER DETAIL) AT SPECIFIED LOCATIONS PRIOR TO EXCAVATING OR GRADING; TO REMAIN UNTIL VEGETATION ESTABLISHES.
(5) EXCAVATE THE RETENTION AREAS IN TWO (2) PHASES. PHASE ONE EXCAVATE TO 6" OF ITS FINAL DEPTH PRIOR TO CONSTRUCTION. PHASE TWO, EXCAVATE TO ITS FINAL DEPTH AFTER FINAL CONSTRUCTION.
(6) PLACE HAYBALES OR FILTER FABRIC AROUND THE PERIMETER OF ALL NEW AND EXISTING INLETS, PIPES AND DRAINAGE STRUCTURES; TO REMAIN UNTIL VEGETATION ESTABLISHES.

LAKE/POND EXCAVATION NOTE:

NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYS. IN THE ABSENCE OF A CONFINING LAYER, 5 FEET OF UNDISTURBED SOIL MUST BE LEFT ABOVE THE LIMESTONE.

ELEVATION DATUM NOTE:

ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 1988.

NGVD 1929 TO NAVD 1988 CONVERSION (PER NATIONAL GEODETIC SURVEY):

ELEVATION IN NGVD 1929, FEET = (ELEVATION IN NAVD 1988 + 1.5) FEET

ROOF DRAIN NOTES:

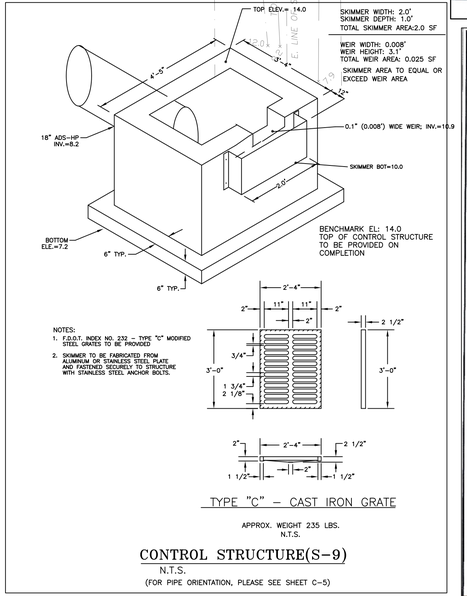
CONTRACTOR TO DIVERT ALL ROOF RUNOFF TO THE PROPOSED STORMWATER SYSTEM

STORMWATER PIPE NOTES:

ALL STORMWATER PIPE JOINTS AND BOX INLET TO BE WRAPPED WITH FDOT APPROVED FILTER FABRIC PER FDOT INDEX 280.

DEWATERING NOTES:

1. DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH NPDES, FLORIDA EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL, SFWMD, CITY OF FT. PIERCE AND FDEP REGULATIONS.
2. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENTATION BASINS OR SILT TRAPS.
3. DEWATERING DIRECTLY INTO WETLAND AND/OR STORM DRAINS/STRUCTURES IS PROHIBITED.
4. DEWATERING OPERATIONS SHALL BE ADEQUATE TO ASSURE THE INTEGRITY OF THE FINISHED PROJECT. THE RESPONSIBILITY FOR CONDUCTING THE DEWATERING OPERATION IN A MANNER, WHICH WILL PROTECT ADJACENT WETLANDS.
5. ADEQUATE CONTROL SHALL BE MAINTAINED TO ENSURE THAT THE STABILITY OF EXCAVATED AND CONSTRUCTED SLOPES ARE NOT ADVERSELY AFFECTED BY WATER, THAT EROSION IS CONTROLLED AND THAT FLOODING OF EXCAVATION DOES NOT OCCUR.
6. DEWATERING SHALL AT ALL TIMES BE CONDUCTED IN SUCH A MANNER AS TO PRESERVE THE UNDISTURBED BEARING CAPACITY OF THE SUBGRADE SOILS.




NOTES:
1. F.D.O.T. INDEX NO. 232 – TYPE "C" MODIFIED STEEL GRATES TO BE PROVIDED
2. SKIMMER TO BE FABRICATED FROM ALUMINUM OR STAINLESS STEEL PLATE AND FASTENED, SECURELY TO STRUCTURE WITH STAINLESS STEEL ANCHOR BOLTS.

TYPE "C" – CAST IRON GRATE

APPROX. WEIGHT 235 LBS.
N.T.S.

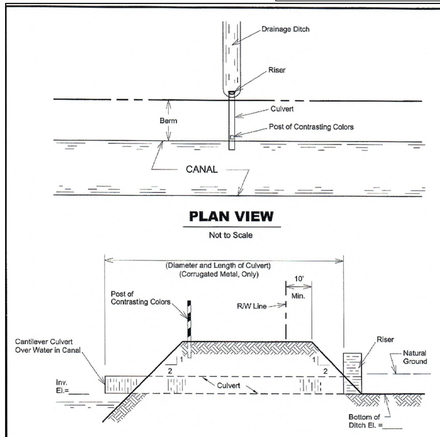
CONTROL STRUCTURE(S-9)
N.T.S.
(FOR PIPE ORIENTATION, PLEASE SEE SHEET C-5)

STORM SEWER STRUCTURE CHART

| STRUCTURE # | TOP ELE. | INVERT ELE. | TYPE |
|---|---|---|---|
| S-1 | 15.0 | 9.2 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-2 | | 9.0 | MES PER FDOT INDEX 430-021 RIP RAP -D50 ROCK, 1 CY W/ FILTER FABRIC |
| S-3 | 15.0 | 9.5 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-4 | 15.0 | 9.3 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-5 | 15.0 | 9.4 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-6 | 15.0 | 9.2 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-7 | 15.0 | 9.1 | TYPE D INLET W/ TRAFFIC BEARING GRATE (FDOT STANDARD PLANS INDEX 425-052) |
| S-8 | | 9.0 | MES PER FDOT INDEX 430-021 RIP RAP -D50 ROCK, 1 CY W/ FILTER FABRIC |
| S-9 | | | CONTROL STRUCTURE SEE DETAILS THIS SHEET |
| S-10 | | 8.0 | MES PER FDOT INDEX 430-021 RIP RAP -D50 ROCK, 1 CY W/ FILTER FABRIC |

STORM SEWER PIPE CHART

| PIPE # | LENGTH (FT) | SLOPE (%) | TYPE AND SIZE OF PIPE |
|---|---|---|---|
| P-1 | 315 | 0.5 | 8" PVC ROOF DRAIN COLLECTION PIPE. CONNECT ALLL ROOF DRAINS TO THIS PIPE. COORDINATE WITH ARCH PLANS. INSTALL 5 STORM CLEANOUTS. |
| P-2 | 35 | 0.57 | 15" ADS-HP |
| P-3 | 145 | 0.14 | 15" ADS-HP |
| P-4 | 60 | 0.17 | 15" ADS-HP |
| P-5 | 145 | 0.14 | 15" ADS-HP |
| P-6 | 117 | 0.09 | 18" ADS-HP |
| P-7 | 45 | 0.22 | 18" ADS-HP |
| P-8 | 65 | 0.31 | 18" ADS-HP |




PLAN VIEW
Not to Scale




ELEVATION
Not to Scale

NOTE: All elevations refer to N.G.V.D.

Indicate Location of Proposed Improvement Below:

NW 1/4 | NE 1/4 | SW 1/4 | SE 1/4

SEC. ____ TWP. ____ RGE. ____

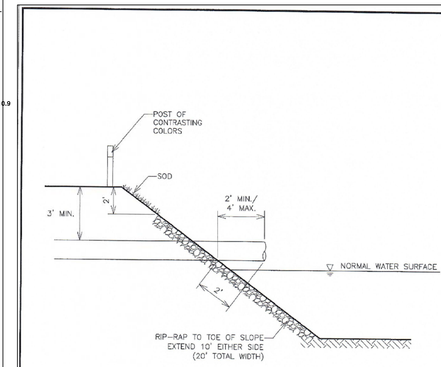
VICINITY PLAN

DWG. NO. 73-0905\CADD\73605D04.DWG

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
SKETCH TO ACCOMPANY
GRAVITY DRAINAGE CONNECTION

| DATE: | APPLICATION NUMBER: |
|---|---|
| CANAL NO.: | APPLICANT: |

EXHIBIT "C"

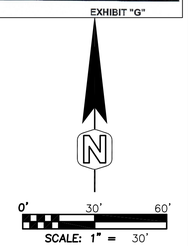



DWG. NO. P:\174-0901\Permit Application Documentation\Permit Manual\Exhibits\E901\BIT 0.dwg

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
SKETCH TO ACCOMPANY
TYPICAL CONNECTION DETAIL

| DATE: | APPLICATION NUMBER: |
|---|---|
| CANAL NO.: | APPLICANT: |

EXHIBIT "G"





RAVI ALUR, P.E
AUTHORIZED AGENT
ASPIRE ENGINEERING, INC.
1023 PROFESSIONAL PARK DR.
BRANDON, FL 33511
PHONE: 813-571-2850


RAM S.V. ALUR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |


ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29124
CONSULTING ENGINEERS · PLANNERS
EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capreeng@yahoo.com


# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

PAVING, GRADING, DRAINAGE AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE

PROJECT #: 22-017

SHEET: C-5

GENERAL UTILITY NOTES
1. No sanitary or reclaimed water direction bors are permitted without prior Water Reclamation (Wastewater) Division approval.

## WATER METER CALCULATIONS:

| NO. | FIXTURE TYPE | FIXTURE VALUE/ UNIT | FIXTURE VALUE |
|---|---|---|---|
| 2 | WATER CLOSET (TOILET) | 3 | 6 |
| 2 | SERVICE SINK | 3 | 6 |
| 2 | HOSE CONNECTION | 6 | 12 |
| 1 | CARWASH | | 100 |

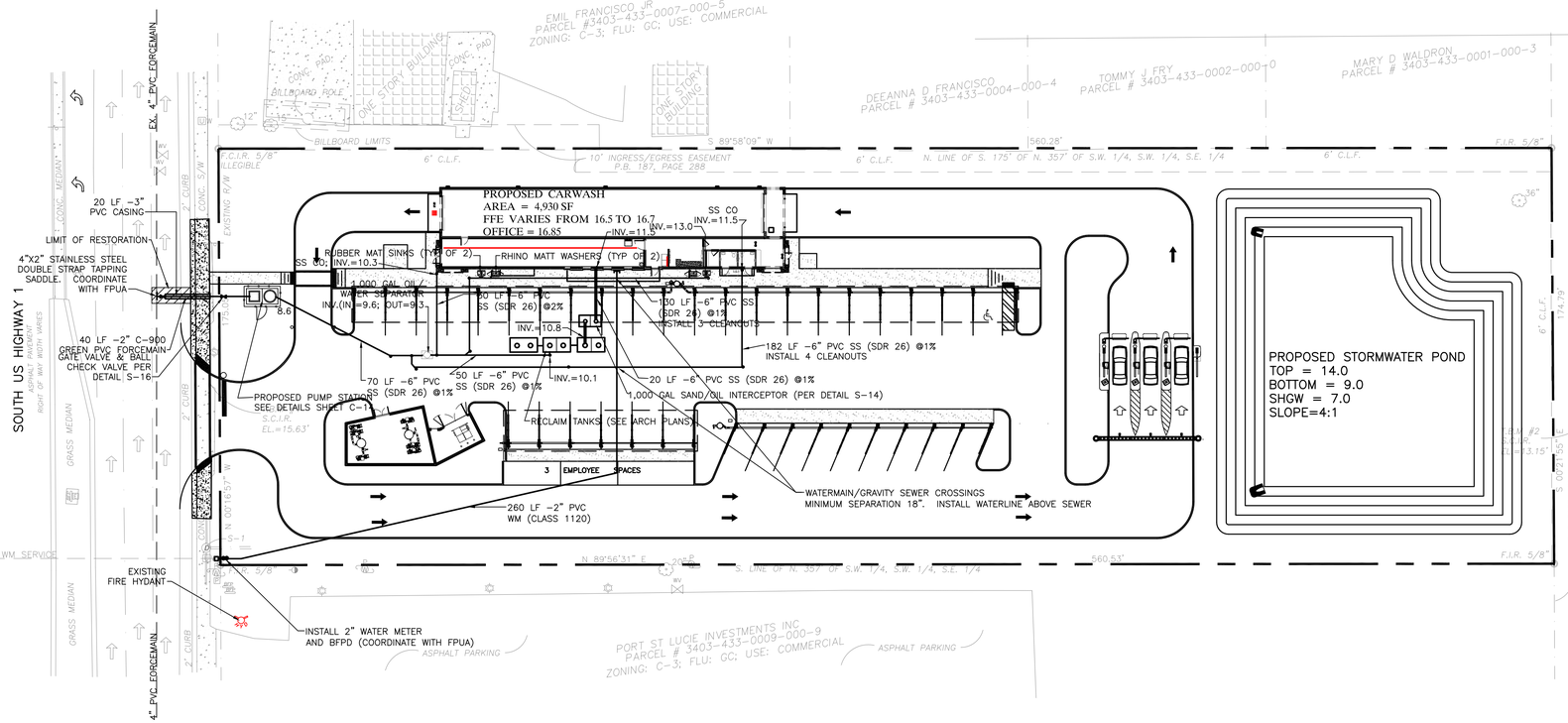
TOTAL FIXTURE = 124 (54 GPM)
WATER METER PROPOSED = 2"

PROPOSED WATER AND SEWER FLOWS

PROPOSED WATER USAGE FOR CARWASH AND REST ROOMS = 27.88 GALLONS/VEHICLE (WITH WATER RECOVERY) * 130 VEHICLES/DAY + (2 REST ROOMS*250 GPD/REST ROOM)= 4,124.4 GPD

PROPOSED WASTEWATER FLOW FROM CARWASH AND REST ROOMS = 21.88 GALLONS/VEHICLE (WITH WATER RECOVERY) * 130 VEHICLES/DAY + (2 REST ROOMS*250 GPD/REST ROOM)= 3,344.4 GPD

1. NO FIRELINE CONNECTION IS BEING PROPOSED.
2. FLOW AVAILABLE IN THE EXISTING FIRE HYDRANT = 1,370 GPM REQUIRED = 1,000 GPM




General notes
1. A minimum 1' clear distance between all sides of existing inlet structures and proposed underground utility is required. Underground utilities shall not be placed under inlet structures.
2. Public right-of-way shall be restored to its original or better condition. Any sidewalks or curbing disturbed by the work shall be restored to the condition of the original structure. Sidewalk panels shall be restored to full panel widths and lengths (defined by edges of the sidewalk and the nearest control joints or expansion joints). Partial patching of sidewalks shall not be acceptable. Pavement finishes, thicknesses, and grades shall match the existing sidewalk.
3. If sidewalk is to be removed and replaced, the sidewalk shall be constructed in Class 1 concrete, 3,000 psi, 4 in. thick and match the width of the existing sidewalk. Sidewalk located at the apron shall be constructed in Class 1 concrete, 3,000 psi, 6 in. thick and match the width of the existing sidewalk. Requirements are per ESM detail sheet 2. Rebar is not allowed.
4. Trenching shall not take place within the root zone of trees with a trunk diameter of 6 inches or larger. Underground utilities must be bored rather than trenched in the root zones of existing trees (excluding palms).
5. Locate all utilities/facilities prior to start of construction.
6. The contractor must locate and protect all the utilities and repair any damage caused by the work at no cost to the City.
7. All utility locate markings must be completely cleaned around the area of the permitted project at the contractor's expense.
8. Current A.D.A standards shall be upheld at all times.
9. All casings (HDPE)/directional bores shall extend a minimum of six feet (6') beyond each edge of pavement. (Commercial driveways, sidewalks included)
10. Casing will be required for underground utilities crossing under existing pavement with the exception of gas lines.
11. Utility poles and guy wires for anchoring utility poles may not be placed within the pedestrian path/sidewalk.
12. The Contractor shall abide by the FDOT's Guidelines for Erosion and Sedimentation Control for Construction Sites sheet. A copy of this sheet shall be reviewed/followed by said Contractor and can be obtained by going to https://beta.FDOT.gov/files/sharedassets/public/departments/permitting-services-division/trade/erosion-sedimentation-control-blue-sheet.pdf

Installation Requirements

1. All restoration work shall be done in accordance with the city's Engineering Standards Manual, and any other applicable standards, guidelines, or City Code provisions.

Underground Work

1. Crossings (underground) shall be at a minimum vertical clearance thirty-six (36) inches below top of roadway pavement or top of ground, whichever is lower, including ditch grade.
2. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.
3. Subterranean crossings may be made by boring, jacking, pushing, pulling, driving or some combination of these having a positive horizontal and vertical control. Jetting, except for hydraulic compaction or tunneling is prohibited within City and/or FDOT right-of-way.
4. Pits required for underground crossings must be constructed no closer than six feet from the edge of the traveled way.
5. All pipe must be jacked with the end open or bored-and-jacked and extended a minimum of six feet beyond the edge of the traveled way or as directed by the City Engineer.
6. Casings will be required for underground utilities crossing under existing pavement. Missile bore is not allowed when crossing under roadways. Missile bore is allowed for longitudinal placement under existing sidewalks and driveways.
Overhead Work
7. Crossings (aerial) shall be in accordance with the National Electrical Safety Code, and the point of maximum design sag of the lowest attachment shall be a minimum of eighteen (18) feet over roadways and driveway crossings and shall not interfere with existing or planned signal installation.

LEGEND: (AS APPLICABLE)
- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

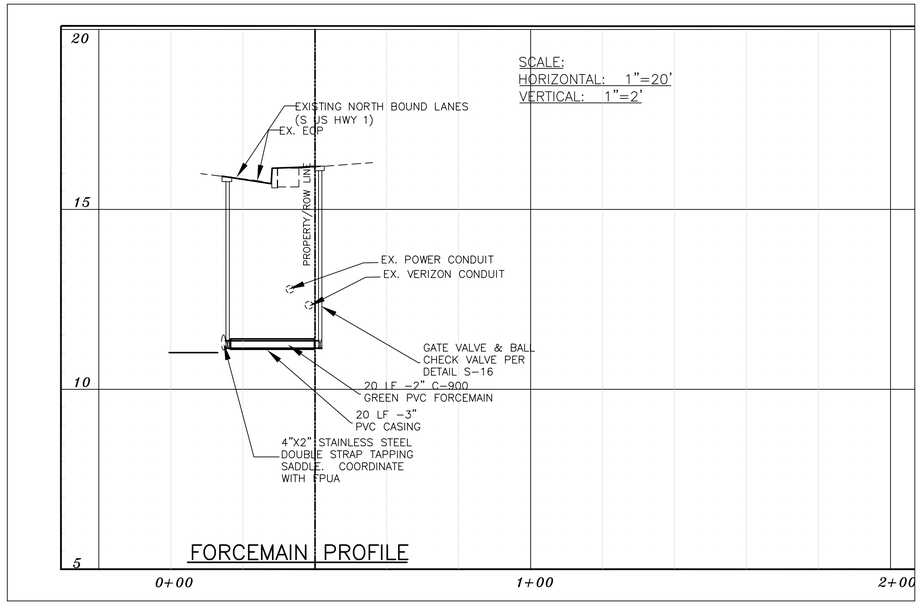
EX. STORM TABLE
S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

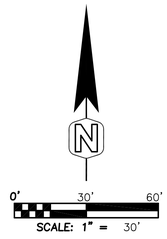
EX. SANITARY TABLE
CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND
- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
(R/W) RIGHT OF WAY MEASUREMENT
CONC. CONCRETE
EP EDGE OF PAVEMENT
MULT. MULTIPLE
CI CURB INLET
GI GRATE INLET
SMH SANITARY MANHOLE
STMH STORM MANHOLE
FLAG POLE
G GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
W WELL
GUY WIRE
SIGN
P PHONE BOX
C CABLE BOX
UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCF PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SEWER VALVE
M MONITOR WELL
SIGNAL SUPPORT POLE
ICV IRRIGATION CONTROL VALVE
RWV IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
E ELECTRIC MANHOLE
UC UNDERGROUND CABLE MARKER
S SANITARY MANHOLE
WM WATER METER
WV WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
(F) FIELD MEASUREMENT
N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UG UNDERGROUND GAS MARKER
E ELECTRIC BOX
T TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CW CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GV GAS VALVE




RAM S.V. ALIR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |


ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #29979 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: capireeng@yahoo.com

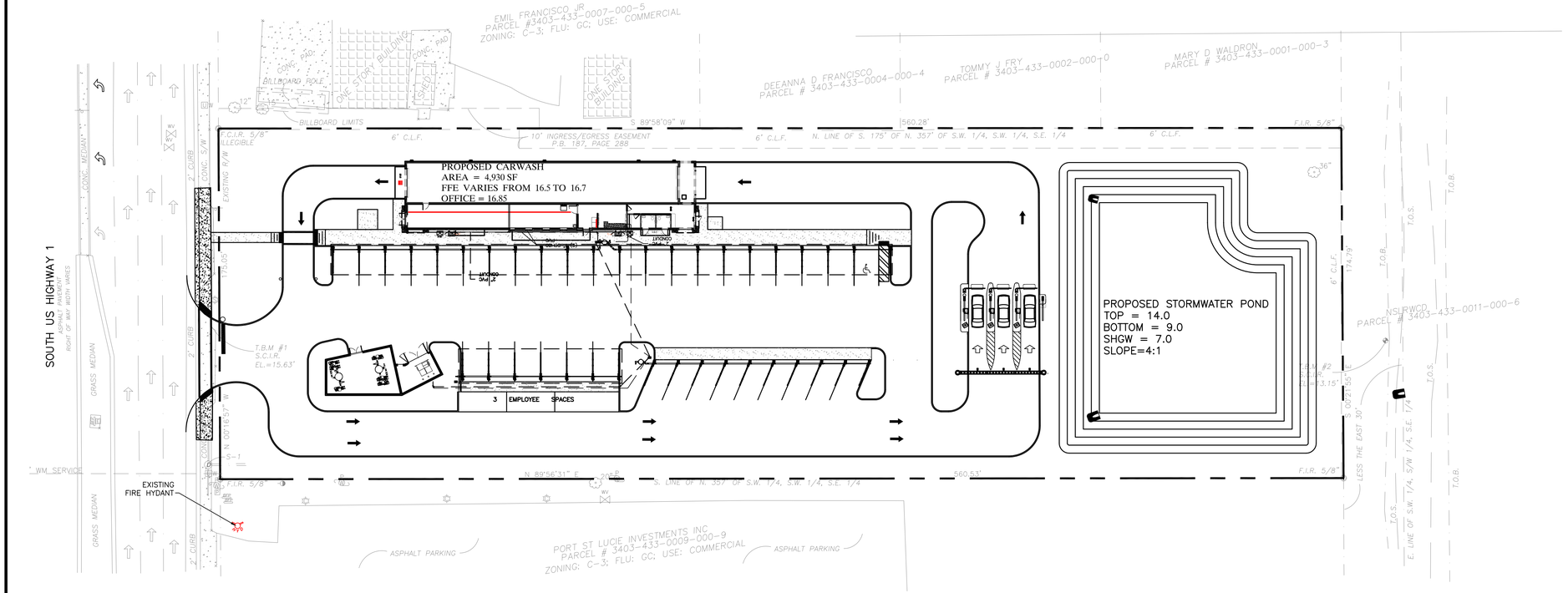

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

# UTILITY PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |

SHEET: C-6




LEGEND: (AS APPLICABLE)

- (5) PROPOSED PARKING SPACE COUNT
- 24.10 EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING ((EROSION CONTROL))
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
- FLOOD ZONE LINE

EX. STORM TABLE

S-1 (STORM MANHOLE)
TOP ELEV= 15.82'
36" S. RCP INV. EL.= 9.10'
36" N. RCP INV. EL.= 9.10'
12" E. RCP INV. EL.= 9.15

EX. SANITARY TABLE

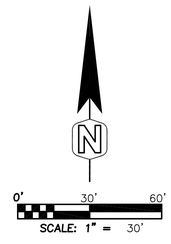
CO-1 (SANITARY CLEANOUT)
TOP ELEV= 15.34'
8" INV ELEV. = 12.35'

EX. TREE LEGEND

- 12" OAK TREE AND SIZE
- 6" MISCELLANEOUS TREE AND SIZE
- 12" PALM TREE AND SIZE
- 4" PINE TREE AND SIZE

EX. LEGEND & ABBREVIATIONS

- (C) CALCULATED MEASUREMENT
- (R/W) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI CURB INLET
- GI GRATE INLET
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- FLAG POLE
- G GREASE TRAP MANHOLE
- HYDRANT
- PREVENTER VALVES
- METAL LIGHTPOLE
- P.B. PLAT BOOK
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- P WOOD POWER POLE
- P CONC POWER POLE
- RAILROAD X-ING GATE
- W WELL
- GUY WIRE
- SIGN
- P PHONE BOX
- C CABLE BOX
- UGS UNDERGROUND SANITARY
- T TELEPHONE MANHOLE
- UGP UNDERGROUND PHONE
- MES MITERED END SECTION
- STMH STORM MANHOLE
- UGFM UNDERGROUND FORCE MAIN
- UGE UNDERGROUND ELECTRIC
- UGW UNDERGROUND WATER
- OHW OVERHEAD WIRES
- UGG UNDERGROUND GAS
- T.O.S. TOE OF SLOPE
- WDF WOOD FENCE
- PVCY PLASTIC PRIVACY FENCE
- UG UNDERGROUND
- E.O.W. EDGE OF WATER
- LB LICENSED BUSINESS
- OHW OVERHEAD WIRE
- SV SEWER VALVE
- WM MONITOR WELL
- SS SIGNAL SUPPORT POLE
- ICV IRRIGATION CONTROL VALVE
- RWV IRRIGATION VALVE(RECLAIM)
- FIRE DEPARTMENT CONNECTION
- UE UNDERGROUND ELECTRIC
- UW UNDERGROUND WATER MARKER
- E ELECTRIC MANHOLE
- UC UNDERGROUND CABLE MARKER
- S SANITARY MANHOLE
- WM WATER METER
- WV WATER VALVE
- F.C.I.R. FOUND CAPPED IRON ROD
- F.N./D. FOUND NAIL & DISK
- F.C.M. FOUND CONCRETE MONUMENT
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- N.C.F. NO CORNER FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- MB MAILBOX
- UG UNDERGROUND GAS MARKER
- E ELECTRIC BOX
- T TRAFFIC BOX
- UP UNDERGROUND PHONE MARKER
- RR RAILROAD LIGHT
- TRANSFORMER PAD
- TYP. TYPICAL
- T.O.B. TOP OF BANK
- CW CROSS WALK SIGNAL
- CO CLEANOUT
- D STORM MANHOLE
- GV GAS VALVE




RAM S.V. ALUR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

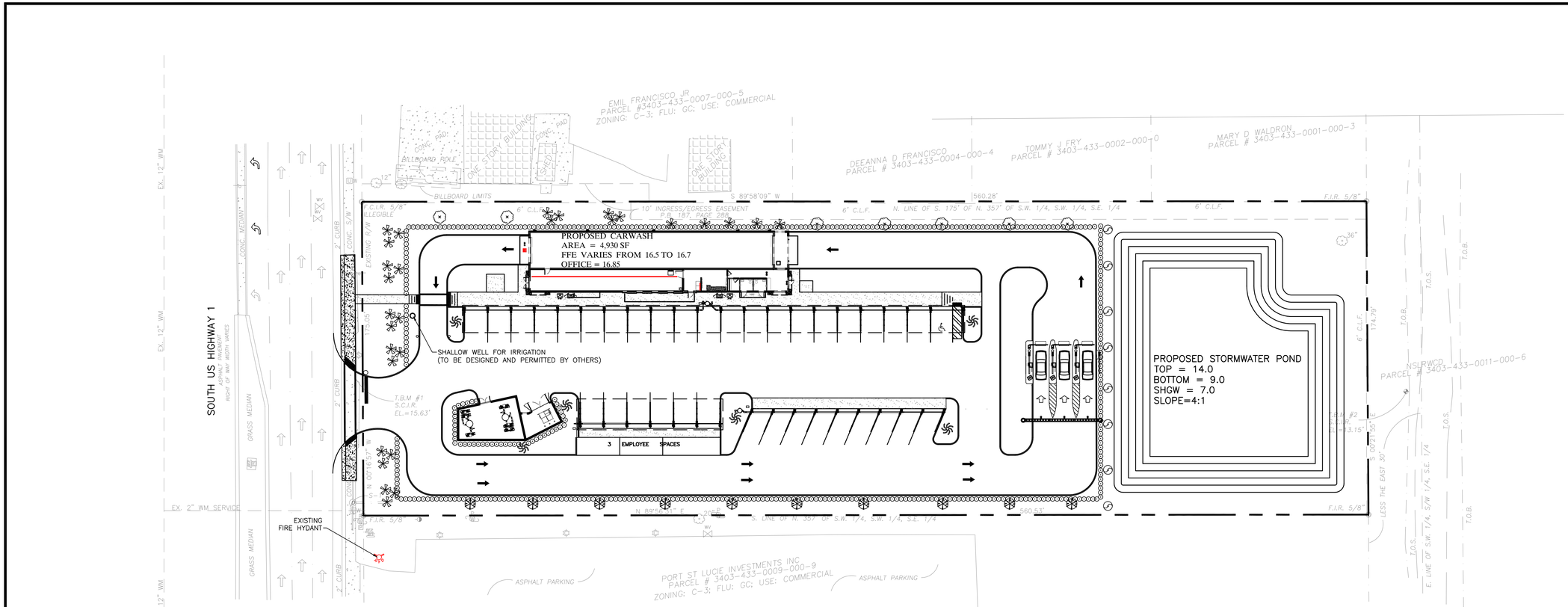
ASPIRE ENGINEERING, INC.
CERTIFICATION #EB# EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

## AIR/VAC/CHASE PIPE PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-7 |




LEGEND: (AS APPLICABLE)

- PROPOSED PARKING SPACE COUNT
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED SURFACE DRAINAGE FLOW ARROW
- PROPOSED HIGH POINT IN PAVEMENT
- EXISTING
- SILT SCREENING (EROSION CONTROL)
- EX. TREE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE SEE SHEET C-3 FOR DETAILS
- SOIL BORING LOCATION
- TOP OF WALK
- REMOVE EXISTING TREE
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EX. STORM TABLE

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## EX. LEGEND & ABBREVIATIONS

(C) CALCULATED MEASUREMENT
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FLAG POLE
GREASE TRAP MANHOLE
HYDRANT
PREVENTER VALVES
METAL LIGHTPOLE
P.B. PLAT BOOK
CONCRETE LIGHT POLE
WOOD LIGHT POLE
WOOD POWER POLE
CONC POWER POLE
RAILROAD X-ING GATE
WELL
GUY WIRE
SIGN
PHONE BOX
CABLE BOX

UGS UNDERGROUND SANITARY
T TELEPHONE MANHOLE
UGP UNDERGROUND PHONE
MES MITERED END SECTION
STMH STORM MANHOLE
UGFM UNDERGROUND FORCE MAIN
UGE UNDERGROUND ELECTRIC
UGW UNDERGROUND WATER
OHW OVERHEAD WIRES
UGG UNDERGROUND GAS
T.O.S. TOE OF SLOPE
WDF WOOD FENCE
PVCF PLASTIC PRIVACY FENCE
UG UNDERGROUND
E.O.W. EDGE OF WATER
LB LICENSED BUSINESS
OHW OVERHEAD WIRE
SV SEWER VALVE
WM MONITOR WELL
SS SIGNAL SUPPORT POLE
ICV IRRIGATION CONTROL VALVE
RWV IRRIGATION VALVE(RECLAIM)
FIRE DEPARTMENT CONNECTION
UE UNDERGROUND ELECTRIC
UW UNDERGROUND WATER MARKER
E ELECTRIC MANHOLE

UC UNDERGROUND CABLE MARKER
S SANITARY MANHOLE
WM WATER METER
WV WATER VALVE
F.C.I.R. FOUND CAPPED IRON ROD
F.N./D. FOUND NAIL & DISK
F.C.M. FOUND CONCRETE MONUMENT
(P) PLAT MEASUREMENT
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N.C.F. NO CORNER FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
MAILBOX
UG UNDERGROUND GAS MARKER
E ELECTRIC BOX
T TRAFFIC BOX
UP UNDERGROUND PHONE MARKER
RR RAILROAD LIGHT
TRANSFORMER PAD
TYP. TYPICAL
T.O.B. TOP OF BANK
CW CROSS WALK SIGNAL
CO CLEANOUT
D STORM MANHOLE
GAS VALVE

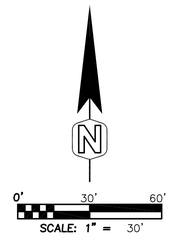
## PLANT & MATERIAL LIST:

| SYMBOL | KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | NATIVE FLORIDA | DROUGHT TOLERANT | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | |
| | LS | Liquidambar styraciflua | SWEETGUM | 8 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | BN | Betula nigra | RIVER BIRCH | 6 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | MG | Magnolia grandiflora | SOUTHERN MAGNOLA | 10 | 3" DBH | **YES** | **YES** | MIN. 12' HIGH |
| | QV | Quercus virginiana | LIVE OAK | 7 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | SP | Sabal palmetto | SABAL PALM | 29 | | YES | YES | MINIMUM CLEAR TRUNK OF 10' |
| | | | | | | | | |
| | | | | | | | | |
| SHRUBS | | | | | | | | |
| | VO | VIBURNUM OBOVATUM | WALTER VIBURNUM | 400 | 3-7 GAL | YES | YES | MIN. 36", 3 FT O/C |

1. ALL PLANT MATERIALS SHALL BE FLORIDA GRADE 1.

## LANDSCAPE NOTES:

1. Represents existing trees to be barricaded and saved Barricades shall consist of new or used chain link fence (min. 5' high) located at the tree drip line.
2. All plants must be healthy, vigorous material, free of pests and disease.
3. All plants shall be Florida Grade No. 1 or better
4. All plants must be container-grown or balled and burlap as indicated in the plant list.
5. All plants shall be triangulately spaced.
6. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc.; which occurs as a result of the landscape contractor.
7. All trees must be guyed and staked as shown in the details
8. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
9. All planting shall be done in accordance with acceptable Horticultural practices. This is to include proper planting mix, plant bed and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting and adequate maintenance until acceptance by the owner.
10. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: watering, spraying, mulching, fertilizing, etc.) or planting areas and lawns until the work is accepted in total by the landscape architect and the owner. The Owner of the property will be responsible from there on.
11. All plants shall be guaranteed for 90 days from final inspection and acceptance. All trees shall be guaranteed an additional 180 days.
12. All plants are subject to approval by the owner or owner's representative. Prior to planting, all trees must be approved by the owner or owner's representative.
13. All plants and planting areas must be completely mulched as specified with three (3) inches of Cypress Mulch.
14. Standards set forth in "American Standards for Nursery Stock" represent guideline specifications only and shall constitute MINIMUM quality requirements for plant material.
15. All landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose bibs within 50 feet of all required landscaping plant material.
16. The irrigation system shall be designed to minimize root disturbance to existing trees and other vegetation to be retained. No irrigation is required within these areas.
17. All EXISTING shrubs shall be of sufficient height so that they are a minimum of 24" above the finished pavement elevation of the parking area adjacent to said shrub.
18. All tree roots existing within approved improvement areas and originating from a protected tree shall be severed clean at the limits of the preserved area. Pruning shall be done using a "DOSKO" Root Pruner or approved equal. An inspection of pruning activities shall be arranged with the CITY OF FT PIERCE Department of Natural Resources.
19. All trees to remain must be protected by tree protection barricades meeting the minimum standards shown on the attached diagram (i.e. Silt Fence). Protective barricades shall remain in place until land alteration and construction activities are complete.
20. Any tree not designated for removal from the site and is removed by the contractor will result in the contractor having to either compensate the owner for similar replacement of tree(s) destroyed, or, replacement of identical size and species of tree removed. Further, any additional requirements by regulatory agencies having jurisdiction over such matters will be incurred by the contractor. Compensatory damages against the contractor are not limited in this situation.
21. A MAXIMUM OF 50% OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DRAUGHT TOLERANT.
22. Stabilization shall be done by using vegetative ground cover.
23. ALL NEWLY DEVELOPED AND REDEVELOPED ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, INCLUDING PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES ETC., SHALL BE SCREENED PER CITY OF FT PIERCE LDC.




ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

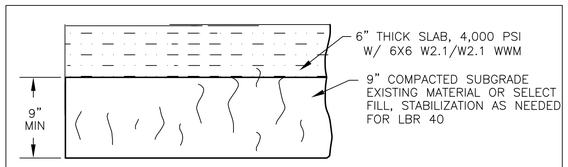
RAM S.V. ALUR P.E. #65583
DATE:

# TWIN'S CARWASH -FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

## LANDSCAPE PLAN

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-8 |




CONCRETE PAVEMENT DETAIL

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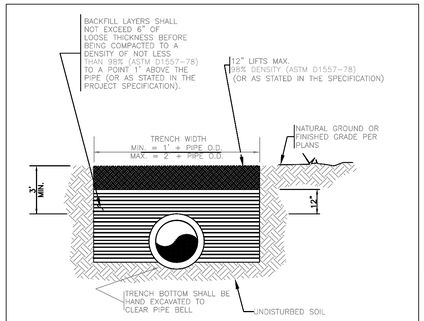
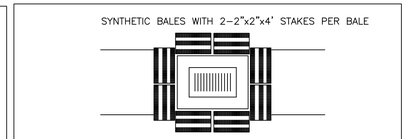



PIPE BACKFILL AND COMPACTION DETAIL

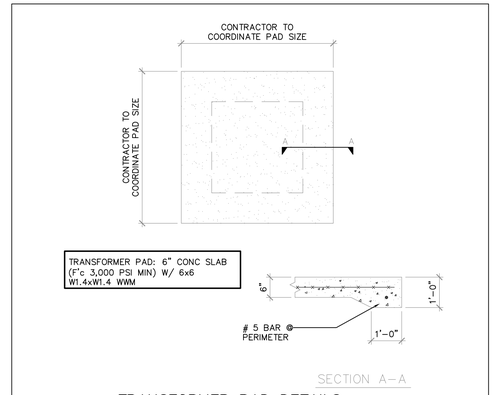
N.T.S.




DITCH BOTTOM INLET

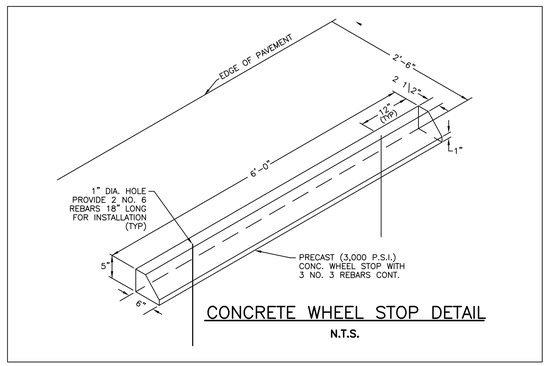
PROTECTION AROUND INLETS

N.T.S.



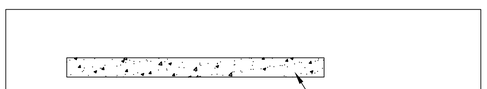

SECTION A-A

TRANSFORMER PAD DETAILS




CONCRETE WHEEL STOP DETAIL

N.T.S.



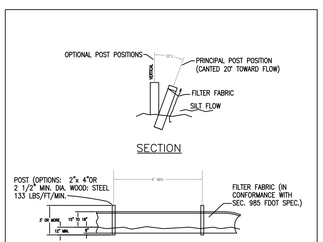

1. COMPACT UPPER 6" SUBGRADE TO 98% STANDARD PROCTOR
2. SIDEWALK THICKNESS SHALL BE INCREASED TO 6" AT ALL ALL DRIVEWAYS, APPROACHES AND ALONG STREETS (IN THE ROW OR IN THE EASEMENT).
3. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS
4. CONTROL JOINTS @ 5' ON CENTER

CONCRETE SIDEWALK DETAIL

N.T.S.



IN-WALL LOCKABLE HOSE BIB DETAILS




SECTION

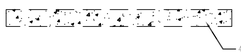



ELEVATION

TYPE III SILT FENCE

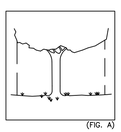
N.T.S.

D. O. T. INDEX #102

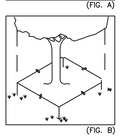



MATT BEATER AND MATT CLEANER
CONCRETE PAD DETAILS

NTS



(FIG. A)



(FIG. B)

PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA.

1. TREES – TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIPLINE OF A TREE. THE DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. (FIG. A)

BARRIER SPECIFICATION FOR TREES
MIN. 5' HIGH NEW OR USED CHAIN LINK FENCE (FIG. B)

WHY A BARRIER
1. TO PROTECT ALL ABOVE GROUND PROTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.

2. TO PROTECT ROOT SYSTEMS FROM COMPACTION.

3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

WHY IT WORKS
A TREE'S CHANCE FOR SURVIVAL IS GREATLY ENHANCED IF NO CONSTRUCTION MATERIAL, HEAVY EQUIPMENT OR STOCKPILING OF SOIL IS ALLOWED INSIDE THE BARRIER; ONLY HAND LABOR.

TREE BARRICADE SPECIFICATIONS

5.

## GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF FT. PIERCE & FDOT STANDARDS AND SPECIFICATIONS.
2. LOCATIONS OF EXISTING UTILITIES AND FACILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON TOPO DATA AND RECORD INFORMATION. ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTACT SUNSHINE STATE CALL AT 1-800-432-4770 FOR LOCATIONS OF ALL UTILITIES. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER BEFORE MAKING ANY AND ALL INTERPRETATIONS OF THE PLANS. THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
4. CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, ETC. WITH THE SAME TYPE OF MATERIAL REMOVED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE PLANS. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ALL SURVEY CONTROLS DISTURBED AND/OR REMOVED DURING CONSTRUCTION WILL BE REPLACED BY A REGISTERED SURVEYOR, COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.

   ALL EROSION CONTROL MEASURES MUST BE COMPLETE BEFORE CONSTRUCTION ACTIVITIES CAN BEGIN.
6. EROSION/SEDIMENTATION CONTROL: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAINS). IF REQUIRED, TO PREVENT SILTATION OF THE ADJACENT PROPERTY, STREET, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND AS REQUIRED, IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF SITE, EITHER BY NATURAL DRAINAGE OR VEHICLE TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER LOCAL AUTHORITIES.
7. CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS AND/OR RIGHTS-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO ANY WORK IN OR OVER THESE AREAS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE VARIOUS UTILITY COMPANIES WITH AT LEAST 48 HOURS ADVANCE NOTICE FOR UTILITY VERIFICATION.
9. UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER, EXCAVATIONS AND EMBANKMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF FDOT SECTION 120, TO ACHIEVE THE PLAN ELEVATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
11. PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
12. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH OR AS NOTED ON THE LANDSCAPE PLAN. DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
13. ANY TREE NOT DESIGNATED FOR REMOVAL FROM THE SITE AND IS REMOVED BY THE CONTRACTOR WILL RESULT IN THE CONTRACTOR HAVING TO EITHER COMPENSATE THE OWNER FOR SIMILAR REPLACEMENT OF TREE(S) DESTROYED, OR, REPLACEMENT OF IDENTICAL SIZE AND SPECIES OF TREE REMOVED. FURTHER, ANY ADDITIONAL REQUIREMENTS BY REGULATORY AGENCIES HAVING JURISDICTION OVER SUCH MATTERS WILL BE INCURRED BY THE CONTRACTOR. COMPENSATORY DAMAGES AGAINST THE CONTRACTOR ARE NOT LIMITED IN THIS SITUATION.
14. NO GROUND DISTRUBING ACTIVITIES OE VEHICLE TRAVEL WILL OCCUR WITHIN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.
15. ANY WELL DISCOVERED DURING LAND CLEARING SHALL BE PROTECTED OR ABANDONED IN ACCORDANCE WITH SJRWMD RULES.

RAM S.V. ALIR P.E. #65583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP, FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

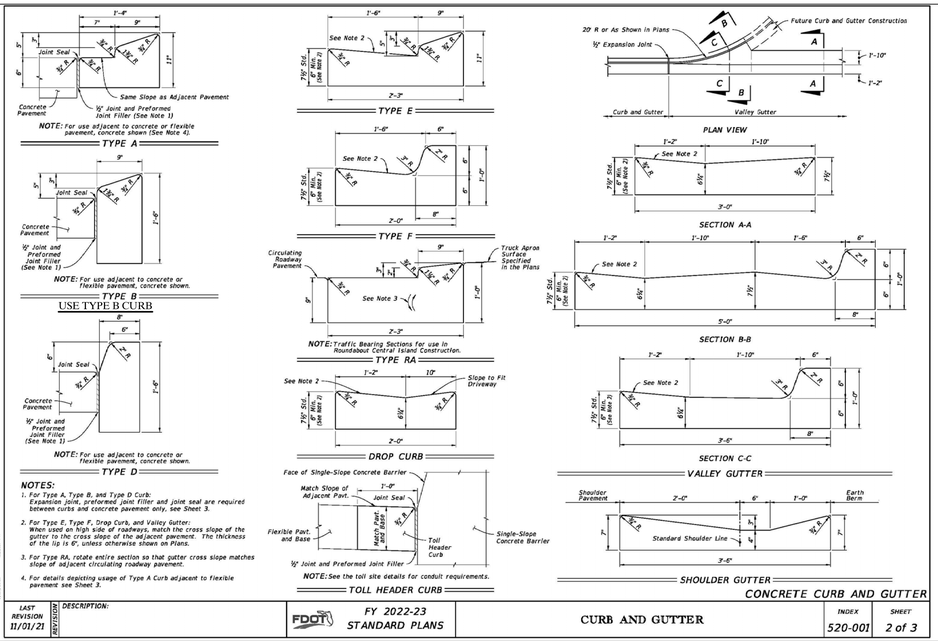
ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29719 ENGINEERING EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE

*SECTION 03, TOWNSHIP 36 S., RANGE 43 E.*
*CITY OF FT. PIERCE, FLORIDA*

SITE DETAILS

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-9 |




NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

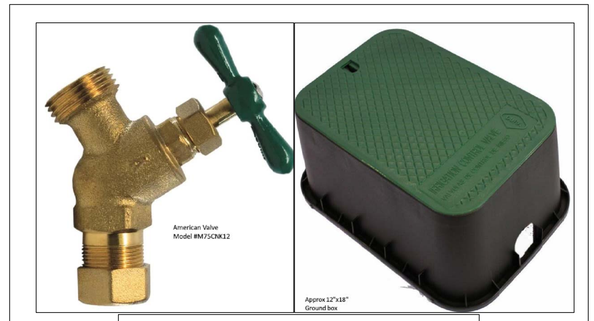
NOTE: See the toll site details for conduit requirements.

**NOTES:**

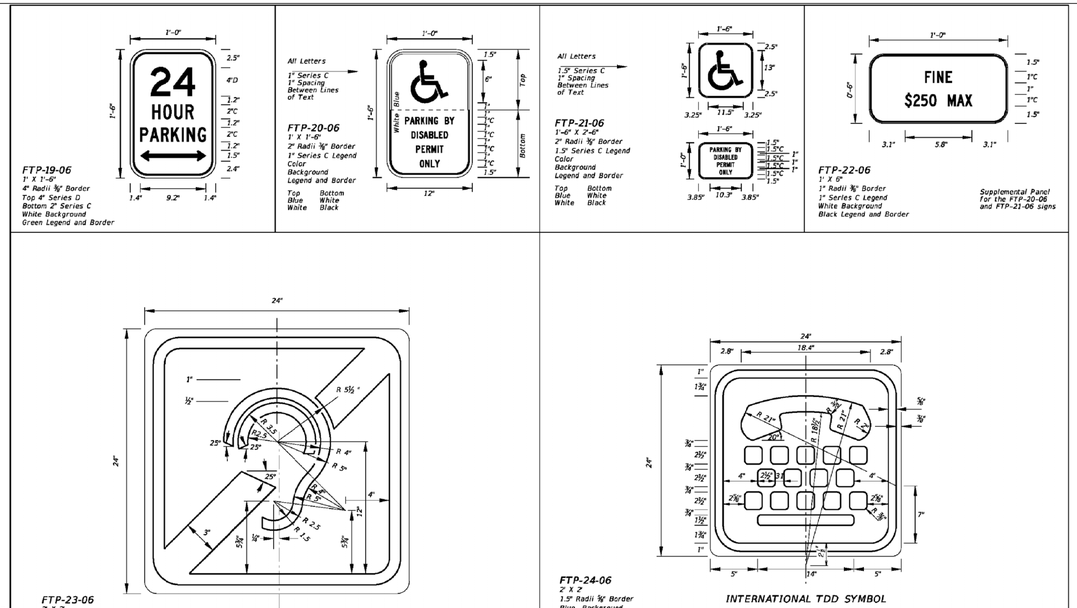
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

CONCRETE CURB AND GUTTER

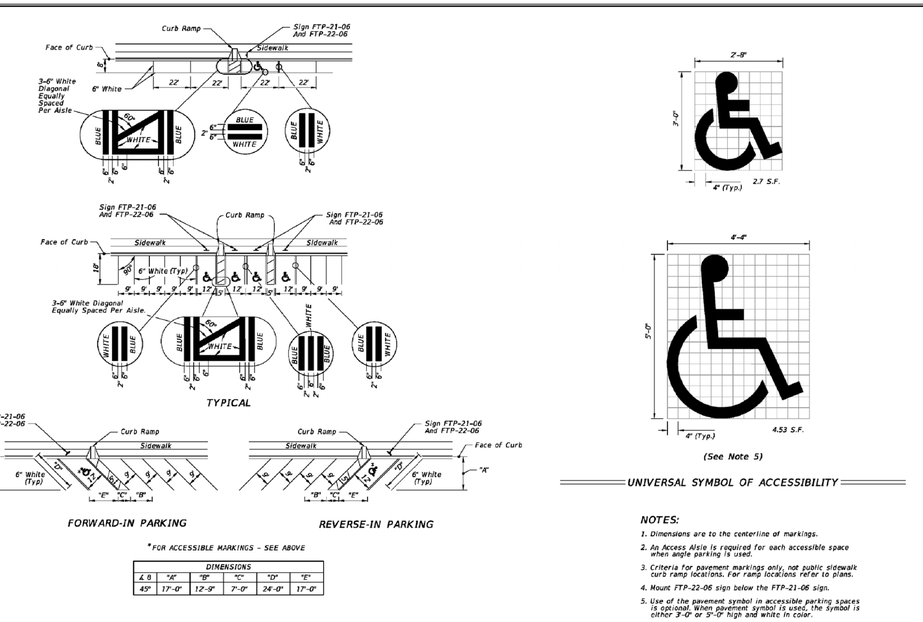
| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 2 of 3 |
|---|---|---|---|---|---|---|




IN-GROUND HOSE-BIB DETAILS




| LAST REVISION 11/01/20 | REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | SPECIAL SIGN DETAILS | INDEX 700-102 | SHEET 4 of 12 |
|---|---|---|---|---|---|---|




**NOTES:**

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

| LAST REVISION 11/01/21 | REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 11 of 13 |
|---|---|---|---|---|---|---|

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28139 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

RAM S.V. ALUR P.E. #50583
DATE:

TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-10

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 1 OF 2 |

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES
## CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45$ AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 2 OF 2 |

## FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION, IF NECESSARY. THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS | G-2 CONSTRUCTION NOTES |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 1 OF 1 |

## STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

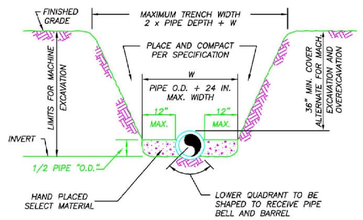
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

| STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT | G-3 WATER/SEWER CONFLICT |
|---|---|
| 02-06 DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # DETAIL NOTES 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2010 | SHEET 1 OF 1 |

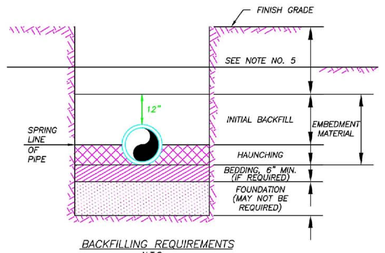



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

| TYPICAL TRENCH DETAIL | M-1 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JJM — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: N.T.S. | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |

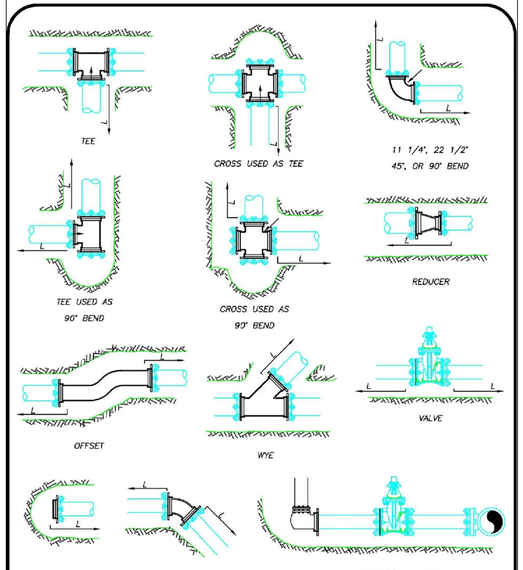



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

| BACKFILLING REQUIREMENTS | M-2 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |




MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

| MECHANICAL JOINT ANCHORING REQUIREMENTS | M-3 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC — COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |

## MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

| MECHANICAL JOINT RESTRAINT NOTES | M-4 |
|---|---|
| 03-09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: | WATER/WASTEWATER ENGINEERING |
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| DRAWN BY: SLL — SCALE: | |
| APPROVED: JLC — DATE: 2015 | SHEET 1 OF 1 |

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

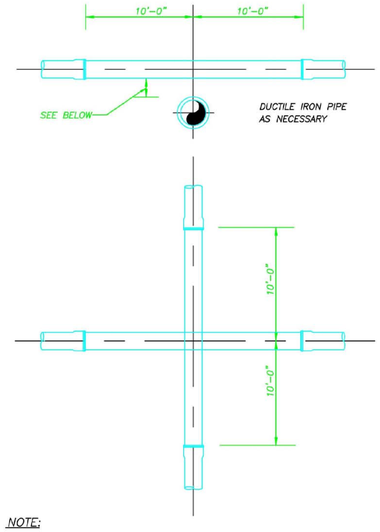
RAM S.V. ALUR P.E. #65583
DATE:

ASPIRE ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #28979 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7753, E-mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22-017
SHEET: C-11

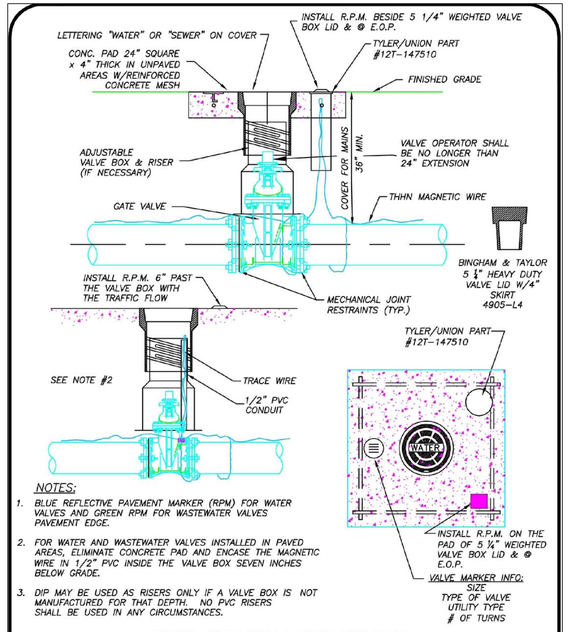



NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

| FPUA COMMUNITY PROUD | UTILITY CROSSING DETAIL | M-5 |
|---|---|---|
| 03-09 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

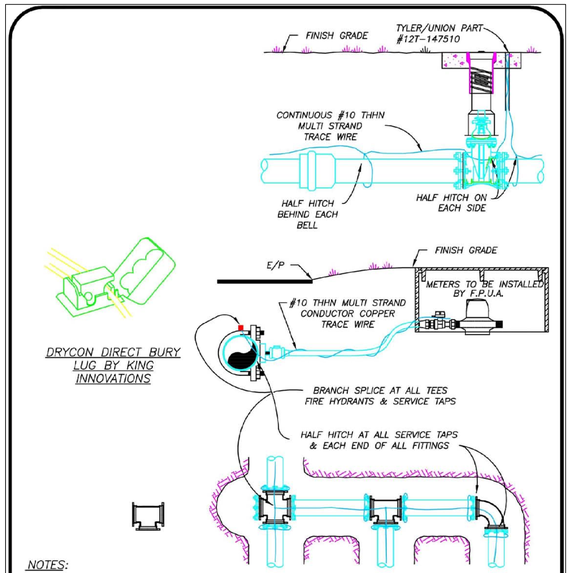



NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

| FPUA COMMUNITY PROUD | TYPICAL GATE VALVE & VALVE BOX DETAIL | M-6 |
|---|---|---|
| 03-09 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

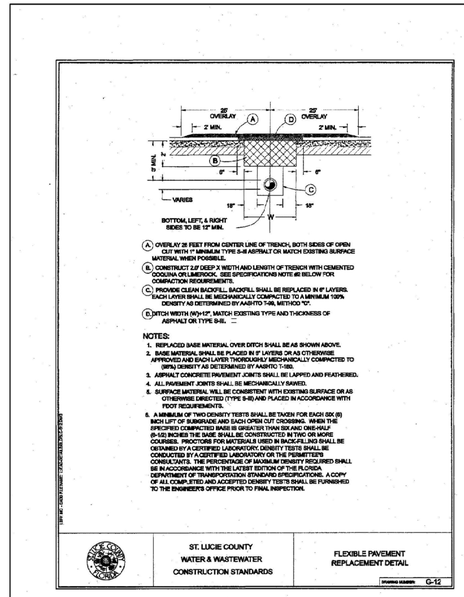



NOTES:

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.)

| FPUA COMMUNITY PROUD | TRACE WIRE DETAIL | M-11 |
|---|---|---|
| 03-02 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: | |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |




(A) OVERLAY 2ft FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED OOLSHA OR LIMEROCK. SEE SPECIFICATIONS NOTE #5 BELOW FOR COMPACTION REQUIREMENTS.

(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

(D) DITCH WIDTH (W)=12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT OR TYPE S-III.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH 500 (E) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEES CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEERS OFFICE PRIOR TO FINAL INSPECTION.

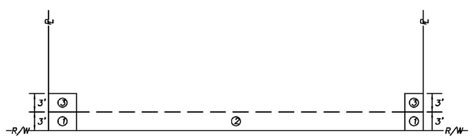
ST. LUCIE COUNTY
WATER & WASTEWATER
CONSTRUCTION STANDARDS

FLEXIBLE PAVEMENT REPLACEMENT DETAIL
STANDARD NUMBER G-12

| FORT PIERCE UTILITIES AUTHORITY | FLEXIBLE PAVEMENT REPLACEMENT DETAIL | R-4 |
|---|---|---|
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MISC. DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: JJM | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

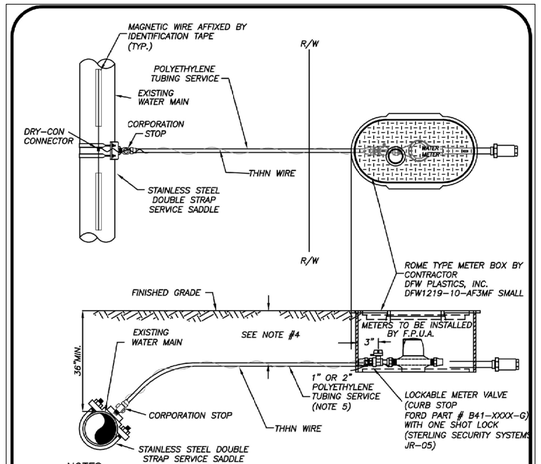



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ③ SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ⑤.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

| FPUA COMMUNITY PROUD | WATER METER PLACEMENT POLICY | W-1 |
|---|---|---|
| 03-09 02-15 SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

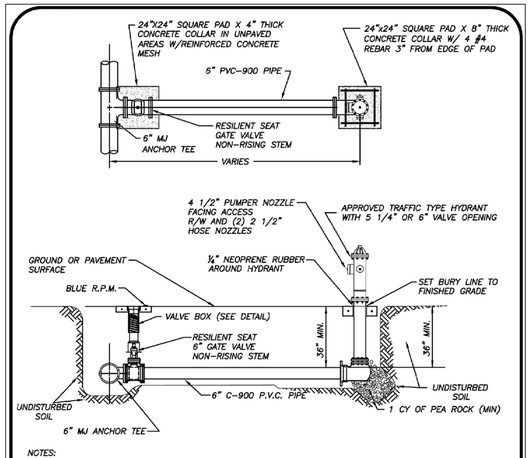



NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | TYPICAL SINGLE WATER SERVICE CONNECTION | W-2 |
|---|---|---|
| 03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2020 | SHEET 1 OF 1 |

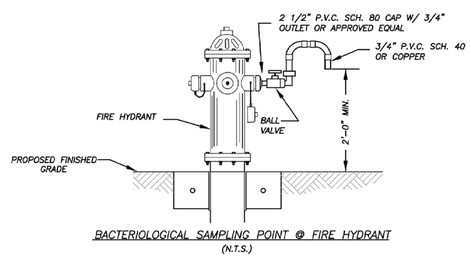



NOTES:

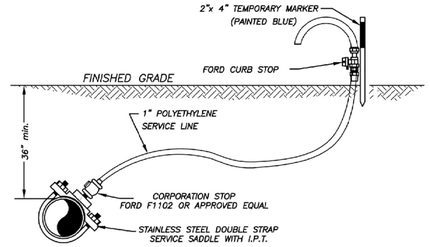
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE 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.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

| FPUA COMMUNITY PROUD | TYPICAL FIRE HYDRANT ASSEMBLY | W-5 |
|---|---|---|
| 03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # MATERIAL.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |




BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)




BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

| FPUA COMMUNITY PROUD | BACTERIOLOGICAL SAMPLING PONIT DETAIL | W-6 |
|---|---|---|
| 03-09 02-15 SLL JLC | DATE: REVISION: BY: APPD: | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATERDETAIL.DWG | FT. PIERCE UTILITIES AUTHORITY |
| DRAWN BY: SLL | SCALE: N.T.S. | |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |


ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #EB#29 CONSULTING ENGINEERS · PLANNERS EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-1753; E-mail: aspireeng@yahoo.com


| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD. | 9/6/22 |
| | NSLRWCD & FPUA | |

RAM S.V. ALUR P.E. #50583
DATE:

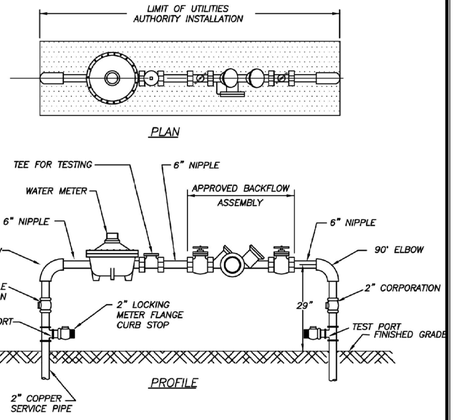
TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE

PROJECT #: 22-017

SHEET:
C-12




NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

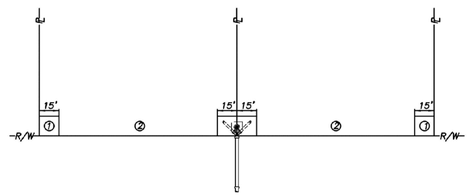
WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

| FPUA COMMUNITY PROUD | WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS) | W–8 |
|---|---|---|
| 03–08 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # WATER DETAILS 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

## GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



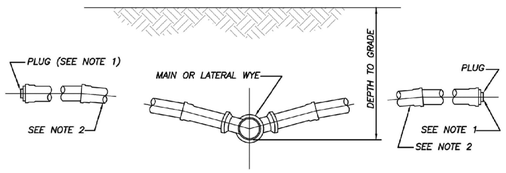

NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT–OF–WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

| FPUA COMMUNITY PROUD | WASTEWATER SERVICE PLACEMENT POLICY | S–1 |
|---|---|---|
| 02–06 02–15 SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600



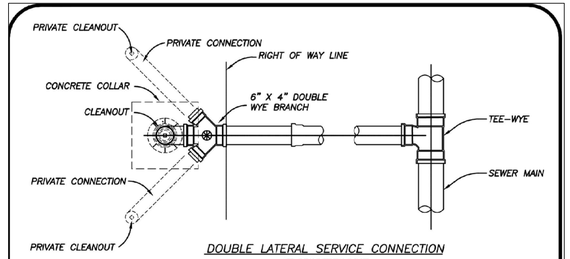

NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S–1 FOR SPECIFIC PROPERTY LAYOUT.

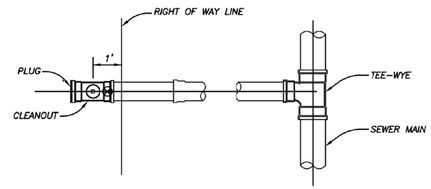
SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | SERVICE CONNECTION WASTEWATER | S–2 |
|---|---|---|
| 02–06 | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



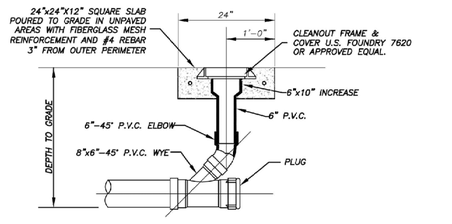

SINGLE SERVICE LATERAL CONNECTION

⊗ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

| FPUA COMMUNITY PROUD | SERVICE CONNECTION WASTEWATER | S–3 |
|---|---|---|
| 02–06 | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

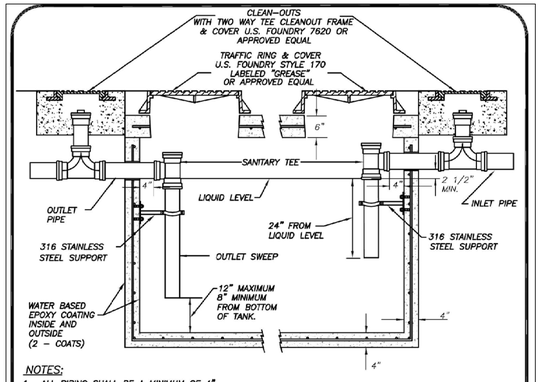
FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

| FPUA COMMUNITY PROUD | TERMINAL CLEANOUT DETAIL WASTEWATER | S–4B |
|---|---|---|
| 10–06 RBC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2016 | SHEET 2 OF 3 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




NOTES:

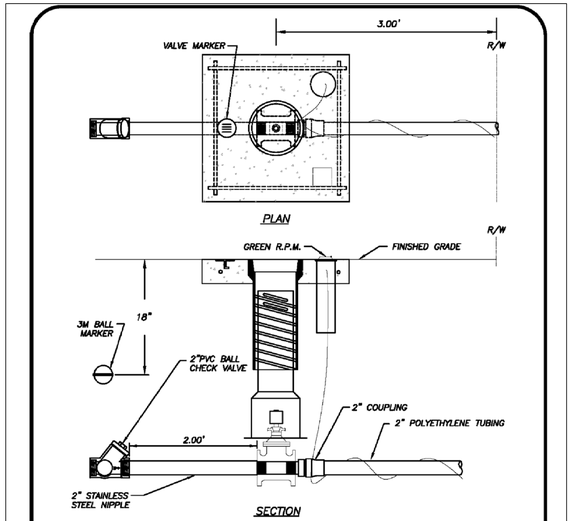
1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED–IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW 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 FORM 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 DRY, 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, PERFORM THE FOLLOWING: (1) 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.)

| FPUA COMMUNITY PROUD | STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS | S–14 |
|---|---|---|
| 2016 LABEL UPDATE SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # SEWER DETAIL 200602.DWG | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2016 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600




NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

| FPUA COMMUNITY PROUD | GRINDER STATION CONNECTION | S–16 |
|---|---|---|
| 03–08 DESIGN SLL JLC | | |
| DATE: REVISION: BY: APPD: | | WATER/WASTEWATER ENGINEERING |
| DESIGNED: JLC | COMPUTER FILE # | |
| DRAWN BY: SLL | SCALE: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1 |

FT. PIERCE UTILITIES AUTHORITY
WATER/WASTEWATER ENGINEERING
1701 SOUTH 25TH STREET
FT. PIERCE, FLORIDA 34947
772-466-1600

RAM S.V. ALIR P.E. #65583
DATE:

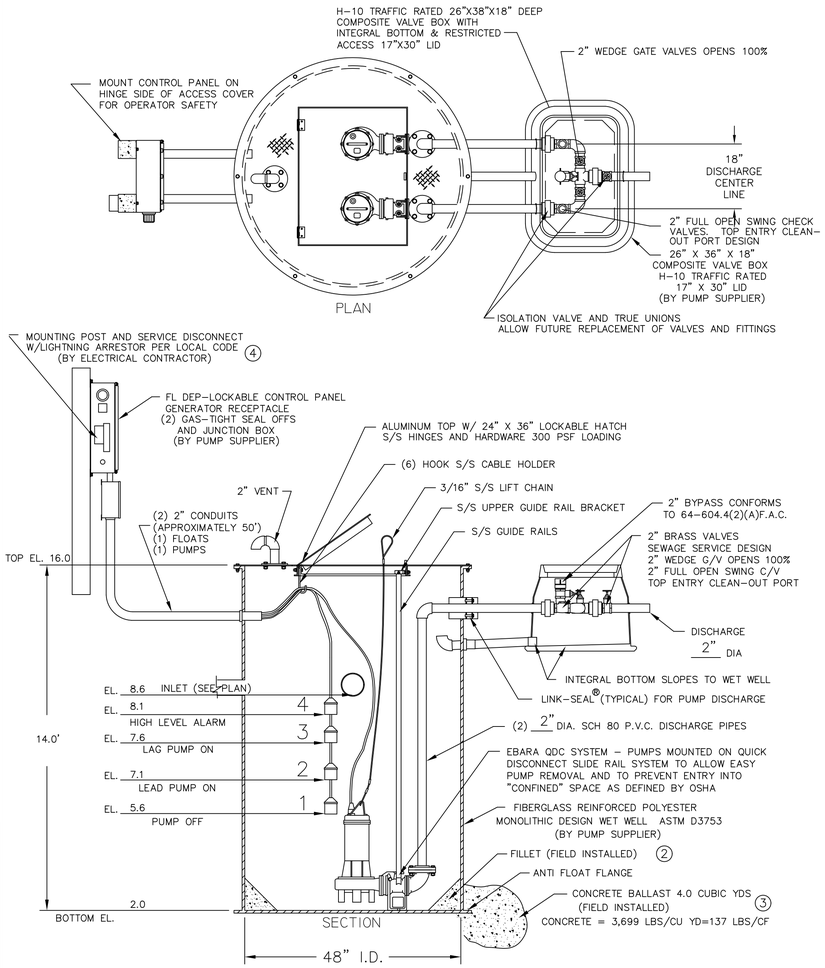
| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CORP., FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28979 CONSULTING ENGINEERS · PLANNERS EXCELLENCE DELIVERED
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571–2850, FAX: (813)571–1753; E–mail: aspireeng@yahoo.com

TWIN'S CARWASH
-FT. PIERCE
SECTION 03, TOWNSHIP 36 S., RANGE 43 E.
CITY OF FT. PIERCE, FLORIDA

SITE DETAILS

DATE: 08/25/2022
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 22017SITE
PROJECT #: 22–017
SHEET: C–13




## 48" DUPLEX STATION - 2" PIPING WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL

4. MOUNTING POST, SERVICE DISCONNECT AND LIGHTING ARRESTOR PER LOCAL CODE
3. CONCRETE BALLAST AS REQUIRED
2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)

FIELD INSTALL BY CONTRACTOR

# GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

| | | | |
|---|---|---|---|
| MODEL | EBARA 50 DGF | 5 | HP |
| GPM | 91 GPM @ 87 FT & | 94 GPM @ 45 FT | FT/TDH |
| VOLTAGE | 480 | THREE | PHASE |
| DISCHARGE | 2" | 162 MM | IMPELLER |

SEWAGE PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 36" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

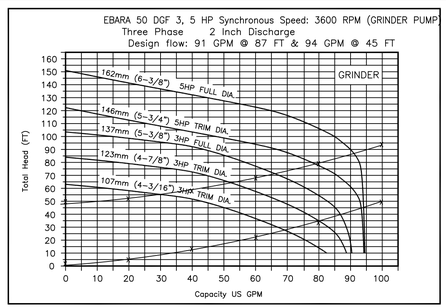
PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE STOCKING DISTRIBUTOR FOR EBARA SUBMERSIBLE PUMPS: TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256




## PUMP PERFORMANCE CURVE

IN CASE OF EMERGENCY CONTACT:
DAN BRAINARD KING
813-649-9561

SIGN NOTES:
MIN. LETTER SIZE: 2"

## SIGN DETAILS

CONTROL PANEL -SHALL CONFORM TO FL DEP 64-604.42(A)

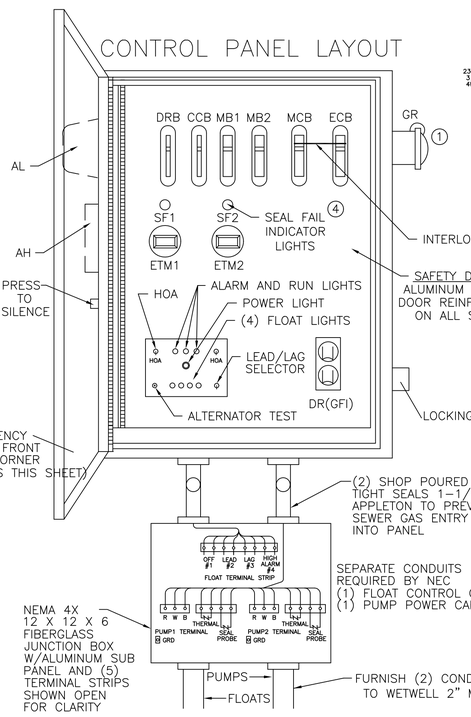
CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

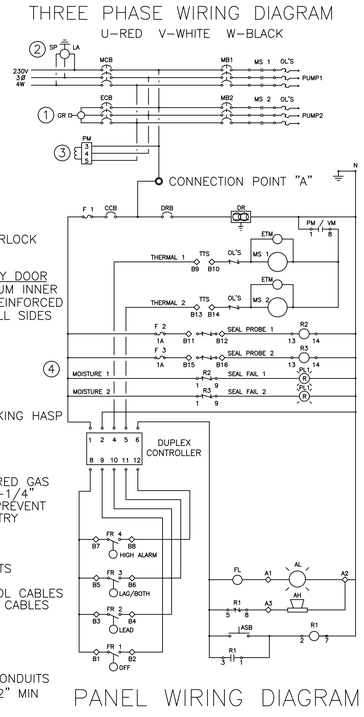
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.




## PANEL WIRING DIAGRAM

## LEGEND

| | | |
|---|---|---|
| | AH | ALARM HORN |
| | AL | ALARM LIGHT |
| | ASB | ALARM SILENCE BUTTON |
| | ATS | ALTERNATOR TEST SWITCH |
| | CCB | CONTROL CIRCUIT BREAKER |
| | DR | DUPLEX RECEPTACLE |
| | DRB | DUPLEX RECEPTACLE BREAKER |
| | ECB | EMERGENCY CIRCUIT BREAKER |
| | ETM | ELAPSED TIME METER |
| | F | FUSE |
| | FL | FLASHER |
| | FS | FLOAT SWITCH (REGULATOR) |
| 1 | GR | GENERATOR RECEPTACLE |
| | GRD | GROUND |
| | HOA | HAND-OFF-AUTOMATIC SELECTOR |
| | LA | LIGHTNING ARRESTOR |
| | MB | MOTOR BREAKER |
| | MCB | MAIN CIRCUIT BREAKER |
| | MS | MOTOR STARTER |
| | N | NEUTRAL |
| | OL'S | OVERLOAD HEATERS |
| 3 | PM | PHASE MONITOR |
| | PTS | PUMP TERMINAL STRIP |
| | R | RELAY |
| | RC | RUN CAPACITOR |
| | RD | DISCHARGE RESISTOR |
| | RL | PUMP RUN INDICATORS |
| | RTS | REGULATOR TERMINAL STRIP |
| | SC | START CAPACITOR |
| | SF | SEAL FAIL |
| | SR | START RELAY |
| 2 | SP | SURGE PROTECTOR |
| | TTS | THERMAL TERMINAL STRIP |

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SEAL FAIL DETECTING

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

EBARA DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
*Representing Innovative Manufacturers*
MODEL TSC2-40.1©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV 0102 SCALE: N.T.S.

RAM S.V. ALIR P.E. #50583
DATE:

| NO. | REVISIONS | DATE: |
|---|---|---|
| | SUBMIT TO CONF. FDOT, SFWMD, NSLRWCD & FPUA | 9/6/22 |

ASPIRE ENGINEERING, INC.
CERTIFICATION OF AUTHORIZATION #28990 EXCELLENCE DELIVERED
CONSULTING ENGINEERS · PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813)571-2850, FAX: (813)571-7753, E-mail: capreeng@yahoo.com

TWIN'S CARWASH -FT. PIERCE
*SECTION 03, TOWNSHIP 36 S., RANGE 43 E. CITY OF FT. PIERCE, FLORIDA*

LIFT STATION DETAILS

| | |
|---|---|
| DATE: | 08/25/2022 |
| DESIGNED BY: | RA |
| DRAWN BY: | RA |
| CHECKED BY: | RA |
| FILE NAME: | 22017SITE |
| PROJECT #: | 22-017 |
| SHEET: | C-14 |

**City Commission Regular Meeting - 5:05 pm** **12. c.**

**Meeting Date:** 08/21/2023

**Re:** West Orange Major FLUMA - Adoption Hearing

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

**SUBJECT:**

Legislative Hearing - Ordinance 23-012 review and adoption of a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres).- West Orange located at Orange Avenue and N. Jenkins Road (5 parcels.) Parcel ID's: 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0. SECOND READING

**SUMMARY:**

This item requests the review and adoption of a Major Future Land Use Map Amendment (23-02ESR).

Staff are requesting a review of a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres). Parcel ID's: 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0 as submitted by the agent for the applicant Redtail DG.

The proposed major Future Land Use Map Amendment (FLUMA) was approved by City Commission at its February 6th, 2023 Regular City Commission meeting. The application was transmitted for review by the Department of Economic Opportunity (DEO), now the Department of Commerce, and other State agencies, as required under the provisions of FL State Statute 163.3184(3).

The Department of Economic Opportunity reviewed the application under the expedited state review process (Amendment No. 23-02ESR). The City were notified that the DEO had no comment on the proposed amendment on March 17th, 2023.

Other State Agencies recommended approval of the application. Certain Agencies included 'Technical Comments', which staff have included within the agenda item.

This second public hearing to consider the adoption of the Major FLUMA, must be held within 180 days of the receipt of agency comments (dated March 17th, 2023) or the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184{3){c)l., F.S.

This hearing is within the required 180-day period.

The adopted amendment must be rendered to the Department. Under Section 163.3184(3){c)2. and 4., F.S., the amendment effective date is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

**RECOMMENDATION:**

Staff recommends that the City Commission ADOPT the proposed FLUMA and authorize the Planning Director to notify the Department of Commerce of the action.

**ALTERNATIVES:**

1. Adopt with changes.

or

2. Not Adopt.

**RESPONSIBLE STAFF:**

Kev Freeman, Planning Director

**COORDINATED WITH:**

Technical Review Committee
Planning Board

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## Fiscal Impact

**Budgeted Y/N:** N

**OTHER INFORMATION:**

N/A

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## Attachments

Staff Report
Ordinance
Application Packet
State Agency Comments
Applicant Presentation
TRC Responses
Mailout List
Public Notification Certification
Proof of Publication

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 08/16/2023 02:35 PM |

Form Started By: Kev Freeman
Started On: 06/20/2023 11:23 AM
Final Approval Date: 08/16/2023

# CITY OF FORT PIERCE

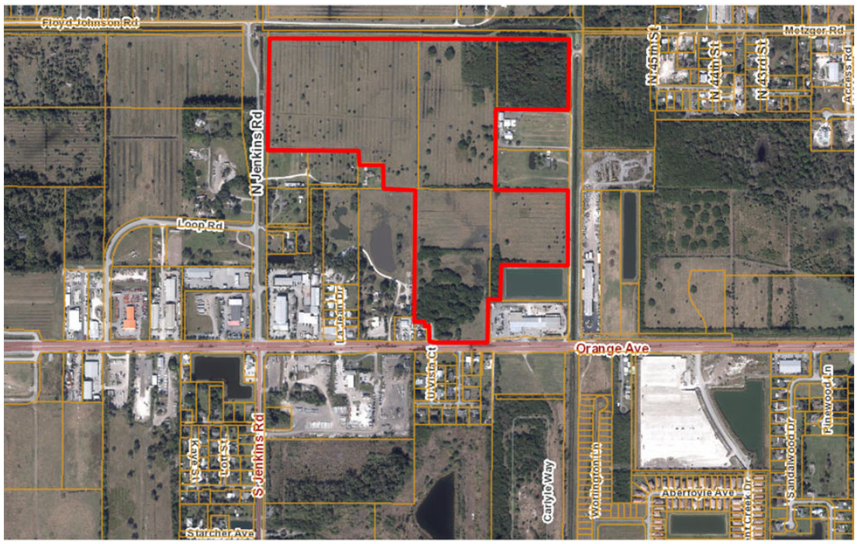
# CITY COMMISSION

AUGUST 21st, 2023

## WEST ORANGE FLUMA (5 PARCELS)
## ADOPTION – SECOND HEARING

1

### SITE LOCATION




SITE AREA= 84.8 Acres

WEST ORANGE – FLUMA

2

## EXECUTIVE SUMMARY

This item requests the review and adoption of a Major Future Land Use Map Amendment (23-02ESR). Staff are requesting a review of a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres).

## APPLICANT

REDTAIL DG. Tod Mowery. Email todm@redtaildg.com

## PROPERTY OWNER(S)

Orange Avenue Development II LLC, and Cypress Knee LLC

## PARCEL ID #(S):

2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0

WEST ORANGE – FLUMA

3

## BACKGROUND

The Planning Board recommended approval of the FLUMA request at their December 12th, 2022, meeting.

The City Commission approved the application for transmittal at its February 6th, 2023, Regular City Commission meeting.

The application was transmitted for review by the Department of Economic Opportunity (DEO), now titled the Department of Commerce, and other State agencies, as required under the provisions of FL State Statute 163.3184(3), on February 15th, 2023.

WEST ORANGE – FLUMA

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## STATE REVIEW RESPONSES

The Department of Economic Opportunity reviewed the application under the expedited state review process (Amendment No. 23-02ESR). The City were notified that the DEO had no comment on the proposed amendment on March 17th, 2023. Other State Agencies recommended approval of the application, some included 'Technical Assistance' comments.



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## TECHNICAL ASSISTANCE COMMENTS

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

The St. Lucie River and Estuary Basin Management Action Plan (BMAP) outlined by 403.067, (7), F.S. and adopted by secretarial order, identifies and frames actions to address and restore impaired state waters. The Clean Waterways Act (Chapter 2020-150, Laws of Florida) further refines actions taken by the BMAPs. The location of this project is within the St. Lucie River and Estuary BMAP, and activities associated with these land use changes have the potential to impact water quality. Appropriate measures should be taken to minimize any potential additional nutrient loadings to the St. Lucie River Watershed. These measures include the proper treatment and disposal of wastewater in accordance with BMAP requirements, implementation of current and future onsite sewage treatment and disposal system (OSTDS) prohibitions, stormwater controls, and the implementation of adequate sediment and erosion control practices to mitigate any groundwater or surface water impacts. Any additional nutrient loading to the basin will be evaluated and may require additional restoration actions by the City.

The comments have been provided to the applicant and appropriate actions to protect the St. Lucie River and Estuary will be required to be demonstrated at final site plan.



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## TECHNICAL ASSISTANCE COMMENTS

**DEPARTMENT OF TRANSPORTATION (1)**

The City's amendment package for the annexed area does not contain companion amendments to the Transportation and Capital Improvements Elements for the Comprehensive Plan to be internally consistent and reflect the Jenkins Road Area Plan and other relevant long-term transportation facilities and services (funded and unfunded) needed to accommodate the demands generated by the recommended future land uses at the City adopted level of service standards.
The Jenkins Road Area Plan created by St. Lucie County can provide the City a highly connected network of streets to support growth without overburdening important state and regional roadways.

The applicant has been advised of the comments. Appropriate actions to demonstrate required capacity will be required to be provided to FDOT and the City at final site plan. A wider discussion with FDOT, St. Lucie County and the City of Fort Pierce will be undertaken prior to initiating any amendments to the City's Comprehensive Plan regarding the Transportation and Capital Improvements Elements.



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## TECHNICAL ASSISTANCE COMMENTS

**DEPARTMENT OF TRANSPORTATION (2)**

The maximum density is unclear for the development, with a discrepancy between Medium Density and High-Density Residential calculations for traffic statement. The maximum allowable floor area ratio (FAR) for 4.53 acres of General Commercial could result in 197,326 sq. ft., which should be utilized in the trip generation calculation. Also, the maximum allowable intensity for High-Density Residential would result in 1,443 du, which should be utilized in the trip generation calculation. Future changes to the development mix that increase intensities could lead to significant unreviewed impacts, by the review agencies, to the transportation system.

The applicant has been advised of the comments. The maximum density for the development is controlled by the Future Land Use (FLU) Categories. The FLUMA amendment results in a significant reduction in commercial floorspace. The applicant will be required to demonstrate trip generation and adequate roadway capacity at Final Site Plan.



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## TECHNICAL ASSISTANCE COMMENTS

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

The Town is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Upper East Coast (UEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the UEC Water Supply Plan Update on November 10, 2021. Therefore, the Town's Work Plan needs to be updated and adopted by May 2023. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: https://www.sfwmd.gov/doing-business-with-us/work-plans.

The FPUA and the applicant has been advised of the comments. No response has been received from the FPUA.



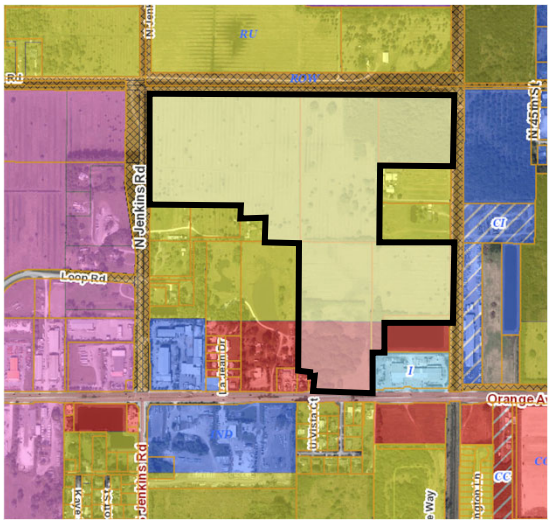


## EXISTING FUTURE LAND USE - ST.LUCIE COUNTY – RU, COM

NORTH: County RU
SOUTH: County COM,
EAST: County IND, City CI, I, RU
WEST: County MXD, RU

Urban Residential = 75.8 Ac

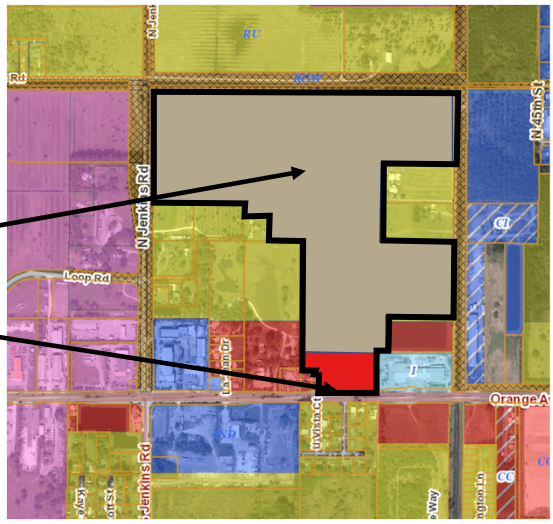
Commercial = 9.0 Ac



## PROPOSED FUTURE LAND USE - CITY OF FORT PIERCE RH, GC

High Density Residential= 80.3 Ac

General Commercial = 4.5 Ac




WEST ORANGE – FLUMA

11

## FLU COMPARISON

FUTURE LAND USE COMPARISON

| | ACRES | SQ.FT |
|---|---|---|
| SITE AREA | 4.5 | 196,020.0 |

| | FLU | RESIDENTIAL MAX DENSITY | RESIDENTIAL MAX UNITS | COMMERCIAL FAR | COMMERCIAL MAX FLOORSPACE |
|---|---|---|---|---|---|
| EXISTING | SLC - COMMERCIAL (COM) | 0 | 0 | 2.5 | 490,050.0 SQ.FT |
| PROPOSED | HIGH DENSITY RESIDENTIAL (RH) | 18 | 81 | 0.0 | 0.0 SQ.FT |
| INCREASE / (DECREASE) | | | 81 | | (490,050.0) SQ.FT |

*Note: SLC FAR Estimated based on lot coverage and building height restrictions*

FUTURE LAND USE COMPARISON

| | ACRES | SQ.FT |
|---|---|---|
| SITE AREA | 4.5 | 196,020.0 |

| | FLU | RESIDENTIAL MAX DENSITY | RESIDENTIAL MAX UNITS | COMMERCIAL FAR | COMMERCIAL MAX FLOORSPACE |
|---|---|---|---|---|---|
| EXISTING | SLC - COMMERCIAL (COM) | 0 | 0 | 2.5 | 490,050.0 SQ.FT |
| PROPOSED | GENERAL COMMERCIAL (GC) | 15 | 67 | 1.0 | 196,020.0 SQ.FT |
| INCREASE / (DECREASE) | | | 67 | | (294,030.0) SQ.FT |

*Note: SLC FAR Estimated based on lot coverage and building height restrictions*

FUTURE LAND USE COMPARISON

| | ACRES | SQ.FT |
|---|---|---|
| SITE AREA | 75.8 | 3,301,848.0 |

| | FLU | RESIDENTIAL MAX DENSITY | RESIDENTIAL MAX UNITS | COMMERCIAL FAR | COMMERCIAL MAX FLOORSPACE |
|---|---|---|---|---|---|
| EXISTING | SLC - RESIDENTIAL URBAN (RU) | 5 | 379 | 0.0 | 0.0 SQ.FT |
| PROPOSED | HIGH DENSITY RESIDENTIAL (RH) | 18 | 1364 | 0.0 | 0.0 SQ.FT |
| INCREASE / (DECREASE) | | | 985 | | 0.0 SQ.FT |

*Note: SLC FAR Estimated based on lot coverage and building height restrictions*

RESIDENTIAL: + 1,133 units

COMMERCIAL: - 784,080 sq.ft

WEST ORANGE – FLUMA

12

## ANALYSIS OF SPRAWL – FL Statutes 163.3177

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. - **NO**

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. - **NO**

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. - **NO**

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. - **NO**

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. - **NO**

(VI) Fails to maximize use of existing public facilities and services. - **NO**

(VII) Fails to maximize use of future public facilities and services. - **NO**

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. - **NO**

(IX) Fails to provide a clear separation between rural and urban uses. - **NO**

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. - **NO**

(XI) Fails to encourage a functional mix of uses. - **NO**

(XII) Results in poor accessibility among linked or related land uses. - **NO**

(XIII) Results in the loss of significant amounts of functional open space. - **NO**

WEST ORANGE – FLUMA

13

## ANALYSIS OF SPRAWL – FL Statutes 163.3177

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban **sprawl** if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. - **YES**

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. - **YES**

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available. - **YES**

(IV) Promotes conservation of water and energy. - **YES**

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. N/A

(VI) Preserves open space and natural lands and provides for public open space and recreation needs. N/A

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. - **YES**

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164. - **YES**

WEST ORANGE – FLUMA

14

## TRAFFIC

| G. Transportation Analysis: Complete ITE Trip Generation Data Form<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | AADT | AM/PM Peak Hour Trips |
| Demand Analysis | Maximum | Maximum |
| Current Zoning/FLU | 13,068 | 370/1,212 |
| **Proposed Zoning/FLU | 5,966 | 344/479 |
| *Change in Demand | Trips -7,102 | Trips -26/-733 |
| Impact to Capacity | None | |

AADT: - 7,102

AM PEAK: - 26

PM PEAK: - 733

WEST ORANGE – FLUMA

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## RECOMMENDATION

Staff recommends that the City Commission ADOPT the proposed FLUMA and authorize the Planning Director to notify the Department of Commerce of the action.

## ALTERNATIVE RECOMMENDATION

1. Adopt with changes.
or
2. Not Adopt.

WEST ORANGE – FLUMA

16

**ORDINANCE NO. 23-012**

AN ORDINANCE OF THE CITY OF FORT PIERCE AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF THE CITY'S COMPREHENSIVE PLAN IN RESPECT OF PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTHEAST CORNER OF N JENKINS ROAD AND FLOYD JOHNSON ROAD IN FORT PIERCE, FLORIDA BEING APPROXIMATELY MORE OR LESS 84.8 ACRES; THEREBY AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 80.3 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE DESIGNATIONS OF RESIDENTIAL URBAN AND COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF HIGH DENSITY RESIDENTIAL, AND AMENDING THE FUTUE LAND USE DESIGNATIONS OF APPROXIMATELY 4.5 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE COUNTY DESIGNATION OF COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF GENERAL COMMERCIAL, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND FOR OTHER PURPOSES.

**WHEREAS**, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by Ordinance No. 19-033, as subsequently amended; and

**WHEREAS**, changing the future land use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3184, Florida Statutes; and

**WHEREAS**, prior to this hearing, the City Commission held a properly noticed hearing at a regularly scheduled City Commission to consider and approve a voluntary application for the annexation the subject property; and

**WHEREAS,** the subject property comprises the following five (5) parcels, 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0, totaling approximately 84.8 acres. A map depicting the subject parcels is attached hereto as "**Exhibit A**"; and

**WHEREAS,** the applicant has requested that approximately 80.3 acres, being part of the subject property, and having St. Lucie County Future Land Use designations of Residential Urban (RU), and Commercial (COM); be amended to a City of Fort Pierce Future Land Use designation of High Density Residential (RH); and

**WHEREAS,** the approximately 80.3 acres of the subject property to be designated High Density Residential (RH) is legally described in "**Exhibit B**" of

this ordinance. A map depicting the property is attached hereto as "**Exhibit C**" and made a part hereof by reference; and

**WHEREAS,** the applicant has requested that approximately 4.5 acres, being part of the subject property, and having a St. Lucie County Future Land Use designation of Commercial (COM); be amended to a City of Fort Pierce designation of General Commercial (CG); and

**WHEREAS**, the approximately 4.5 acres of the subject property to be designated General Commercial (CG) is legally described in "**Exhibit D"** of this ordinance. A map depicting the property is attached hereto as "**Exhibit E"** and made a part hereof by reference; and

**WHEREAS**, the proposed Future Land Use Map Amendment is consistent with the comprehensive plan, and will not have an adverse effect on the ability of the city to satisfy land and water use needs, and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code section 125-136; and

**WHEREAS**, the City of Fort Pierce Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

**WHEREAS**, the City of Fort Pierce Planning Board, at their December 12, 2022 meeting, voted 5 to 0 to recommend approval of the proposed Future Land Use Map Amendment for this parcel; and

**WHEREAS**, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections; and

**WHEREAS**, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** That upon this ordinance becoming effective, the land herein described on "**Exhibit B"** and as depicted on "**Exhibit C"**, attached hereto, and incorporated herein, shall be assigned a Future Land Use Designation of High Density Residential.

**SECTION 2.** That upon this ordinance becoming effective, the land herein described on "**Exhibit D"** and as depicted on "**Exhibit E"**, attached hereto, and incorporated herein, shall be assigned a Future Land Use Designation of General Commercial (CG).

**SECTION 3**. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any

reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 5.** The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

**APPROVED AS TO FORM & CORRECTNESS**:

_____
Sara Hedges
Interim City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 23-012 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, January 22, 2023, copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on February 6, 2023; and was duly introduced, read by title only, and passed on second and final reading _____, 2023, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____, 2023.

_____
**Linda Hudson**
**MAYOR COMMISSIONER**

ATTEST

_____
**Linda W. Cox**
**CITY CLERK**

**(CITY SEAL)**

**EXHIBIT A**
Parcels subject of Future Land Use Map Amendment

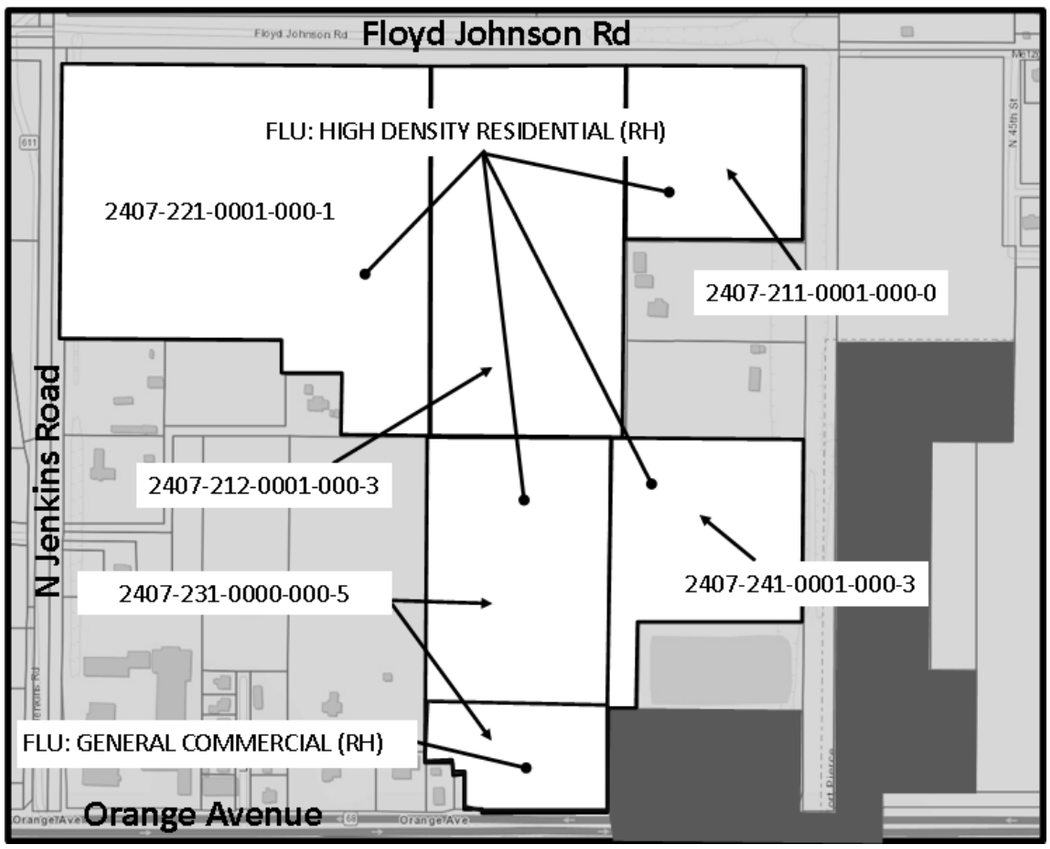


**EXHIBIT B**

Legal Description (High Density Residential)

**PARCEL ID: 2407-221-0001-000-1**

BEING THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, LESS AND EXCEPTING THE NORTH 66.50 FEET AND THE WEST 47.00 FEET THEREOF, FOR ROAD AND CANAL RIGHTS-OF-WAY.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3"X4" CONCRETE MONUMENT (STAMPED P.R.M. R.W. HERR PLS 4907) AT THE NORTHEAST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N89°55'38"W, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.00 FEET; THENCE RUN N00°14'22"W, A DISTANCE OF 30.00 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 421.31 FEET; THENCE RUN N00°11'28"E, A DISTANCE OF 178.71 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 208.71 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN N89°55'38"W, A DISTANCE OF 600.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N00°06'24"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 321.51 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 776.80 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 112.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE S00°11'28"E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET; THENCE RUN N89°55'38"W, A DISTANCE OF 421.31 FEET; THENCE RUN S00°14'22"W, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE RUN ALONG SAID SOUTH LINE, A DISTANCE OF 354.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°11'28" EAST, A DISTANCE OF 112.80 FEET; THENCE SOUTH 89°55'38" EAST, A DISTANCE OF 509.07 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°11'50" WEST, ALONG SAID EAST LINE, A DISTANCE OF 321.51 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 300.33 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 00°11'28" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

**PARCEL ID: 2407-212-0001-000-3**

The West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 7, Township 35 South, Range 40 East, Less right-of-way for canals, as recorded in the Public Records in and for St. Lucie County, Florida.

**PARCEL ID: 2407-241-0001-000-3**

PARCEL 1:

The East 50 feet of the following described property: The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for public roads, lying and being in St. Lucie County, Florida.

PARCEL 2:

The North 15 acres of the following described property, the East 1/2 of the Southeast 1/4 of Northwest 1/4 in Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for canals, lying and being in St. Lucie County, Florida. And further less and excepting therefrom the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1433, Page 2915:

A portion of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 806.208 meters (2,645.03 feet) to a point on a found boat spike marking the West 1/4 corner of said Section 7, said point being on the Baseline of Survey for State Road 68 (Orange Avenue) as shown on the Florida Department of Transportation Right of Way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said Baseline of Survey and the South line of the Northwest 1/4 of said Section 7, a distance of 624.027 meters (2,047.33 feet); thence North 00 deg 17' 51" West along a line at a right angle to

the last described course, a distance of 116.668 meters (382.77 feet) to the POINT OF BEGINNING; thence North 89 deg 47' 56" East, a distance of 171.190 meters (561.65 feet); thence North 00 deg 18' 45" East, a distance of 94.635 meters (310.48 feet); thence South 89 deg 47' 56" West, a distance of 171.309 meters (562.04 feet); thence South 00 deg 14' 26" West, a distance of 94.634 meters (310.48 feet) to the POINT OF BEGINNING.

Further less and excepting the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1430, Page 1914:

A parcel of land lying in the Northwest quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

The North 15 acres of the East half of the Southeast quarter of the Northwest quarter in Section 7, Township 35 South, Range 40 East, exclusive of rights-of-way for canals. Lying Southerly of the following described line;

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 2,645.03 feet to a point on a found railroad spike marking the West quarter corner of said Section 7, said point being on the base line of survey for State Road 68 (Orange Avenue) as shown on a Florida Department of Transportation right-of-way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said base line of survey and the South line of the Northwest

quarter of said Section 7, a distance of 2,047.33 feet; thence North 00 deg 17' 51" West along a line at right angles to the last described course, a distance of 382.77 feet to the Point of Beginning.

Thence North 89 deg 47' 56" East, a distance of 561.65 feet to the Easterly boundary of the East half of the Southeast quarter of the Northwest quarter, said line also to be extended to the Westerly boundary of the East half of the Southeast quarter of the Northwest quarter.

**PARCEL ID: 2407-211-0001-000-0**

The NE1/4 of the NE1/4 of the NW 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, EXCEPTING all rights of way for Public Roads and Drainage Canals and ditches.

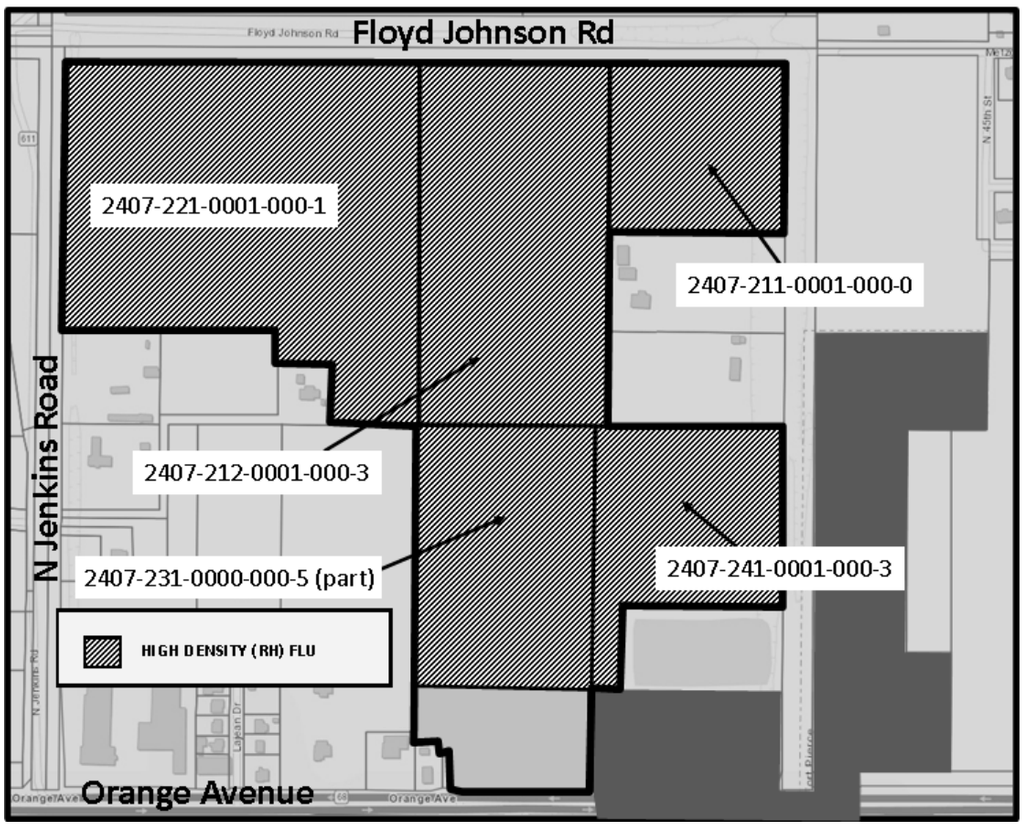
**PARCEL ID: 2407-231-0000-000-5 (PART)**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' AND THE SOUTH 382.77' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

ALL PARCELS COMBINED CONTAINING A TOTAL OF 80.3 ACRES, MORE OR LESS.

**EXHIBIT C**
Future Land Use Designation (High Density Residential)




Current SLC Future Land Use = Residential Urban (RU) & Commercial (COM)

Proposed FP Future Land Use = High Density Residential (RH)

**EXHIBIT D**
Legal Description (General Commercial)

**PARCEL ID: 2407-231-0000-000-5 (PART)**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' AND THE NORTH 947.31' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

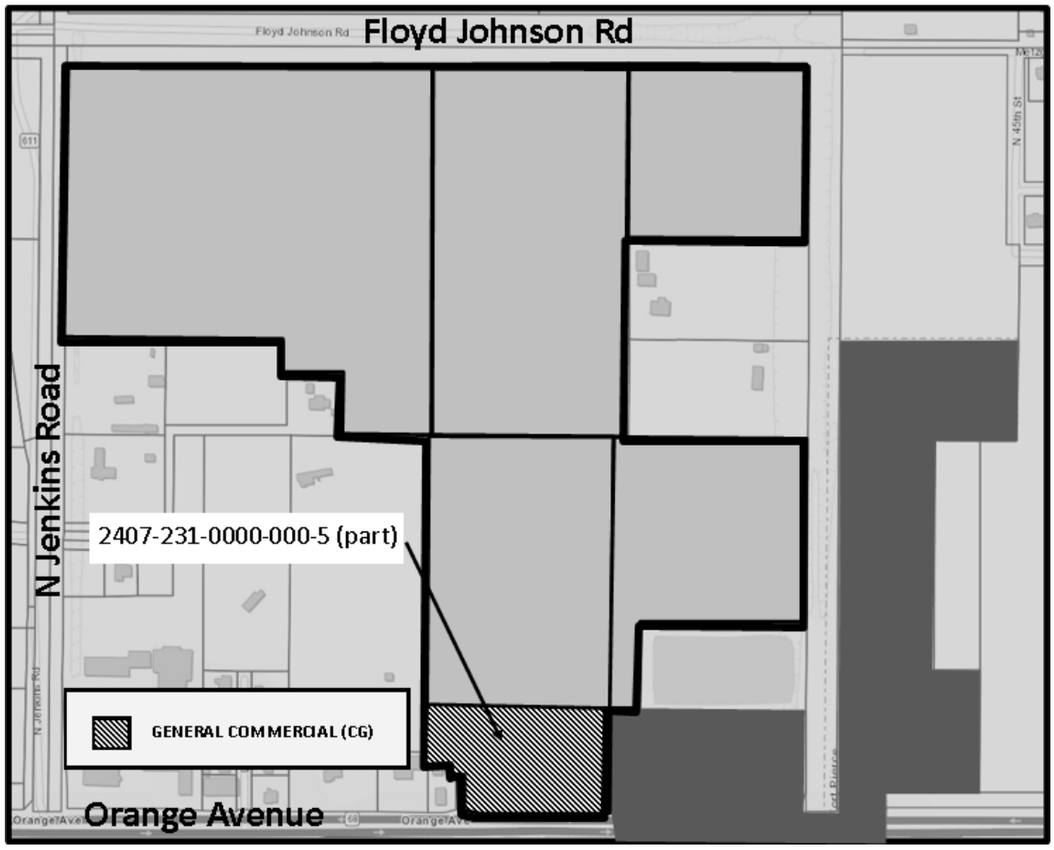
LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 4.5 ACRES, MORE OR LESS.

**EXHIBIT E**
Future Land Use Designation (General Commercial)




Current SLC Future Land Use = Commercial (COM)

Proposed FP Future Land Use = General Commercial (CG)

# City of Fort Pierce
# Annexation, Development Review, & Zoning Atlas Map Amendment

**For**

**West Orange**
**Orange Avenue**
**Fort Pierce, FL 34947**

**Prepared By:**
**Redtail Design Group**
**100 S. 2nd Street**
**Fort Pierce, FL 34950**

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June 24, 2022 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

**RE: West Orange Planned Development**

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Annexation, Development Review, and Zoning Atlas Map Amendment for five (5) properties (approx. 84.79 acres) that will make up the West Orange Planned Development (PD). The Parcel IDs for the properties are as follows:

1. 2407-221-0001-000-1, 2407-212-0001-000-3, & 2407-211-0001-000-0:
   Current SLC Zoning = Single Family 2 du/ac (RS-2)
   Current SLC Future Land Use = Residential Urban 5 du/ac (RU)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = High Density Residential (RH)
2. 2407-241-0001-000-3 & 2407-231-0000-000-5
   Current SLC Zoning = Single Family 2 du/ac (RS-2) / Commercial General (CG)
   Current SLC Future Land Use = Residential Urban 5 du/ac (RU) / Commercial (COM)

   Proposed FP Zoning = Planned Development (PD)
   Proposed FP Future Land Use = High Density Residential (RH) / General Commercial (GC)

The intent of this project is the annexation of these properties into the City Limits along with submitting applications for a rezoning to a new residential/commercial preliminary PD followed by a Final PD. While the parcels carry a St. Lucie County Future Land Use of Residential Urban 5 du/ac, we respectfully request that the city grant the High Density Residential Future Land Use. The City of Fort Pierce Comprehensive Plan pursuant to Policy 1.11.5 gives the City Commission the ability to grant alternate Future Land Uses upon annexation of property. The area that surrounds these properties are mostly intense Future Land Use categories with commercial or industrial uses. A high density residential use would be more compatible to this area than a low density one. A small portion of the development along Orange Avenue will maintain a commercial Future Land Use like it is in the county.

The process in which this PD is being submitted is following the process in which the Willow Lakes PD was submitted where the bubble plan/preliminary PD was approved first under Ordinance 20-025 and then the final more detailed PD by phase was approved later.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

C: Larry Suchman

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: TBD
2. Legal description of real property for which annexation is being requested:
   See attached Warrenty Deed

   Property Tax ID: 2407-221-0001-000-1
3. Size of described property: Approx. 28.12 Acres
4. Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan
5. Current St. Lucie County Future Land Use Designation: RS-2, Residential Single Family 2 du/ac
6. Current St. Lucie County Zoning: RU, Residential Urban 5 du/ac
7. Is this a Historic property? No
8. Appraised value: $8,734
9. Name of Owner(s): Cypress Knee, LLC

   Signature of Owner(s): See Attached Agent Authorization Letter
   Mailing Address: 5500 Orange Ave
   City Fort Pierce State Florida Zip 34947
   Phone _____ Fax _____

**10.** Name of Representative: _____

Signature of representative: Tod Mowery _____
Mailing Address: _____
City) _____ State _____ Zip _____
Phone _____ Fax _____
E-mail: _____

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

---

**OFFICE USE**:

**DATE RECEIVED**: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
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- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)

**1.** Address: TBD

**2.** Legal description of real property for which annexation is being requested:
See attached Warranty Deed

Property Tax ID: 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, & 2407-231-0000-000-5

**3.** Size of described property: Approximately 56.67 acres

**4.** Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan

**5.** Current St. Lucie County Future Land Use Designation: RU (North) and COM (South)

**6.** Current St. Lucie County Zoning: RS-2 (North) and CG (South)

**7.** Is this a Historic property? No

**8.** Appraised value:

**9.** Name of Owner(s): Orange Avenue Development II LLC

Signature of Owner(s): See attached Agent Autorization Letter
Mailing Address: 28178 Hayes Road
City Roseville State MI Zip 48066
Phone _____ Fax _____

**10.** Name of Representative: Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State FL Zip 34950

Phone 772-742-1555 Fax _____

E-mail: todm@redtaildg.com

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

---

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

## Property Information

Property address or Location: 5220 Orange Avenue, 4918 Orange Avenue, & TBD

Parcel ID #(s): 2407-221-0001-000-1, 2407-212-0001-000-3, 2407-211-000-1-0000, 2407-241-0001-000-3, & 2407-231-0000-000-5

Project description: High Density Residential with Commercial PD

## Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ■ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

## Site Information

*Non-Residential:* Proposed Sq. Ft.: 20,516 SF Site Acreage: 3.68 ac

*Residential:* Proposed Units: 1,439 Proposed Sq. Ft.: _____ Site Acreage: 81.11 ac

| | |
|---|---|
| Multiple Property Owners | Redtail Design Group |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| See Agent Authorization Letters | 100 S. 2nd Street |
| Street Address | Street Address |
| | Fort Pierce FL 34950 |
| City State Zip | City State Zip |
| | 772-742-1555 |
| Phone Number | Phone Number |
| | todm@redtaildg.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)*

**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.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-




***Site Plan submittal requirements:***

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

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

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2772574 OR BOOK 2452 PAGE 2835, Recorded 01/03/2006 at 01:57 PM
Doc Tax: $0.70

Prepared By:
David N. Sowerby, Esquire
2940 S. 25th Street
Fort Pierce, Florida 34981-5605

Return to:
Bruce R. Abernethy, Jr., Esquire
900 Virginia Ave., Suite 6
Fort Pierce, Florida 34982

PARCEL I.D. NO. **2407-221-0001-000-1; 2407-231-0001-000-2; 2407-231-0002-100-0; 2407-231-0002-090-6; 2407-231-0002-080-3; 2407-231-0002-070-0; 2407-231-0002-060-7; 2407-231-0002-050-4; 2407-231-0002-110-3; 2407-231-0002-120-6; 2407-231-0002-130-9; 2407-231-0002-140-2; 2407-231-0002-150-5; 2407-231-0002-000-9**

[Space Above This Line For Recording Data]

# WARRANTY DEED

**This Indenture** made and executed this 30th day of ~~November~~ December, 2005, is by and between **JOSEPH G. MILLER, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986,** (hereinafter "Grantor"), and **CYPRESS KNEE, LLC, a Florida limited liability company**, whose post office address is 5500 Orange Ave., Ft. Pierce, FL 34947, (hereinafter "Grantee").

**Witnesseth:** That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by 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 the County of St. Lucie, State of Florida, to wit:

**See Exhibit "A" attached hereto**

**Subject to** restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2004.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof,** the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Print Name Bruce R. Abernethy Jr.

Print Name Pamela L. Saul

Joseph G. Miller, Individually and
As Trustee of the Joseph G. Miller
Revocable Living Trust dated
October 2, 1986
5500 Orange Ave.
Fort Pierce, Fl. 34947

[Space Above This Line For Recording Data]

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 30th day of ~~November~~ December, 2005 by Joseph G. Miller, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986, [✓] who is personally known to me, or [ ] who produced his driver's licenses as identification.

Notary Public, State of Florida
My Commission Expires:

Bruce R. Abernethy, Jr.
MY COMMISSION # DD207302 EXPIRES
July 18, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

**EXHIBIT "A"**

**PARCEL NO. 1**

Being the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of said Section 7, less and excepting the North 66.50 feet and the West 47.00 feet thereof, for road and canal rights-of-way.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract A:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at a 3" x 4" concrete monument (stamped P.R.M. R.W. HERR PLS 4907) at the Northeast corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6, of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N89°55'38"W, along the North line of said plat, a distance of 30.00 feet; thence run N00°14'22"W, a distance of 30.00 feet; thence run S89°55'38"E, a distance of 421.31 feet; thence run N00°11'28"E, a distance of 178.71 feet; thence run S89°55'38"E, a distance of 208.71 feet; thence run S00°11'28"W, a distance of 208.71 feet to the South line of the Northwest ¼ of the Northwest ¼ of said Section 7; thence run N89°55"38"W, a distance of 600.05 feet to the Point of Beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract B:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at the Northwest corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6 of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N00°06'24"E along the East right-of-way line of the North St. Lucie River Water Control District Canal No. 30, a distance of 321.51 feet; thence run S89°55'38"E, a distance of 776.80 feet; thence run S00°11'28"W, a distance of 112.80 feet to the Northwest corner of Lot 5 of the replat of "Hoeffner Estates" as recorded in Plat Book 32, Pages 17 through 17A, of the Public Records of St. Lucie County, Florida; thence continue S00°11'28"E, along the West line of said Lot 5, a distance of 178.71 feet; thence run N89°55'38"W, a distance of 421.31 feet; thence run S00°14'22"W, a distance of 30.00 feet to the South line of the Northwest one-quarter (NW¼) of the Northwest one-quarter (NW¼) of said Section 7; thence run along said South line, a distance of 354.99 feet to the Point of Beginning.

**PARCEL NO. 2**

The East 15 acres of the Southwest Quarter of the Northwest Quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

EXCEPTING THEREFROM the East 20 feet thereof; and ALSO EXCEPTING the South 40 feet thereof deeded as right of way for Orange Avenue Extension (State Road No. 68) and ALSO EXCEPTING that certain tract recorded in Deed Book 186, Page 389, of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 3**

Commencing at the SW corner of the NW ¼ of Section 7, Township 35 South, Range 40 East, thence run East along the Quarter Section line 530.35 feet to a point; thence turn and run North parallel with the West line of said Quarter Section line 40 feet to the POINT OF BEGINNING; thence continuing North run 125 feet to a point; thence turn and run East parallel with the South line of said Quarter Section, 125 feet to a point; thence turn and run South parallel with the West line of said Quarter Section 125 feet to a point; thence turn and run West parallel with the South line of said Quarter Section 125 feet to the POINT OF BEGINNING. Same being described as Lots 15 and 16 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 4**

COMMENCING at the SW corner of the NW ¼ of Section 7, Township 35 South, Range 40 East, run East along the ¼ Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 165 feet to a point of beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section 125 feet to a point of beginning. Same being described as Lot 17 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 5**

Commencing at the Southwest (SW) corner of the Northwest Quarter (NW¼) of Section 7, Township 35 South, Range 40 East, run thence East along the South line of said Northwest Quarter (NW¼) a distance of 530.35 feet, thence run North parallel to the West line of said Northwest Quarter (NW¼) a distance of 235 feet to a POINT OF BEGINNING; thence, continuing North on said line, run North a distance of 70 feet, thence run East parallel to the South line of said Northwest Quarter (NW¼) a distance of 125 feet, thence run South parallel to the West line of said Northwest Quarter (NW¼) a distance of 70 feet, and thence run West parallel to the South line of said Northwest Quarter (NW¼) a distance of 125 feet to the POINT OF BEGINNING; the same being otherwise described as Lot 18 of a survey made by J. W. Whitice, County Surveyor, filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida, on the 13th day of August, 1956, lying and being in St. Lucie County, Florida.

**PARCEL NO. 6**

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East and run East along the South ¼ section line 530.35 feet to a point; thence turn and run North parallel to the West line of said quarter section 305 feet to a Point of Beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said quarter section, 125 feet, thence turn and run South parallel to the West line of said quarter section, 70 feet to a point; thence turn and run West parallel to the South line of said quarter section line 125 feet to the Point of Beginning. Same being described as Lot 19 of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 7**

Commencing at the Southwest corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run East along the ¼ Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 375 feet to a point of beginning; thence continuing North run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line, 125 feet to the Point of Beginning. Same being described as Lot 20 of a survey by J. W. Whitice filed in Deed Book 217, Page 350, Public Records of St. Lucie County, Florida.

**PARCEL NO. 8**

Commencing at the Southwest corner of the NW¼ of Section 7, Township 35 South, Range 40 East and run East along the South line of said Quarter Section 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 445 feet to a point of beginning; thence continuing North, run 80 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence run South parallel to a West line of said Quarter Section 80 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line 125 feet to the Point of Beginning. Same being described as Lot 21 and the Southerly 10 feet of Lot 22 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 9**

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run thence East along the ¼ Section line 830.35 feet to a point; thence turn and run North, parallel to the West line of said Quarter section, 40 feet for a point of beginning; thence continuing North, parallel to the West line of said Quarter section, 125 feet to a point; thence turn and run West parallel to the South line of said Quarter section 125 feet, to a point; thence turn and run South parallel to the West line of said Quarter section, 125 feet, to a point; thence turn and run East, parallel to the South line of said Quarter section 125 feet, to the point of beginning. Same being described as Lots 13 and 14, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 10**

Commencing at the SW corner of the NW¼ of Section 7, Township 35 South, Range 40 East, and run thence East along the Quarter Section line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 165 feet to the Point of Beginning; thence turn and run West parallel to the South line of said Quarter Section 125 feet; thence run North parallel to the West line of said Quarter Section 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence turn and run South parallel to the West line of Quarter Section 70 feet to the Point of Beginning.

**PARCEL NO. 11**

Commencing at the Southwest corner of the Northwest ¼ of Section 7, Township 35 South, Range 40 East and run thence East along the ¼ Section Line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter section, 305 feet for a point of beginning; thence turn and run West parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 70 feet to the point of beginning. Same being described as Lot 11, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the public records of St. Lucie County, Florida.

**PARCEL NO. 12**

The North 220 feet of the South 525 feet of the East 125 feet of the Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter of Section 7,Township 35 South, Range 40 East, St. Lucie County, Florida. (Said 125 foot by 220 foot tract above described being indicated as Lot 10, 9 and 8 and the Southern 10 feet of Lot 7 on that certain survey recorded in Deed Book 217, Page 350, of the public records of St. Lucie County, Florida, together with an easement for ingress and egress over and across that certain road described as access road in that certain survey recorded in Deed Book 217 at Page 350 of the public records of St. Lucie County, Florida.

**PARCEL NO. 13**

A parcel of land lying in Section 7, Township 35 South, Range 40 East, more particularly described as the South 525 feet of the West ½ of the West ½ of the East ½ of the Southwest ¼ of the Northwest ¼ and the East 132 feet of the West ½ of the Southwest ¼ of the Northwest ¼, less the East 125 feet and less the West 125 feet and less road right-of-way.

**PARCEL NO. 14**

The Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter and the Eastern 132 feet of the Western half of the Southwest quarter of the Northwest quarter of Section 7, Township 35 South, Range 40 East, less the South 525 feet thereof, together with an easement for ingress and egress over and across that certain Access Road shown in that certain sketch of survey recorded in Deed Book 217, Page 350, of the Public Records of St. Lucie County, Florida.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2853121 OR BOOK 2558 PAGE 153, Recorded 05/09/2006 at 04:16 PM
Doc Tax: $21393.40

This instrument prepared by:
IRA C. HATCH, ESQUIRE
Hatch & Doty, P.A.
1701 A-1-A, Suite 220
Vero Beach, Fl 32963

AFTER RECORDING RETURN TO:

Howard B. Goldman, Esq.
Butzel Long, PC
100 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

Property Appraiser's
Parcel Identification Number:
**2407-241-00001-000-3 & 2407-212-00001-000-3**

**WARRANTY DEED (Statutory Form - Section 689.02, F.S.)**

**THIS INDENTURE**, made this 17th day of April, 2006, BETWEEN **THOMAS HOEFFNER, a married man,** whose post office address is: 1910 Esplandade Avenue, N, Fort Pierce, FL 34982, **ROBERT J. HOEFFNER, a single man,** whose post office address is: 1881 KamLoops St. NW, Palm Bay, FL 32907, **WILLIAM J. HOEFFNER, a married man,** whose post office address is: 5307 Echo Pines Circle, Fort Pierce, FL 34951, **PATRICIA HOEFFNER, an unmarried woman,** whose post office address is: 2413 1st Avenue, Unit K-6, Fernandina, FL 32034, **SALLY J. HOEFFNER, an unmarried woman,** whose post office address is: 1881 KamLoops Street, NW, Palm Bay, FL 32907, **SUSAN C. TRUNDLE, a married woman,** whose post office address is: 2529 Eden Ridge Lane, Acworth, GA 30101, **GERARD P. HOEFFNER, a married man,** whose post office address is: 2601 Lazy Hammock Lane, Fort Pierce, FL 34981 **and LISA B. HOEFFNER, an unmarried woman,** whose post office address is: 701 Bryant Avenue, Stuart, FL 34994, ("grantor")*, and **ORANGE AVENUE DEVELOPMENT II, LLC,** a Michigan limited liability company, whose post office address is 40440 Grand River Ave, Suite E, Novi, Michigan 48375, ("grantee")*.

**WITNESSETH** that said grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, 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 County, Florida, to-wit:

See exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (1) TAXES FOR 2006 AND SUBSEQUENT YEARS; (2) ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY AND (3) RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT AND/OR COMMON TO THE SUBDIVISION

**NB,** the subject property is not now nor has it ever been the homestead of nor adjacent to the homestead of the Grantors herein. The Subject property is vacant land.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and said grantor does hereby fully warrant the title to said land, and will defend the same against the 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 Name: CHRISTINA A. PERNA

Witness Name: STACEY SEALS

**THOMAS HOEFFNER**

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **THOMAS HOEFFNER**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: CHRISTINA A PERNA

Witness Name: Stacey Seals

**ROBERT J. HOEFFNER**

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **ROBERT J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Roberta A. Breene

Witness Name: Brenda Marlin

**WILLIAM J. HOEFFNER**

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **WILLIAM J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known __ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: Teresa Oliver

Witness Name: Amanda Patterson

**PATRICIA HOEFFNER**

STATE OF FLORIDA

COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 11th day of April, 2006 by **PATRICIA HOEFFNER.**

SUZANNE L. WILLIS
MY COMMISSION # DD 328516
EXPIRES: September 12, 2008
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

_____Personally known __✓__OR Produced Identification Type of Identification Produced: Driver's License(s) FL

Witness Name: CHRISTINA A. PERNA

Witness Name: Stacey Seals

**SALLY J. HOEFFNER**

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SALLY J. HOEFFNER.**

NOTARY PUBLIC

_____Personally known __ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name: _____

Witness Name: _____

Susan C. Trundle
SUSAN C. TRUNDLE

STATE OF ~~FLORIDA~~ GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by **SUSAN C. TRUNDLE.**

NOTARY PUBLIC Exp 4/26/09

✓ Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

Witness Name: EDWARD F. RUBY

Witness Name: LISA B. AGUIAR

**GERARD P. HOEFENER**

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 17th day of April, 2006 by **GERARD P. HOEFFNER.**

NOTARY PUBLIC

_____Personally known ✓ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA
Lisa B. Aguiar
Commission # DD518101
Expires: FEB. 14, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Witness Name:

Witness Name:

**LISA B. HOEFFNER**

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 7 day of April, 2006 by **LISA B. HOEFFNER.**

NOTARY PUBLIC

WILLIAM D. DIXON
Commission # DD0224415
Expires 7/29/2007
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Personally known ___ OR Produced Identification Type of Identification Produced: Driver's License(s)

EXHIBIT "A"
LEGAL DESCRIPTION

The Land is described as follows:

Parcel 1: The West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 7, Township 35 South, Range 40 East, Less right-of-way for canals, as recorded in the Public Records in and for St. Lucie County, Florida.

Parcel 2: The East 50 feet of the following described property: The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for public roads, lying and being in St. Lucie County, Florida.

Parcel 3: The North 15 acres of the following described property, the East 1/2 of the Southeast 1/4 of Northwest 1/4 in Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for canals, lying and being in St. Lucie County, Florida. And further less and excepting therefrom the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1433, Page 2915:

A portion of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 806.208 meters (2,645.03 feet) to a point on a found boat spike marking the West 1/4 corner of said Section 7, said point being on the Baseline of Survey for State Road 68 (Orange Avenue) as shown on the Florida Department of Transportation Right of Way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said Baseline of Survey and the South line of the Northwest 1/4 of said Section 7, a distance of 624.027 meters (2,047.33 feet); thence North 00 deg 17' 51" West along a line at a right angle to the last described course, a distance of 116.668 meters (382.77 feet) to the POINT OF BEGINNING; thence North 89 deg 47' 56" East, a distance of 171.190 meters (561.65 feet); thence North 00 deg 18' 45" East, a distance of 94.635 meters (310.48 feet); thence South 89 deg 47' 56" West, a distance of 171.309 meters (562.04 feet); thence South 00 deg 14' 26" West, a distance of 94.634 meters (310.48 feet) to the POINT OF BEGINNING.

Further less and excepting the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1430, Page 1914:

A parcel of land lying in the Northwest quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

The North 15 acres of the East half of the Southeast quarter of the Northwest quarter in Section 7, Township 35 South, Range 40 East, exclusive of rights-of-way for canals. Lying Southerly of

the following described line;

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 2,645.03 feet to a point on a found railroad spike marking the West quarter corner of said Section 7, said point being on the base line of survey for State Road 68 (Orange Avenue) as shown on a Florida Department of Transportation right-of-way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said base line of survey and the South line of the Northwest quarter of said Section 7, a distance of 2,047.33 feet; thence North 00 deg 17' 51" West along a line at right angles to the last described course, a distance of 382.77 feet to the Point of Beginning.

Thence North 89 deg 47' 56" East, a distance of 561.65 feet to the Easterly boundary of the East half of the Southeast quarter of the Northwest quarter, said line also to be extended to the Westerly boundary of the East half of the Southeast quarter of the Northwest quarter.

Together with a strip of land 50.00 feet in width measured at right angles to and parallel to the line forming the Western boundary of said East half of the Southeast quarter of the Northwest quarter and extending from the Southerly boundary line of the 15 acres hereby conveyed to the North right-of-way line of Orange Avenue extension, exclusive of rights-of-way for public roads.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2911155 OR BOOK 2633 PAGE 355, Recorded 08/10/2006 at 11:40 AM
Doc Tax: $5040.00

Prepared by and return to:

**Bloomgarden Goudreau & Rosen**
**8551 West Sunrise Blvd. Suite 208**
**Fort Lauderdale, FL 33322**
**954-370-2222**
File Number: **05-404**
Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 26 day of **July, 2006** between **Michael Tzimenatos, a single man** whose post office address is **3860 NW 78th Way, Coral Springs, FL 33065**, grantor, and **Orange Avenue Development II, LLC, a Michigan limited liability company** whose post office address is **40440 Grand River Avenue, Suite E, Novi, MI 48375**, grantee:

(Whenever 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, trusts and trustees)

**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 **Saint Lucie County, Florida** to-wit:

**The NE1/4 of the NE1/4 of the NW 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, EXCEPTING all rights of way for Public Roads and Drainage Canals and ditches.**

**Parcel Identification Number: 2407 211 0001 000 0**

Subject to real estate taxes for the year 2006 and all subsequent years; conditions, restrictions, limitations and easements of record; all zoning and subdivision ordinances of Saint Lucie CountyCounty, Florida, none of which are reimposed by this Deed.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **3860 NW 78th Way, Coral Springs, FL 33065**

**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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to **December 31, 2005**.

**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 Name: [signature]

Witness Name: ILA RODRIGUEZ

Michael Tzimenatos

By: [signature]

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 26th day of July, 2006 by Michael Tzimenatos. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public: [signature]

Printed Name: _____

My Commission Expires: _____

CHERRIE F. GOUDREAU
MY COMMISSION # DD 223616
EXPIRES: September 10, 2007
Bonded Thru Notary Public Underwriters



DoubleTime®

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3037169 OR BOOK 2794 PAGE 89, Recorded 04/05/2007 at 01:07 PM
Doc Tax: $23112.60

This Document Prepared By and Return to:
Steven R. McCain, Esquire
HAYSKAR WALKER SCHWERER
DUNDAS & McCAIN, P.A.
515-519 South Indian River Drive
Fort Pierce, FL 34950

Parcel ID Number: 2407-231-0000-000/5

# Warranty Deed

**This Indenture,** Made this 6th day of March, 2007 A.D., **Between** Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased of the County of St. Lucie, State of Florida, **grantor,** and ORANGE AVENUE DEVELOPMENT II, LLC, a Michigan limited liability company whose address is: 40440 Grand River Avenue, Suite E, Novi, MI 48375 of the County of , State of MI 48375, **grantee.**

**Witnesseth** that the GRANTOR, for and in consideration of the sum of Ten & 00/100ths---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

See Attached Exhibit "A" for legal description.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof,** the grantor has hereunto set its hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

Printed Name: ROBERT V. SCHWERER
Witness as to all

Printed Name: Patty Arendt
Witness as to all

Charles Alan Turner, David Paul Turner and Karen T. Enterline, as Trustees U/W/O Earl V. Turner, deceased

By: _____ (Seal)
Charles Alan Turner, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

By: _____ (Seal)
David Paul Turner, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

By: _____ (Seal)
Karen T. Enterline, Trustee
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6th day of March, 2007 by Charles Alan Turner, David Paul Turner, and Karen T. Enterline Trustees of said Florida trust who are personally known to me or who have produced their Florida driver's license as identification.

_____
Patty Arendt
Notary Public
My Commission Expires: 11/16/08

PATTY ARENDT MY COMMISSION EXPIRES November 16, 2008 #DD365420 Bonded Thru Troy Fain-Insurance 800-385-7019 NOTARY PUBLIC, STATE OF FLORIDA

14344

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EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXPECTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925 OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1938 PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE 20 FEET WEST OF THE SOUTHEASTER CORNER OF THE SOUTHWEST 1/4/ OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,259 SQUARE FEET OR 18.37 ACRES MORE OR LESS.

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## Property Identification

Site Address: N JENKINS RD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-221-0001-000-1
Jurisdiction: Saint Lucie County

Use Type: 6000
Account #: 160093
Map ID: 24/07N
Zoning: RS-2 - Cou

## Ownership

Cypress Knee LLC

5500 Orange Ave
Fort Pierce, FL 34947




## Legal Description

7 35 40 NW 1/4 OF NW 1/4-LESS THAT PART ASSD IN REPLAT OF HOEFFNER ESTATES AND LESS THAT PART OF NW 1/4 OF NW 1/4 MPDAF: BEG AT NW COR OF LOT 1 HOEFFNER ESTATES (PB 32-6),TH N 00 06 24 E ALG E R/W LI OF NSLWCD CANAL NO. 30 321.51 FT ,TH S 89 55 38 E 776.80 FT, TH S 00 11 28 W 112.80 FT TO NW COR OF LOT 5 IN REPLAT OF HOEFFNER ESTATES,TH S 00 11 28 E ALG W LI OF LOT 5 178.71 FT,TH N 89 55 38 W 421.31 FT,TH S 00 14 22 W 30 FT TO S LI OF NW 1/4 OF NW 1/4,TH ALG S LI 354.99 FT TO POB AND LESS CANAL R/W- (31.76 AC) (OR 2195-2300: 2452-2835)

## Current Values

| | |
|---|---|
| Just/Market Value: | $600,264 |
| Assessed Value: | $8,734 |
| Exemptions: | $0 |
| Taxable Value: | $8,734 |

**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): | 31.76 |
| Land Size (SF): | 1,383,465 |

## 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 |
|---|---|---|---|---|---|
| Dec 30, 2005 | 2452 / 2835 | XX01 | WD | Miller (TR) Joseph G | $100 |
| Mar 23, 2005 | 2195 / 2300 | XX00 | TR | Hoeffner Marie | $1,000,000 |
| Feb 12, 1990 | 0700 / 0570 | XX01 | WD | | $0 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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




Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $600,264 |
| Just/Market: | $600,264 |
| Ag Credit: | $591,530 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $8,734 |
| Exemption(s): | $0 |
| Taxable: | $8,734 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 31.75999 | North St. Lucie Water Management District | $651.08 |

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 | $600,264 | $8,734 | $0 | $8,734 |
| 2020 | $666,960 | $8,734 | $0 | $8,734 |
| 2019 | $666,960 | $8,734 | $0 | $8,734 |
| 2018 | $500,220 | $8,734 | $0 | $8,734 |

## 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 Saint Lucie County

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

Site Address: 4918 ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-211-0001-000-0
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19840
Map ID: 24/07N
Zoning: RS-2 - Cou

## Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

## Legal Description

7 35 40 NE 1/4 OF NE 1/4 OF NW 1/4-LESS CANAL- (8.47 AC) (OR 2633-355)



## Current Values

| | |
|---|---|
| Just/Market Value: | $158,500 |
| Assessed Value: | $128,840 |
| Exemptions: | $0 |
| Taxable Value: | $128,840 |

**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): | 8.47 |
| Land Size (SF): | 368,953.2 |

## 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 |
|---|---|---|---|---|---|
| Jul 26, 2006 | 2633 / 0355 | XX00 | WD | Tzimenatos Michael | $720,000 |
| Sep 29, 2005 | 2470 / 1081 | XX01 | QC | Tzimenatos Sophie | $100 |
| May 1, 1984 | 0432 / 1152 | XX00 | CV | | $65,000 |
| Feb 1, 1973 | 0211 / 0473 | XX00 | CV | | $25,000 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

| | |
|---|---|
| Land: | $158,500 |
| Just/Market: | $158,500 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $29,660 |
| Assessed: | $128,840 |
| Exemption(s): | $0 |
| Taxable: | $128,840 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2009 | 2009 | 12 | County Solid Waste | $276.14 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 8.47 | North St. Lucie Water Management District | $173.64 |

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 | $158,500 | $128,840 | $0 | $128,840 |
| 2020 | $160,400 | $117,128 | $0 | $117,128 |
| 2019 | $160,400 | $106,480 | $0 | $106,480 |
| 2018 | $136,300 | $96,800 | $0 | $96,800 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|

Notice: This does not necessarily represent all the permits for this property.
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## Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-212-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19841
Map ID: 24/07N
Zoning: RS-2 - Cou

## Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066

## Legal Description

7 35 40 W 1/2 OF NE 1/4 OF NW 1/4 -LESS CANAL- (19.45 AC) (OR 2558-149, 153)



## Current Values

| | |
|---|---|
| Just/Market Value: | $275,700 |
| Assessed Value: | $275,700 |
| Exemptions: | $0 |
| Taxable Value: | $275,700 |

**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): | 19.45 |
| Land Size (SF): | 847,242 |

## 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 |
|---|---|---|---|---|---|
| Apr 17, 2006 | 2558 / 0153 | XX02 | WD | Hoeffner Thomas | $3,056,200 |
| Apr 7, 2006 | 2553 / 0149 | XX02 | WD | Hoeffner Thomas | $100 |
| Feb 12, 1999 | 1234 / 0743 | XX01 | WD | Hoeffner Bernard A | $100 |
| Feb 1, 1985 | 0457 / 1668 | XX01 | CV | | $0 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $275,700 |
| Just/Market: | $275,700 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $275,700 |
| Exemption(s): | $0 |
| Taxable: | $275,700 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 19.45 | North St. Lucie Water Management District | $398.73 |

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 | $275,700 | $275,700 | $0 | $275,700 |
| 2020 | $306,300 | $266,905 | $0 | $266,905 |
| 2019 | $306,300 | $242,641 | $0 | $242,641 |
| 2018 | $275,700 | $220,583 | $0 | $220,583 |

## 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 Saint Lucie County

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## Property Identification

Site Address: 5220 ORANGE AVE
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-231-0000-000-5
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 19845
Map ID: 24/07N
Zoning: Comm Genra

## Ownership

Orange Ave Development II LLC

28178 Hayes Rd
Roseville, MI 48066



## Legal Description

7 35 40 THAT PART OF W 1/2 OF SE 1/4 OF NW 1/4 AND E 20 FT OF SW 1/4 OF NW 1/4 MPDAF: FROM 20 FT W OF SE COR OF SW 1/4 OF NW 1/4 RUN N 00 10 09 E 40 FT TO N R/W LI OF ORANGE AVE (STATE RD 68),TH N 165 FT TO POB,TH N 1129.75 FT TO N LI OF SW 1/4 OF NW 1/4 AND 20 FT W OF NW COR OF SE 1/4 OF NW 1/4,TH NELY ALG N LI 636.36 FT TO NE COR OF W 1/2 OF SE 1/4 OF NW 1/4,TH SLY ALG E LI OF SE 1/4 OF NW 1/4 1290.63 FT TO N R/W LI OF ORANGE AV,TH WLY ALG N R/W LI 435.43 FT,TH N 00 10 09 E 8.59 FT,TH S 89 42 09 W 95.40 FT,TH N 157.26 FT,TH W 100 FT TO POB (18.36 AC ) (OR 402-1934: 2794-89)

## Current Values

| | |
|---|---|
| Just/Market Value: | $921,700 |
| Assessed Value: | $921,700 |
| Exemptions: | $0 |
| Taxable Value: | $921,700 |

**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): | 18.36 |
| Land Size (SF): | 799,762 |

## 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 |
|---|---|---|---|---|---|
| Mar 6, 2007 | 2794 / 0089 | XX00 | WD | Turner James R | $3,301,800 |
| Jun 1, 1983 | 0402 / 1934 | XX00 | CV | | $208,200 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $921,700 |
| Just/Market: | $921,700 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $921,700 |
| Exemption(s): | $0 |
| Taxable: | $921,700 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 18.36001 | North St. Lucie Water Management District | $376.38 |

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 | $921,700 | $921,700 | $0 | $921,700 |
| 2020 | $921,700 | $921,700 | $0 | $921,700 |
| 2019 | $921,700 | $921,700 | $0 | $921,700 |
| 2018 | $921,700 | $921,700 | $0 | $921,700 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| C97-110086 | Nov 12, 1997 | Demolition | $0 | $0 |

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

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## Property Identification

Site Address: TBD
Sec/Town/Range: 07/35S/40E
Parcel ID: 2407-241-0001-000-3
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 19864
Map ID: 24/07N
Zoning: Comm Genra

## Ownership

Orange Avenue Devel II LLC

28178 Hayes Rd
Roseville, MI 48066




## Legal Description

7 35 40 N 15 AC OF E 1/2 OF SE 1/4 OF NW 1/4-LESS W 50 FT OF S 5 AC AND LESS RD AND CANAL RS/W AND LESS THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT,TH N 89 42 09 E 2047.33 FT,TH N 00 17 51 W 382.77 FT TO THE POB:TH N 89 47 56 E 561.65 FT,TH N 00 18 45 E 310.48 FT,TH S 89 47 56 W 562.04 FT,TH S 00 14 26 W 310.48 FT TO POB (10.37 AC) (OR 2558-149, 153)

## Current Values

| | |
|---|---|
| Just/Market Value: | $237,300 |
| Assessed Value: | $146,072 |
| Exemptions: | $0 |
| Taxable Value: | $146,072 |

**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): | 10.37 |
| Land Size (SF): | 451,717 |

## 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 |
|---|---|---|---|---|---|
| Apr 17, 2006 | 2558 / 0153 | XX02 | WD | Hoeffner Thomas | $3,056,200 |
| Apr 7, 2006 | 2558 / 0149 | XX02 | WD | Hoeffner (TR) Thomas | $100 |
| Feb 19, 1999 | 1234 / 0749 | XX01 | WD | BERNARD A HOEFFNER GROVES INC | $11,200 |
| Apr 30, 1990 | 0689 / 2904 | XX01 | WD | A P HOEFFNER SONS INC | $0 |
| Jan 1, 1979 | 0322 / 2838 | XX01 | CV | | $0 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |

| | | |
|---|---|---|
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

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




Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $237,300 |
| Just/Market: | $237,300 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $91,228 |
| Assessed: | $146,072 |
| Exemption(s): | $0 |
| Taxable: | $146,072 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 10.34972 | North St. Lucie Water Management District | $212.17 |

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 | $237,300 | $146,072 | $0 | $146,072 |
| 2020 | $241,600 | $132,793 | $0 | $132,793 |
| 2019 | $241,600 | $120,721 | $0 | $120,721 |
| 2018 | $241,600 | $109,747 | $0 | $109,747 |

## 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 Saint Lucie County

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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Cypress Knee LLC
5500 Orange Avenue
Fort Pierce, FL 34947

## OWNER CONSENT FORM

Project Name: Suchman 85 acres - Miller/Smith

Parcel ID: 240722100010001 Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED JOSEPH G. MILLER, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and EDC, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company, who is personally known to me and who did (did not) take an oath.

Notary Signature

Printed Name of Notary

(Notary Seal)

HOPE R. POTTER
Commission # GG 974774
Expires July 8, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires

HOPE R. POTTER
Commission # GG 974774
Expires July 8, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company

5500 Orange Avenue
Street Address

Fort Pierce, FL 34947
City, State, Zip

(772) 475-6066
Telephone / Email

Orange Ave Development II LLC
28178 Hayes Rd
Roseville, MI 48066

## OWNER CONSENT FORM

Project Name: Suchman 56.65 acres - Miller/Smith

Parcel ID: 240721200010003, 240721100010000, 240724100010003, & 240723100000005

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD SMITH, THE MANAGER OF ORANGE AVENUE DEVELOPMENT II, LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Engineering Design and Construction, Inc., both of whom have been engaged by Suchman Real Estate Co., a Florida corporation ("Suchman"), at Suchman's expense, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

This CONSENT is subject to the terms and conditions of the Purchase and Sale Agreement last dated March 23, 2021 by and between Owner and Suchman, as amended.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by Richard Smith, the Manager of Orange Avenue Development II, LLC, a Michigan limited liability company, on behalf of such company, who is personally known to me or who has produced Driver's License (type of identification) as identification and who did (did not) take an oath.

Charles Arent

Notary Signature

CHARLES ARENT

Printed Name of Notary

(Notary Seal)

2-15-2024

My commission expires

CHARLES ARENT
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-15-2024
Acting in the County of MACOMB

Owner's Signature on behalf of Orange Avenue Development II, LLC, a Michigan limited liability company

Richard Smith, Manager

Owner's Name

28178 Hayes Road

Street Address

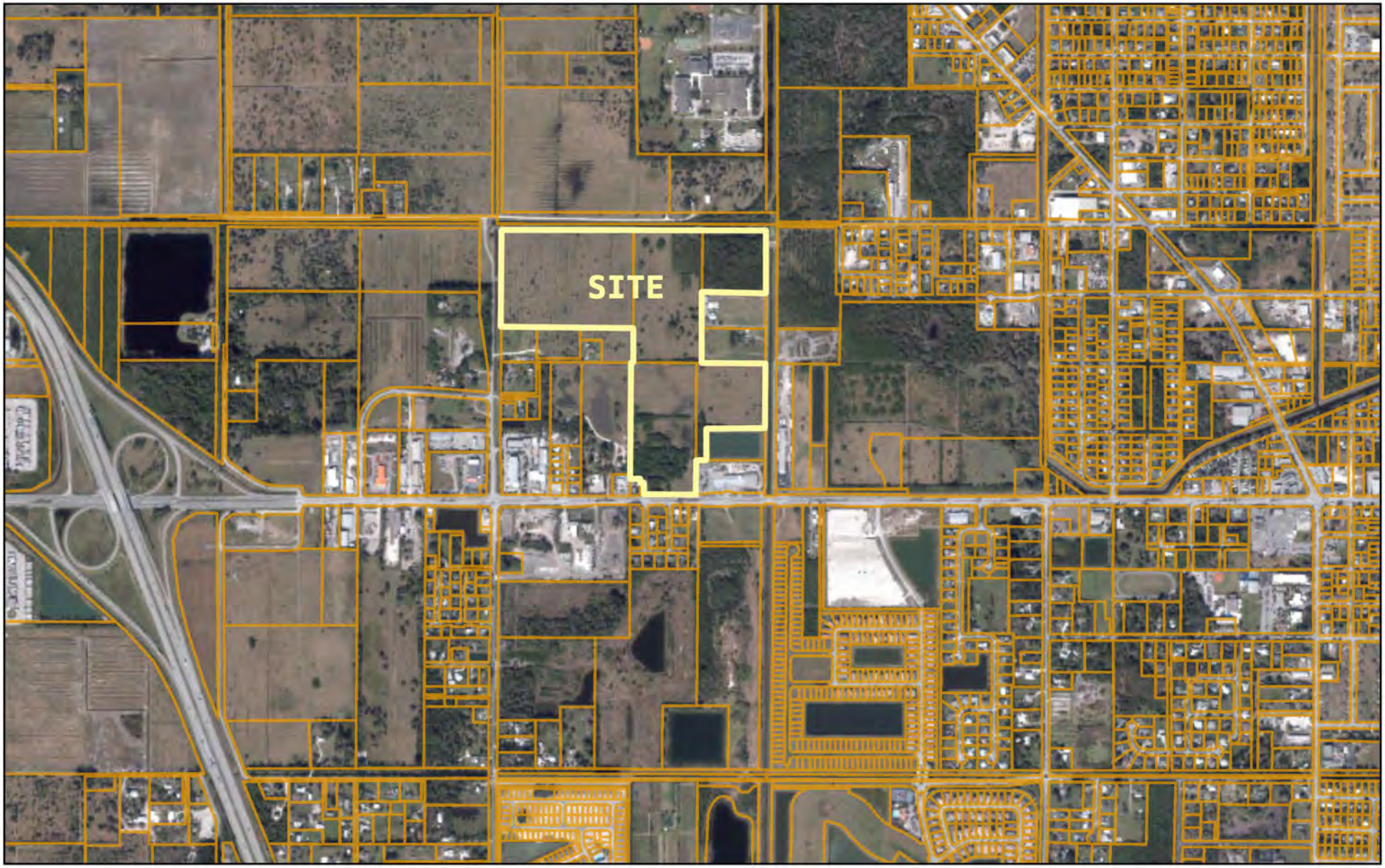
Roseville, MI 48066

City, State, Zip

rsmith@wolverinebronze.com

Telephone / Email

# GENERAL LOCATION




August 26, 2022

1:18,056

0 500 1,000 2,000 ft

0 225 450 900 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

# BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: SUCHMAN REAL ESTATE GROUP

### SCHEDULE B-II ITEMS (PARCEL 6)

**TITLE COMMITMENT PREPARED BY**
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**
**COMMITMENT # 1085544**
**COMMITMENT DATE: MAY 28, 2021, AT 11:00 PM**

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
   SHOWN ON THIS SURVEY, IF ANY.
   D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. EASEMENT TO FPL RECORDED IN O.R. BOOK 363, PAGE 995, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. RESOLUTION NO. 94-229 RECORDED IN O.R. BOOK 938, PAGE 149; O.R. BOOK 936, PAGE 201, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
   SHOWN ON THIS SURVEY.
6. RESOLUTION RECORDED IN O.R. BOOK 1510, PAGE 1196, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
   LAND DESCRIBED IN THIS RESOLUTION IS DIRECTLY ADJACENT TO THE SUBJECT PROPERTY AND IS PLOTTED ON THIS SURVEY.
7. ANNEXATION AGREEMENT RECORDED IN O.R. BOOK 2583, PAGE 726, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. EASEMENT RECORDED IN O.R. BOOK 3042, PAGE 667, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
   THE DOCUMENT PROVIDED FOR THIS EXCEPTION DOES NOT SHOW THE STRIP OF LAND THAT CREATES THE EASEMENT IN QUESTION, HOWEVER, THE PARCELS OF LAND THAT THE DOCUMENT REFERS TO ARE NOT A PART OF THIS SURVEY.
9. RESOLUTION NO. 94-229 RECORDED IN O.R. BOOK 938, PAGE 149; O.R. BOOK 936, PAGE 201, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
10. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS INC. DBA AT&T FLORIDA RECORDED IN O.R. BOOK 2897, PAGE 2055, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
    DOES NOT AFFECT SUBJECT PROPERTY.
11. DRAINAGE EASEMENT RESERVED IN RECORDED IN O.R. BOOK 2452, PAGE 2835, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
    THE DOCUMENT RECORDED IN THE OFFICIAL RECORD BOOK AND PAGE IS A WARRANTY DEED, WHICH DESCRIBES PARCEL 6 AND THE PARCEL SHOWN ON THIS SURVEY AS "PARCEL 6 LESS AND EXCEPT PARCEL 3".
12. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

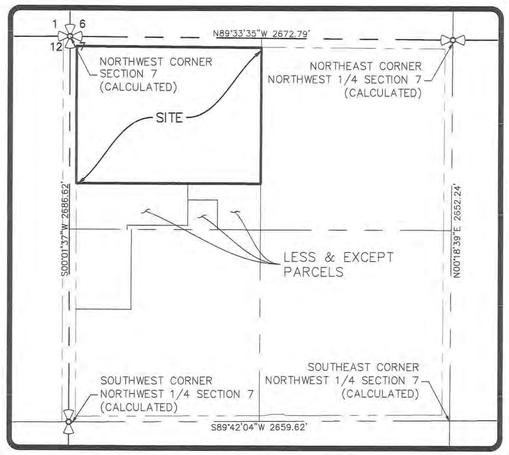
### SYMBOL & ABBREVIATION LEGEND:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Ⓐ | AIR RELEASE VALVE | Ⓓ | DRAINAGE MANOCHE | HDPE | HIGH DENSITY POLYETHYLENE PIPE | PCN | PARCEL CONTROL NUMBER |
| AL | ARC LENGTH | DIP | DUCTILE IRON PIPE | HWF | HOG WIRE FENCE | PK NAIL | PARKER-KALON NAIL |
| ASPH | ASPHALT | E | EAST/EASTING | | HYDRANT | PK/D | PARKER-KALON NAIL & DISK |
| BFP | BACK FLOW PREVENTER | EOW | EDGE OF WATER | IN | INCH | PCP | PERMANENT CONTROL POINT |
| | BENCHMARK (BM) OR GROUND CONTROL POINT (GCP) | EB | ELECTRIC BOX | INV | INVERT | PRM | PERMANENT REFERENCE MONUMENT |
| | BIKE RACK | EHH | ELECTRIC HAND HOLE (EHH) | IP | IRON PIPE | P.B. | PLAT BOOK |
| CATV □ | CABLE RISER | EM | ELECTRIC METER | IR | IRON ROD | (P) | PLAT DATA |
| (C) | CALCULATED | ELEC PANEL | ELECTRICAL PANEL | IR/C | IRON ROD AND CAP | P.O.B. | POINT OF BEGINNING |
| | CATCH BASIN | EL./ELEV. | ELEVATION | | IRRIGATION CONTROL VALVE | P.O.C. | POINT OF COMMENCEMENT |
| ℄ | CENTERLINE | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | L | LENGTH | P.C.C. | POINT OF COMPOUND CURVE |
| CCR | CERTIFIED CORNER RECORD | F.O. | FIBER OPTIC | | LIGHT POST | P.C. | POINT OF CURVATURE |
| CLF | CHAIN LINK FENCE | FOHH | FIBER OPTIC HAND HOLE | MAG/D | MAG NAIL MAG BRAND NAIL | P.T. | POINT OF TANGENCY |
| CHD. | CHORD | | FIBER OPTIC MARKER | Ⓜ | MAILBOX | P.O.T. | POINT OF TERMINUS |
| CO O | CLEAN OUT | FIBER RISER | FIBER OPTIC RISER | M.C. | MARTIN COUNTY | PVC | POLYVINYL CHLORIDE |
| COMM RISER | COMMUNICATION RISER | (M) | FIELD MEASURED | MHWL | MEAN HIGH WATER LINE | PSL | PORT SAINT LUCIE, FLORIDA |
| CONC | CONCRETE | F.F.E. | FINISHED FLOOR ELEVATION | MLWL | MEAN LOWER WATER LINE | PLS | PROFESSIONAL LAND SURVEYOR |
| | CONCRETE LIGHT POST | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | | METAL LIGHT POST | R | RADIUS |
| CM | CONCRETE MONUMENT | FPL | FLORIDA POWER AND LIGHT | | METAL POWER POLE | RGE | RANGE |
| CPP | CONCRETE POWER POLE (CPP) | FT | FOOT | MP | METAL PIPE | RTK | REAL TIME KINEMATIC |
| | CONCRETE POWER POLE W/STREET LIGHT | FM | FORCE MAIN | Ⓜ | MONITORING WELL | RWV | RECLAIMED WATER VALVE |
| | CONCRETE SIGNAL LIGHT POLE | FND | FOUND | MON | MONUMENT | RLS | REGISTERED LAND SURVEYOR |
| | CORRUGATED METAL PIPE | Ⓕ | FPL MANHOLE | NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | RCP | REINFORCED CONCRETE PIPE |
| CMP | CROSS ACCESS EASEMENT | SQ FT. | SQUARE FEET | N/D | NON DESCRIPT NAIL AND DISK | R/W | RIGHT-OF-WAY |
| XAE | CURB INLET | GAS | GAS VALVE | N.R. | NON RADIAL | R/C | ROD AND CAP |
| | DECORATIVE LIGHT POST | GIS | GEOGRAPHIC INFORMATION SYSTEMS | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | Ⓢ | SANITARY MANHOLE |
| (D) | DEED | GND | GROUND | N | NORTH OR NORTHING | SV | SANITARY VALVE |
| D.B. | DEED BOOK | | GROUND LIGHT | No. | NUMBER | SEC | SECTION |
| ø | DIAMETER (DIA.) | | GUY WIRE ANCHOR | O.R.B. | OFFICIAL RECORDS BOOK | | PROPERTY CORNER |
| | | | HANDICAP | OHW | OVER HEAD WIRES | ◉ | RIGHT-OF-WAY CONTROL |
| | | | | PG | PAGE | | SIGN |
| | | | | S | SOUTH | | |

| | | | |
|---|---|---|---|
| | SPIGOT | | |
| | SPRINKLER VALVE | | |
| S.L.C. | ST. LUCIE COUNTY | | |
| STA | STATION | | |
| Ⓓ | STORMWATER DRAINAGE MANHOLE | | |
| | STREET SIGN | | |
| TELE RISER | TELEPHONE RISER BOX | | |
| TOE | TOE OF SLOPE | | |
| TOB | TOP OF BANK/BERM | | |
| T.O.N. | TOP OF NUT | | |
| X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) | | |
| X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) | | |
| TWNSHP | TOWNSHIP | | |
| | TRAFFIC HANDHOLD | | |
| TSCB | TRAFFIC SIGNAL CONTROL BOX | | |
| TYP | TYPICAL | | |
| UNK | UNKNOWN | | |
| UNKN HH | UNKNOWN HANDHOLD | | |
| RISER BOX | UNKNOWN RISER BOX | | |
| Ⓤ | UNKNOWN TYPE MANHOLE | | |
| VCP | VITRIFIED CLAY PIPE | | |
| WM | WATER METER | | |
| W | WATER SERVICE METER (WM) | | |
| WV | WATER VALVE (WV) | | |
| W | WEST | | |
| WF | WOOD FENCE | | |
| | WOOD POLE STREET LIGHT | | |
| | WOOD POWER POLE | | |




ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE




ST. LUCIE COUNTY, FLORIDA
QUARTER SECTION BREAKDOWN
NO SCALE

### LEGAL DESCRIPTION:

BEING THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, LESS AND EXCEPTING THE NORTH 66.50 FEET AND THE WEST 47.00 FEET THEREOF, FOR ROAD AND CANAL RIGHTS-OF-WAY.
LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A 3"X4" CONCRETE MONUMENT (STAMPED P.R.M. R.W. HERR PLS 4907) AT THE NORTHEAST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N89°55'38"W, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.00 FEET; THENCE RUN N00°14'22"W, A DISTANCE OF 30.00 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 421.31 FEET; THENCE RUN N00°11'28"E, A DISTANCE OF 178.71 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 208.71 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN N89°55'38"W, A DISTANCE OF 600.05 FEET TO THE POINT OF BEGINNING.
ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N00°06'24"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 321.51 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 776.80 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 112.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE S00°11'28"E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET; THENCE RUN N89°55'38"W, A DISTANCE OF 421.31 FEET; THENCE RUN S00°14'22"W, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE RUN ALONG SAID SOUTH LINE, A DISTANCE OF 354.99 FEET TO THE POINT OF BEGINNING.
ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°11'28" EAST, A DISTANCE OF 112.80 FEET; THENCE SOUTH 89°55'38" EAST, A DISTANCE OF 509.07 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°11'50" WEST, ALONG SAID EAST LINE, A DISTANCE OF 321.51 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 300.33 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 00°11'28" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.
CONTAINING 28.12 ACRES, MORE OR LESS.

### SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND TOPOGRAPHY, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 13, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. BOUNDARY SURVEY COMPLETED ON JUNE 2, 2021. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS OCTOBER 12, 2021.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. MATTERS OF RECORD SHOWN HEREON IN REFERENCE TO TITLE COMMITMENT POLICY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 9346709, HAVING AN EFFECTIVE DATE OF MARCH 9, 2021. BEARINGS UNDERLINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE MIRRORED OVER THE AXES THEY BEAR CLOSEST TO WHEN COMPARING LESS AND EXCEPT PARCEL DESCRIPTIONS. THESE FLIPPED BEARINGS MAY CAUSE DISCREPANCIES THAT CREATE GAPS OR OVERLAPS, BUT IT IS THE OPINION OF THIS OFFICE THAT NONE OF THE POTENTIAL DISCREPANCIES WOULD AFFECT THE SUBJECT PROPERTY.
5. PARCELS CONTAIN A TOTAL OF 28.12 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0159J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. SECTION CORNERS HEREON NOTED AS "CALCULATED" ARE BASED ON HISTORICAL INFORMATION AND FIELD LOCATED CONTROL. THESE CORNERS WILL BE SET AND FILED WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

### FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING OCTOBER 5, 2021, ZENMUSE L1 LIDAR, WITH DJI PILOT FOR FLIGHT PLANNING AND TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY POST PROCESSING.
2. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS RTK.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
SIGNATURE DATE: 10-14-2021

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper


ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8098


SPT DRAWN BY | MTO CHECKED BY | SV FIELD CREW | 21-260 Suchman Topo.DWG 21-260 Boundary & Topo (28 Acres).dwg FILENAME | AS SHOWN SCALE | October 13, 2021 DATE

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA


10250 VILLAGE PARKWAY
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772-462-2455


21-260

1 OF 2


Z:\EDC-2021\21-260 - Suchman - 95.65-ac Orange & Jenkins\SURVEY\Dwg - PSP\Survey\21-260 Boundary & Topo (28 Acres).dwg, 10/14/2021 11:09 AM
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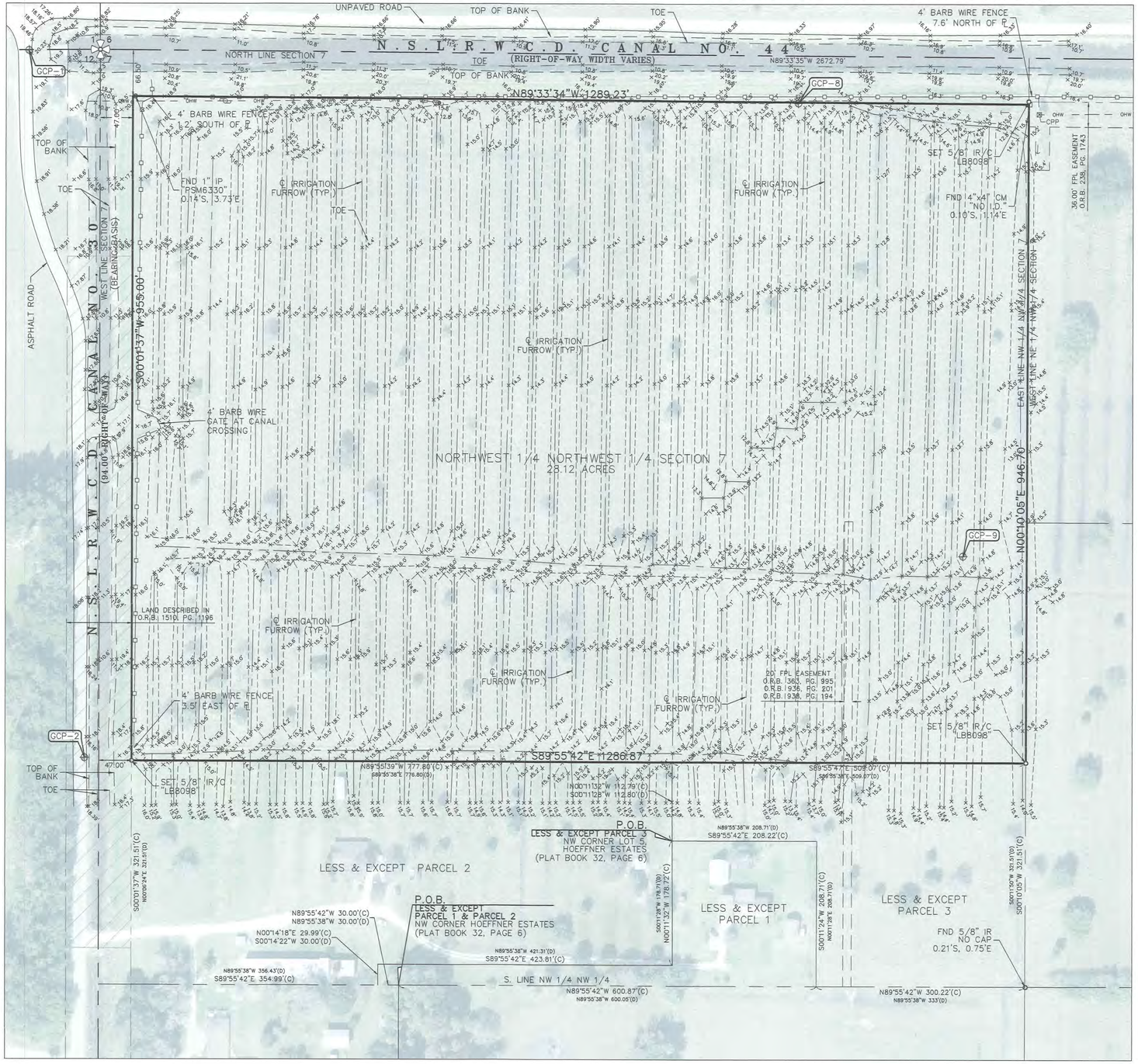
# BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: SUCHMAN REAL ESTATE GROUP




### SYMBOL & ABBREVIATION LEGEND:

| | | | | | |
|---|---|---|---|---|---|
| (A) | AIR RELEASE VALVE | FND | FOUND | P.C. | POINT OF CURVATURE |
| AL | ARC LENGTH | (F) | FPL MANHOLE | P.T. | POINT OF TANGENCY |
| ASPH | ASPHALT | SQ FT. | SQUARE FEET | P.O.T. | POINT OF TERMINUS |
| BFP | BACK FLOW PREVENTER | GAS ⋈ | GAS VALVE | PVC | POLYVINYL CHLORIDE |
| | BENCHMARK (BM) OR GROUND CONTROL POINT (GCP) | GIS | GEOGRAPHIC INFORMATION SYSTEMS | PSL | PORT SAINT LUCIE, FLORIDA |
| | BIKE RACK | GND | GROUND | PLS | PROFESSIONAL LAND SURVEYOR |
| CATV □ | CABLE RISER | ▶ | GROUND LIGHT | R | RADIUS |
| (C) | CALCULATED | | GUY WIRE ANCHOR | RGE | RANGE |
| | CATCH BASIN | ♿ | HANDICAP | RTK | REAL TIME KINEMATIC |
| ℄ | CENTERLINE | HDPE | HIGH DENSITY POLYETHYLENE PIPE | RWV ⋈ | RECLAIMED WATER VALVE |
| CCR | CERTIFIED CORNER RECORD | HWF | HOG WIRE FENCE | RLS | REGISTERED LAND SURVEYOR |
| CLF | CHAIN LINK FENCE | | HYDRANT | RCP | REINFORCED CONCRETE PIPE |
| CHD. | CHORD | IN | INCH | R/W | RIGHT-OF-WAY |
| CO O | CLEAN OUT | INV | INVERT | R/C | ROD AND CAP |
| COMM RISER □ | COMMUNICATION RISER | IP | IRON PIPE | Ⓢ | SANITARY MANHOLE |
| CONC | CONCRETE | IR | IRON ROD | SV ⋈ | SANITARY VALVE |
| | CONCRETE LIGHT POST | IR/C | IRON ROD AND CAP | SEC | SECTION |
| CM | CONCRETE MONUMENT | | IRRIGATION CONTROL VALVE | | PROPERTY CORNER |
| CPP ⊠ | CONCRETE POWER POLE (CPP) | L | LENGTH | | RIGHT-OF-WAY CONTROL |
| | CONCRETE POWER POLE W/STREET LIGHT | | LIGHT POST | | SIGN |
| | CONCRETE SIGNAL LIGHT POLE | MAG/D | MAG NAIL MAG BRAND NAIL | S | SOUTH |
| CMP | CORRUGATED METAL PIPE | (M) | MAILBOX | | SPIGOT |
| XAE | CROSS ACCESS EASEMENT | M.C. | MARTIN COUNTY | | SPRINKLER VALVE |
| | CURB INLET | MHWL | MEAN HIGH WATER LINE | S.L.C. | ST. LUCIE COUNTY |
| | DECORATIVE LIGHT POST | MLWL | MEAN LOWER WATER LINE | STA | STATION |
| (D) | DEED | MP | METAL LIGHT POST | Ⓓ | STORMWATER DRAINAGE MANHOLE |
| D.B. | DEED BOOK | | METAL POWER POLE | | STREET SIGN |
| ø | DIAMETER (DIA.) | Ⓜ | METAL PIPE | TELE RISER □ | TELEPHONE RISER BOX |
| Ⓓ | DRAINAGE MANHOLE | MON | MONITORING WELL | TOE | TOE OF SLOPE |
| DIP | DUCTILE IRON PIPE | NGVD29 | MONUMENT | TOB | TOP OF BANK/BERM |
| E | EAST/EASTING | N/D | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | T.O.N. | TOP OF NUT |
| EOW | EDGE OF WATER | N.R. | NON DESCRIPT NAIL AND DISK | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| EB □ | ELECTRIC BOX | NAVD88 | NON RADIAL | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| EHH | ELECTRIC HAND HOLE (EHH) | N | NORTH AMERICAN VERTICAL DATUM OF 1988 | TWNSHP | TOWNSHIP |
| EM ⊠ | ELECTRIC METER | No. | NORTH OR NORTHING | Ⓣ | TRAFFIC HANDHOLD |
| ELEC PANEL | ELECTRICAL PANEL | O.R.B. | NUMBER | TSCB | TRAFFIC SIGNAL CONTROL BOX |
| EL./ELEV. | ELEVATION | OHW | OFFICIAL RECORDS BOOK | TYP | TYPICAL |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | PG | OVER HEAD WIRES | UNK | UNKNOWN |
| F.O. | FIBER OPTIC | PCN | PAGE | UNKN HH | UNKNOWN HANDHOLD |
| FOHH | FIBER OPTIC HAND HOLE | PK NAIL | PARCEL CONTROL NUMBER | RISER BOX □ | UNKNOWN RISER BOX |
| | FIBER OPTIC MARKER | PK/D | PARKER-KALON NAIL | Ⓤ | UNKNOWN TYPE MANHOLE |
| FIBER RISER □ | FIBER OPTIC RISER | PCP | PARKER-KALON NAIL & DISK | VCP | VITRIFIED CLAY PIPE |
| (M) | FIELD MEASURED | PRM | PERMANENT CONTROL POINT | WM | WATER METER |
| F.F.E. | FINISHED FLOOR ELEVATION | P.B. | PERMANENT REFERENCE MONUMENT | Ⓦ | WATER SERVICE METER (WM) |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | (P) | PLAT BOOK | WV ⋈ | WATER VALVE (WV) |
| FPL | FLORIDA POWER AND LIGHT | P.O.B. | PLAT DATA | W | WEST |
| FT | FOOT | P.O.C. | POINT OF BEGINNING | WF | WOOD FENCE |
| FM | FORCE MAIN | P.C.C. | POINT OF COMMENCEMENT | | WOOD POLE STREET LIGHT |
| | | | POINT OF COMPOUND CURVE | | WOOD POWER POLE |

| BM | MARKER | ELEV. |
|---|---|---|
| GCP-1 | SET MAG/D | 20.14 |
| GCP-2 | SET MAG/D | 18.37 |
| GCP-8 | SET 5/8" IR/C | 14.07 |
| GCP-9 | SET 5/8" IR/C | 14.18 |

GRAPHIC SCALE

150 0 75 150 300 600

( IN FEET )
1 inch = 150 ft.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10250 VILLAGE PARKWAY
UNIT 201
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| | |
|---|---|
| DRAWN BY | SPT |
| CHECKED BY | MTO |
| FIELD CREW | SV |
| FILENAME | 21-260 Boundary & Topo (28 Acres).dwg |
| SCALE | AS SHOWN |
| DATE | October 13, 2021 |

| REVISION COMMENTS | DATE |
|---|---|

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA


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21-260

2 OF 2


Z:\EDC-2021\21-260 - Suchman - 95.65 Ac Orange & Jenkins\SURVEY\Dwg - PSP\Survey\21-260 Boundary & Topo (28 Acres).dwg, 10/14/2021 11:08 AM
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# BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: SUCHMAN REAL ESTATE GROUP

### LEGAL DESCRIPTION:

**PARCEL 1:**

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

**PARCEL 2:**

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

**PARCEL 3:**

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

**PARCEL 4:**

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

**PARCEL 5:**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

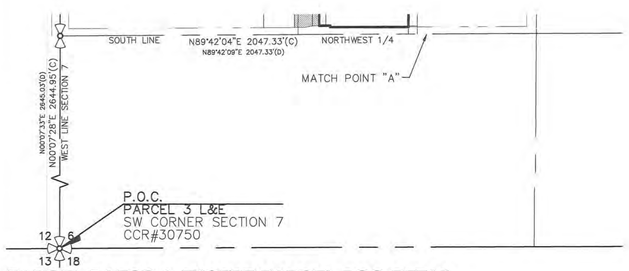
FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.67 ACRES, MORE OR LESS.



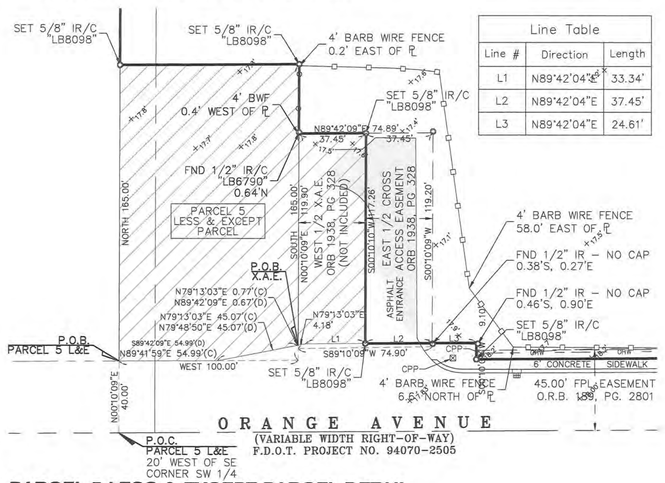

### PARCEL 5 LESS & EXCEPT PARCEL POC DETAIL

SCALE: 1"=400'

### SCHEDULE B-II ITEMS (PARCELS 1-5)

**TITLE COMMITMENT PREPARED BY**
**CHICAGO TITLE INSURANCE COMPANY**
**COMMITMENT # 1510-144**
**COMMITMENT DATE: MARCH 9, 2021, AT 11:00 PM**

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
   A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
      SHOWN ON THIS SURVEY.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TERMS, CONDITIONS, AND PROVISIONS OF CROSS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328. (PARCEL 5)
   SHOWN ON THIS SURVEY.
7. TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION NO. 89-246 ACCEPTING RIGHT-OF-WAY EASEMENT ON BEHALF ST. LUCIE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 651, PAGE 1629. (PARCELS 1 AND 4)
   SHOWN ON THIS SURVEY.
8. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 237, PAGE 2802. (PARCEL 4)
   SHOWN ON THIS SURVEY.
9. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 189, PAGE 2801. (PARCEL 5)
   SHOWN ON THIS SURVEY.
10. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 238, PAGE 1743. (PARCEL 1)
    SHOWN ON THIS SURVEY.
11. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 368, PAGE 2044 AND OFFICIAL RECORDS BOOK 368, PAGE 2043. (PARCEL 3)
    SHOWN ON THIS SURVEY.
12. ACCESS WILL NOT BE INSURED TO PARCEL 3, SHOULD IT BE SEPARATED FROM OTHER PARCELS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
13. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
15. DRAINAGE DITCHES THAT MAY TRAVERSE THE LANDS INSURED, TOGETHER WITH ANY RIGHTS OF OTHERS FOR DRAINAGE PURPOSES AND ANY RIGHTS OF ST. LUCIE COUNTY OR THE STATE OF FLORIDA TO MAINTAIN SAID DITCHES.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.




| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N89°42'04"E | 33.34' |
| L2 | N89°42'04"E | 37.45' |
| L3 | N89°42'04"E | 24.61' |

### PARCEL 5 LESS & EXCEPT PARCEL DETAIL

SCALE: 1"=40'

NOTE: HATCHED AREA DEPICTS PARCELS DESCRIBED AS BEING LESS & EXCEPT FROM SUBJECT PROPERTY IN THE LEGAL DESCRIPTION PROVIDED.




ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

### SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND TOPOGRAPHY, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 7, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. MATTERS OF RECORD SHOWN HEREON IN REFERENCE TO TITLE COMMITMENT POLICY PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 9346709, HAVING AN EFFECTIVE DATE OF MARCH 9, 2021.
4. PARCELS CONTAIN A TOTAL OF 56.67 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
11. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
12. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
13. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
14. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
15. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
16. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0159J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

### FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING OCTOBER 5, 2021, ZENMUSE L1 LIDAR, WITH DJI PILOT FOR FLIGHT PLANNING AND TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY POST PROCESSING.
2. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS RTK.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
STATE OF FLORIDA
SIGNATURE DATE: 10-7-2021


ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098


| | |
|---|---|
| DRAWN BY | SPT |
| CHECKED BY | MTO |
| FIELD CREW | BV |
| FILENAME | 21-260 Boundary & Topo (57 Acres).dwg |
| SCALE | AS SHOWN |
| DATE | October 6, 2021 |

REVISION COMMENTS — DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA


10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455


21-260

1 OF 2


Z:\EDC-2021\21-260 - Suchman - 55.65-Ac Orange & Jenkins\SURVEY\Dwg - PDFS\Survey\21-260 Boundary & Topo (57 Acres).dwg, 10/7/2021 4:17 PM
COPYRIGHT © 2021 ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. THIS DRAWING (AND/OR ANY PORTION THEREOF) IS AN UNPUBLISHED WORK AND MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. ALL DRAWINGS, PLANS AND DESIGNS PREPARED, RESIDE OR AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
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# BOUNDARY & TOPOGRAPHIC SURVEY

## FOR: SUCHMAN REAL ESTATE GROUP

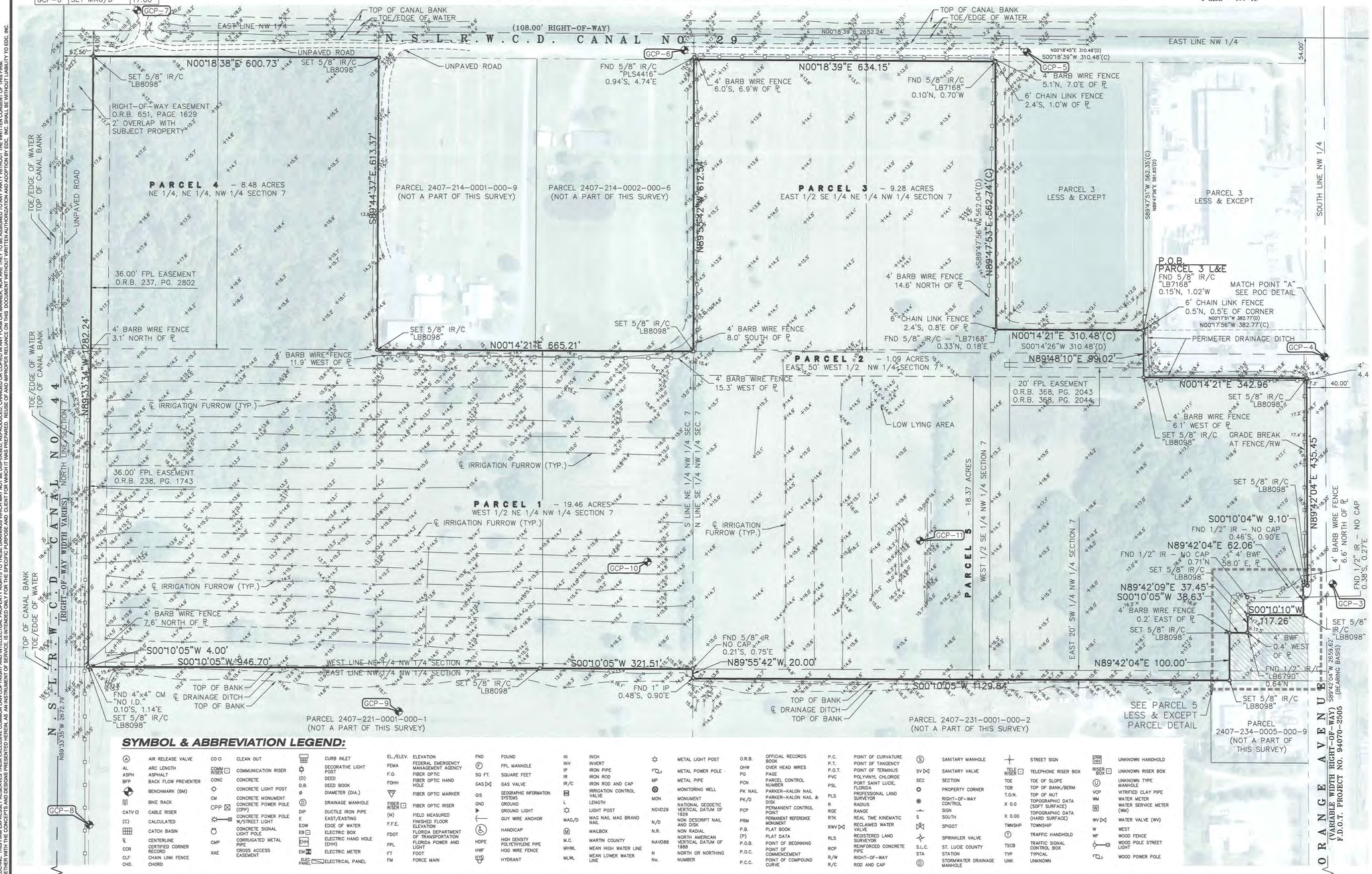
| BM | MARKER | ELEV. |
|---|---|---|
| GCP-1 | SET MAG/D | 20.14 |
| GCP-2 | SET MAG/D | 18.37 |
| GCP-3 | SET MAG/D | 20.52 |
| GCP-4 | SET MAG/D | 18.98 |
| GCP-5 | SET MAG/D | 16.31 |
| GCP-6 | SET MAG/D | 17.00 |

| BM | MARKER | ELEV. |
|---|---|---|
| GCP-7 | SET 5/8" IR/C | 18.63 |
| GCP-8 | SET 5/8" IR/C | 14.07 |
| GCP-9 | SET 5/8" IR/C | 14.18 |
| GCP-10 | SET 5/8" IR/C | 14.82 |
| GCP-11 | SET 5/8" IR/C | 15.54 |

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.




## SYMBOL & ABBREVIATION LEGEND:

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| (A) | AIR RELEASE VALVE | CO O | CLEAN OUT | | CURB INLET | EL./ELEV. | ELEVATION | FND | FOUND | IN | INCH | | METAL LIGHT POST | O.R.B. | OFFICIAL RECORDS BOOK | P.C. | POINT OF CURVATURE | (S) | SANITARY MANHOLE | | STREET SIGN | UNKN HH | UNKNOWN HANDHOLD |
| AL | ARC LENGTH | COMM RISER | COMMUNICATION RISER | | DECORATIVE LIGHT POST | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | (F) | FPL MANHOLE | INV | INVERT | | METAL POWER POLE | OHW | OVER HEAD WIRES | P.T. | POINT OF TANGENCY | SV | SANITARY VALVE | TELE RISER | TELEPHONE RISER BOX | UNKN RISER | UNKNOWN RISER BOX |
| ASPH | ASPHALT | CONC | CONCRETE | (D) | DEED | F.O. | FIBER OPTIC | SQ FT. | SQUARE FEET | IP | IRON PIPE | MP | METAL PIPE | PG | PAGE | P.O.T. | POINT OF TERMINUS | SEC | SECTION | TOE | TOE OF SLOPE | (U) | UNKNOWN TYPE MANHOLE |
| BFP | BACK FLOW PREVENTER | | CONCRETE LIGHT POST | D.B. | DEED BOOK | FOHH | FIBER OPTIC HAND HOLE | GAS | GAS VALVE | IR | IRON ROD | MON | MONITORING WELL | PCN | PARKER-KALON NAIL PORT SAINT LUCIE, FLORIDA | PVC | POLYVINYL CHLORIDE | PSL | PROPERTY CORNER | TOB | TOP OF BANK/BERM | VCP | VITRIFIED CLAY PIPE |
| | BENCHMARK (BM) | CM | CONCRETE MONUMENT | ø | DIAMETER (DIA.) | FIBER RISER | FIBER OPTIC MARKER | GIS | GEOGRAPHIC INFORMATION SYSTEMS | IR/C | IRRIGATION CONTROL VALVE | MON | MONUMENT | PK NAIL | PARKER-KALON NAIL & DISK | PSM | PROFESSIONAL LAND SURVEYOR | | RIGHT-OF-WAY CONTROL | T.O.N. | TOP OF NUT | WM | WATER METER |
| | BIKE RACK | CPP | CONCRETE POWER POLE (CPP) | (D) | DRAINAGE MANHOLE | FIBER RISER | FIBER OPTIC RISER | GND | GROUND | L | LENGTH | NGVD29 | NATIONAL GEODETIC VERTICAL DATUM OF 1929 | PK/D | PERMANENT CONTROL POINT | R | RADIUS | | SIGN | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) | W | WATER SERVICE METER (WM) |
| CATV | CABLE RISER | | CONCRETE POWER POLE W/STREET LIGHT | DIP | DUCTILE IRON PIPE | (M) | FIELD MEASURED | | GROUND LIGHT | MAG/D | MAG NAIL MAG BRAND | N/D | NON DESCRIPT NAIL AND DISK | PCP | PERMANENT REFERENCE MONUMENT | RGE | RANGE | S | SOUTH | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) | WV | WATER VALVE (WV) |
| (C) | CALCULATED | | CONCRETE SIGNAL LIGHT POLE | E | EAST/EASTING | F.F.E. | FINISHED FLOOR ELEVATION | | GUY WIRE ANCHOR | (M) | MAILBOX | N.R. | NON RADIAL | PRM | PLAT BOOK | RTK | REAL TIME KINEMATIC | | SPIGOT | TWNSHP | TOWNSHIP | W | WEST |
| | CATCH BASIN | CMP | CORRUGATED METAL PIPE | EOW | EDGE OF WATER | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | | HANDICAP | M.C. | MARTIN COUNTY | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | P.B. (P) | PLAT BOOK DATA | RWV | RECLAIMED WATER VALVE | | SPRINKLER VALVE | T | TRAFFIC HANDHOLD | WF | WOOD FENCE |
| ℄ | CENTERLINE | XAE | CROSS ACCESS EASEMENT | EB | ELECTRIC BOX | FPL | FLORIDA POWER AND LIGHT | HDPE | HIGH DENSITY POLYETHYLENE PIPE | MHWL | MEAN HIGH WATER LINE | N | NORTH OR NORTHING | P.O.B. | POINT OF BEGINNING | RSL | REGISTERED LAND SURVEYOR | S.L.C. | ST. LUCIE COUNTY | TSCB | TRAFFIC SIGNAL CONTROL BOX | | WOOD POLE STREET LIGHT |
| COR | CERTIFIED CORNER RECORD | | | EHH | ELECTRIC HAND HOLE (EHH) | FT | FOOT | HWF | HOG WIRE FENCE | MLWL | MEAN LOWER WATER LINE | No. | NUMBER | P.O.C. | POINT OF COMMENCEMENT | RCP | REINFORCED CONCRETE PIPE | STA | STATION | TYP | TYPICAL | | WOOD POWER POLE |
| CLF | CHAIN LINK FENCE | | | EM | ELECTRIC METER | FM | FORCE MAIN | | HYDRANT | | | | | P.O.C. | POINT OF COMPOUND CURVE | R/W | RIGHT-OF-WAY | D | STORMWATER DRAINAGE MANHOLE | UNK | UNKNOWN | | |
| CHD. | CHORD | | | ELEC PANEL | ELECTRICAL PANEL | | | | | | | | | | | R/C | ROD AND CAP | | | | | | |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| | |
|---|---|
| DRAWN BY | SPT |
| CHECKED BY | MTD |
| FIELD CREW | SV |
| FILENAME | 21-260 Boundary & Topo (57 Acres).dwg |
| SCALE | AS SHOWN |
| DATE | October 8, 2021 |

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: SUCHMAN REAL ESTATE GROUP

LAND LYING IN THE NORTHWEST QUARTER OF SEC. 07, TWNSHP. 35 SOUTH, RGE. 40 EAST

ST. LUCIE COUNTY, FLORIDA


10250 VILLAGE PARKWAY
UNIT 201
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772-462-2455


21-260




2EDC-2021\21-260 Suchman - 56.48 Ac Orange & Jenkins\SURVEY\Dwg - PSTEL\Survey\21-260 Boundary & Topo (57 Acres).dwg, 10/7/2021 4:17 PM
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N. JENKINS ROAD

RIGHT-OF-WAY EASEMENT
O.R.B. 651, PAGE 1629
2' OVERLAP WITH SUBJECT PROPERTY

FPL EASEMENT

36.00' FPL EASEMENT
O.R.B. 237, PG. 2802

PARCEL "3"
RESIDENTIAL
GROSS: 55.71 ACRES
NET: 52.46 ACRES

20' FPL EASEMENT
O.R.B. 363, PG. 995
O.R.B. 936, PG. 201
O.R.B. 938, PG. 194

70'

EAST-WEST ROAD

EAST-WEST ROAD
RIGHT OF WAY
2.20 ACRES

ROTONDA
RIGHT OF WAY
0.56 ACRES

NORTH-
SOUTH ROAD
RIGHT OF WAY
0.49 ACRES

FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)

FLU: RU
ZONING: RS-2
(ST. LUCIE COUNTY)

NORTH-SOUTH ROAD
RIGHT OF WAY
1.52 ACRES

NORTH-SOUTH ROAD

PARCEL "2"
MULTIFAMILY
GROSS: 24.28 ACRES
NET: 22.76 ACRES

70'

20' FPL EASEMENT
O.R.B. 368, PG. 2043
O.R.B. 368, PG. 2044

FLU: COM
ZONING: CG
(ST. LUCIE
COUNTY)

PARCEL "1"
COMMERCIAL
GROSS: 4.71 ACRES
NET: 3.68 ACRES

NORTH-SOUTH ROAD
RIGHT OF WAY
0.95 ACRES

93'

ORANGE AVENUE
RIGHT OF WAY
0.08 ACRES

45.00' FPL EASEMENT
O.R.B. 189, PG. 2801

ORANGE AVENUE
RIGHT OF WAY

LEGEND

- TRACT & PARCEL BOUNDARY
- EASEMENT
- ROW DEDICATION
- RIGHT-OF-WAY WIDTH
- FULL ACCESS POINT
- RIGHT IN, RIGHT OUT
- PEDESTRIAN ACCESS
- LIMITED ACCESS
- RESIDENTIAL
- MULTIFAMILY
- COMMERCIAL

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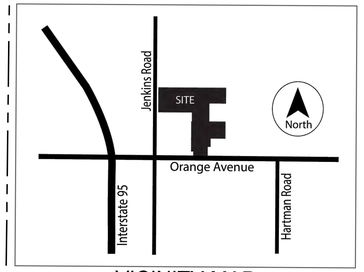



VICINITY MAP
SCALE = N.T.S

## SITE DATA

SITE ADDRESS 5220 ORANGE AVENUE

TOTAL ACRES: 84.7
PARCEL 1: 19.46 (PCN :2407-212-0001-000-3)
PARCEL 2: 1.09 (PCN 2407-241-0001-000-3)
PARCEL 3: 9.28 (PCN 2407-241-0001-000-3)
PARCEL 4: 8.48 (PCN 2407-211-0001-000-0)
PARCEL 5: 18.27 (PCN: 2407-231-0000-000-5)
PARCEL 6: 28.12 (PCN: 2407-221-0001-000-1)

CURRENT FLU & ZONING
PARCEL 1: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 2: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 3: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 5: SLC-COMMERICAL -GENERAL COMMERCIAL
PARCEL 6: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2

PROPOSED DEVELOPMENT
ALL TO BE ANNEXED INTO THE CITY OF FORT PIERCE
MAX ALLOWED NUMBER OF DWELLING UNITS: 1,439

TOTAL COMMERCIAL: 30,000 SF

PARCEL "1" COMMERCIAL
TOTAL: 3.68 Acres
Proposed Base Zoning: General Commercial C-3
Proposed Zoning: Planned Development
Perimeter Setbacks:
Orange: 20 Feet
West: 10 Feet
Rear: 10 Feet
East: 30 Feet
Open Space: 20%
Stonmater*: 13.85%
*to included adjacent north/south dedicated righ of way

PARCEL "2" MULTIFAMILY
TOTAL: 22.76 Acres
PROPOSED FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 14.39%
*included adjacent north/south dedicated righ of way

PARCEL "3" Residential
TOTAL: 52.46 Acres
Proposed FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 15 %
*includes adjacent east/west and rotunda dedicated righ of way

Dedicated Right-of-Way
TOTAL: 5.80 Acres
Orange Avenue: 0.08 Acres
North/South Road: 2.96 Acres
East-West Road: 2.20 Acres
Rotunda: 0.56 Acres

NOTES:
-ALL LIGHTING SHALL BE INTERNATIONAL DARK SKY COMPLIANT
-ALL SIGNAGE TO MEET CITY OF FORT PIERCE SIGN REGULATIONS
-REFER TO PD DOCUMENTS FOR PERMITTED USES INTENSITIES, AND OTHER RELATED USES.
-PROPOSED ACCESS POINT ARE PRELIMINARY AND SUBJECT TO CHANGE CONFIGURATION AND LOCATION UPON DETAILED DEVELOPMENT PLANS.

NORTH
SCALE: 1"=120'
0' 60' 120' 360'

SUCHMAN
REAL ESTATE GROUP

REDTAIL LLC
P. 772.742.1455
hello@redtailllc.com

| | |
|---|---|
| DESIGNED BY | HD |
| DRAWN BY | O.F |
| FILENAME | PARCEL EXHIBIT |
| LAYOUT | OVERALL MASTER PLAN |
| SCALE | AS NOTED |
| DATE | 06/11/2022 |

REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
5220 ORANGE AVE.
PARCEL EXHIBIT
PORT ST. LUCIE FLORDIA

PRELIMINARY
OVERALL
MASTER PLAN

22011

EX.1

Landscape Plan - N/A

# TECHNICAL MEMORANDUM

**TO:** **LARRY SUCHMAN**
**CC:** **RJ KENNEDY, PE**
**FROM:** **STEVEN FRINK, EI**
**SUBJECT:** **Orange Ave & Jenkins Rd – Drainage Statement**
**DATE:** **JUNE 16, 2022**

The project area is made up of 4 contiguous parcels for combined area of 80.06-acres. As the project lies within the jurisdiction of the North St Lucie River Water Control District (NSLRWCD), St Lucie County (SLC), and the South Florida Water Management District (SFWMD), all applicable rules and guidelines will need to be adhered to.

To satisfy the NSLRWCD, an evaluation of the stormwater discharge will need to be completed. The NSLRWCD requires that discharge be limited to 2-inches of rainfall depth over the project area for the 10-year – 3-day design storm event for any given 24-hour time period. This equates to a discharge rate of 13.34 ac-ft. St Lucie County will require an evaluation of the 25-year – 3-day storm event to ensure that the surrounding areas are not impacted. The 25-year – 3-day storm event will also be used to establish the minimum perimeter berm elevation for the project.

SFWMD requires an evaluation of the 25-year – 3-day storm event, the 100-year – 3-day storm event, and a nitrogen and phosphorus loading evaluation. As with SLC the 25-year – 3-day storm event will be used to establish the minimum perimeter berm elevation. The 100-year – 3-day storm event is utilized to establish the finished floor elevations of all habitual buildings on the property. Along with each storm event, an evaluation of the nitrogen and phosphorus loading, more commonly known as nutrient removal will need to be completed. The nutrient removal evaluation is completed in a pre-development and post-development condition. The analysis will ensure that the amount of nitrogen and phosphorus leaving the site in the post development condition does not exceed the pre-development condition.

The proposed drainage improvement will need to have a form of both dry and wet detention/retention for the commercial component of the development and only wet retention for the residential component. The drainage improvements typically occupy 15%-20% of the developed project area. A control structure will need to be designed to limit the discharge to the amount noted above and provide the required nutrient removal before discharging to the NSLRWCD Canal Number 44.

June 10, 2021

Lawrence E. Suchman
President & CEO
Suchman Real Estate Group
1550 Madruga Avenue #320
Coral Gables, FL 33146

**VIA Email:** larry@suchmangroup.com

Reference: **Environmental Assessment**
Orange and Jenkins Road
Fort Pierce, FL 34982
Parcel ID(s)# 2407-221-0001-000-1

Dear Mr. Suchman,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced parcels. 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 St. Lucie County developmental review regulations.

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

Respectfully submitted,
**EDC, Inc.**



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

# ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2407-221-0001-000-1
Orange and Jenkins Road
Fort Pierce, FL 34947

Date: June 10, 2021
Project # 21-260

**Prepared For:**
Lawrence E. Suchman
President & CEO
Suchman Real Estate Group
larry@suchmangroup.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 one (1) tax parcel (Parcel ID #2407-221-0001-000-1) totaling 31.76 acres. The property is classified by the St, Lucie County Property Appraiser with a Future Land Use Designation of Residential. The parcels are located just east of Jenkins Road, north of Orange Avenue, in St. Lucie County, Florida. The subject property is further located within Section 07, Township 35 South, and Range 40 East, St. Lucie County, Florida.

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 June 10, 2021 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 entirety of the habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 212 – Improved Pasture. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is native vegetation present, the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat.

| Common Name | Species Name |
|---|---|
| **Laurel Oak** | *Quercus laurifolia* |
| **Cabbage Palm** | *Sabal palmetto* |
| **Broom Grass** | *Andropogon spp.* |
| **Brazilian Pepper**** | *Schinus terebinthifolia* |
| **Caesar Weed**** | *Urena lobata* |
| **Cogon Grass**** | *Imperata cylindrica* |

***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. These components were not found during the field reconnaissance on the property.

**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 observed on site. The subject parcel is habitat typically used by Caracara. However, no nest or Caracara were observed at the time of the site visit. In addition, no sandhill cranes or their nests were identified on site.

Due to anthropogenic disturbances onsite such as, cattle grazing or agricultural practices, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site.

**SOIL COMPOSITION:**
Based on a review of the USDA Web Soil the site is composed of:

**Riviera fine sand-** This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

**Winder loamy sand-** is 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:**
After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel appears to have remained undeveloped since 2004.

Prior to 2004 the subject property was a full-scale agricultural operation, consisting of row-crops, likely Citrus.

The most recent sale listed on the St. Lucie County Property Appraiser took place in December 2005.

This property lies in the North St. Lucie River Water Control District which can be seen on Permit# 56-00658-S with SFWMD.

**ST LUCIE COUNTY REGULATIONS:**
The following lists the St Lucie County Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

"*5. Environmental Impact Report:*
*a. Applicability:*

1. *Whenever a submission of a site plan is required, an environmental impact report shall be provided if the proposed development meets any of the following:*

*a.* ***The property is ten (10) acres or over****;*
*b.* ***The property, regardless of size, contains any wetland****, or;*
*c. The property is identified on the "Inventory of Native Ecosystems for St. Lucie County,"or;*
*d. The proposed development is located in whole or part within the One Hundred (100) Year Flood Plain, or;*
*e.The property is located anywhere on North or South Hutchinson Island.*

*2. The Environmental Resources Director may authorize total or partial relief from the requirement of an Environmental Impact Report (EIR). Documentation shall be provided by the applicant requesting relief from the EIR. The applicant shall demonstrate that based on conditions unique to the proposed development all of the information foregone by such relief is not needed to determine environmental impact of the proposed development.*"

Further development at this property will require and Environmental Impact Report (EIR) to go with a submittal to St. Lucie County. This EIR includes further detail on how the site plan interacts and affects the surrounding environment.

D. *Mitigation*. When native vegetation meeting the mitigation size thresholds in Table 1 below has been approved for removal based on meeting one (1) or more of the above standards, the **Vegetation Removal Permit shall only be used after an acceptable mitigation plan has been reviewed and approved by the Environmental Resources Director, or his/her designee**. Prior to the issuance of any zoning compliance, certificate of capacity or other recognized authorization for the commencement of the permitted development activity, the replacement vegetation shall be preserved, relocated, or planted, or the appropriate mitigation fees shall be paid to the County. Only native vegetation shall be allowed to meet any required mitigation. The replacement vegetation shall be the same species as that which was removed, unless proven to be impractical, in which case, an alternative native species, approved by the Environmental Resources Director, or his/her designee, shall be used. The quality and size of the replacement trees shall meet the minimum landscape requirements set forth in Section 7.09.03(E).

The Environmental Resources Director may authorize substitutions and phased or longer planting schedules that meet the environmental and aesthetic intent of the Land Development Code as long as the total diameter-at-breast-height requirement is still met, allowing trees to be mitigated with native shrubs and herbaceous plant materials at a ratio of one (1) inch to twenty-four (24) one-gallon plants. A waiver of all mitigation requirements shall require the approval of the Board of County Commissioners.

1. *Mitigation Sizes.* Mitigation shall be required for the loss of any healthy, native vegetation with the minimum sizes as outlined in Table 1 below.

   Vegetation shall be measured as "DBH", or diameter at breast height, which refers to trunk diameter at four and one-half (4½) feet above grade; or "C.T.", or clear trunk, which refers to the measurement of palm trees from grade to the base of the living fronds, or base of the head of palm trees. The three (3) multiple trunk species below, Seagrape, Pigeon Plum, and Wax Myrtle, shall qualify for mitigation when one (1) of their trunks meets the minimum size threshold listed below.

There will need to be a tree inventory conducted on the subject parcel before clearing activities commence. St. Lucie County regulations require a full mitigation plan for all trees that are subject to proposed impacts prior to issuing a Vegetation Removal Permit.

**SUMMARY:**

It is the professional opinion of EDC that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 – Improved Pasture. The site consists of 31.76 acres designated with a Future Land Use of Residential Urban (RU), as well as Residential Single Family-2 (RS-2), and southern parcels zoned as Commercial, General (CG).

It is our professional opinion that there are no wetlands located on the subject parcel.

No gopher tortoises, burrows, or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

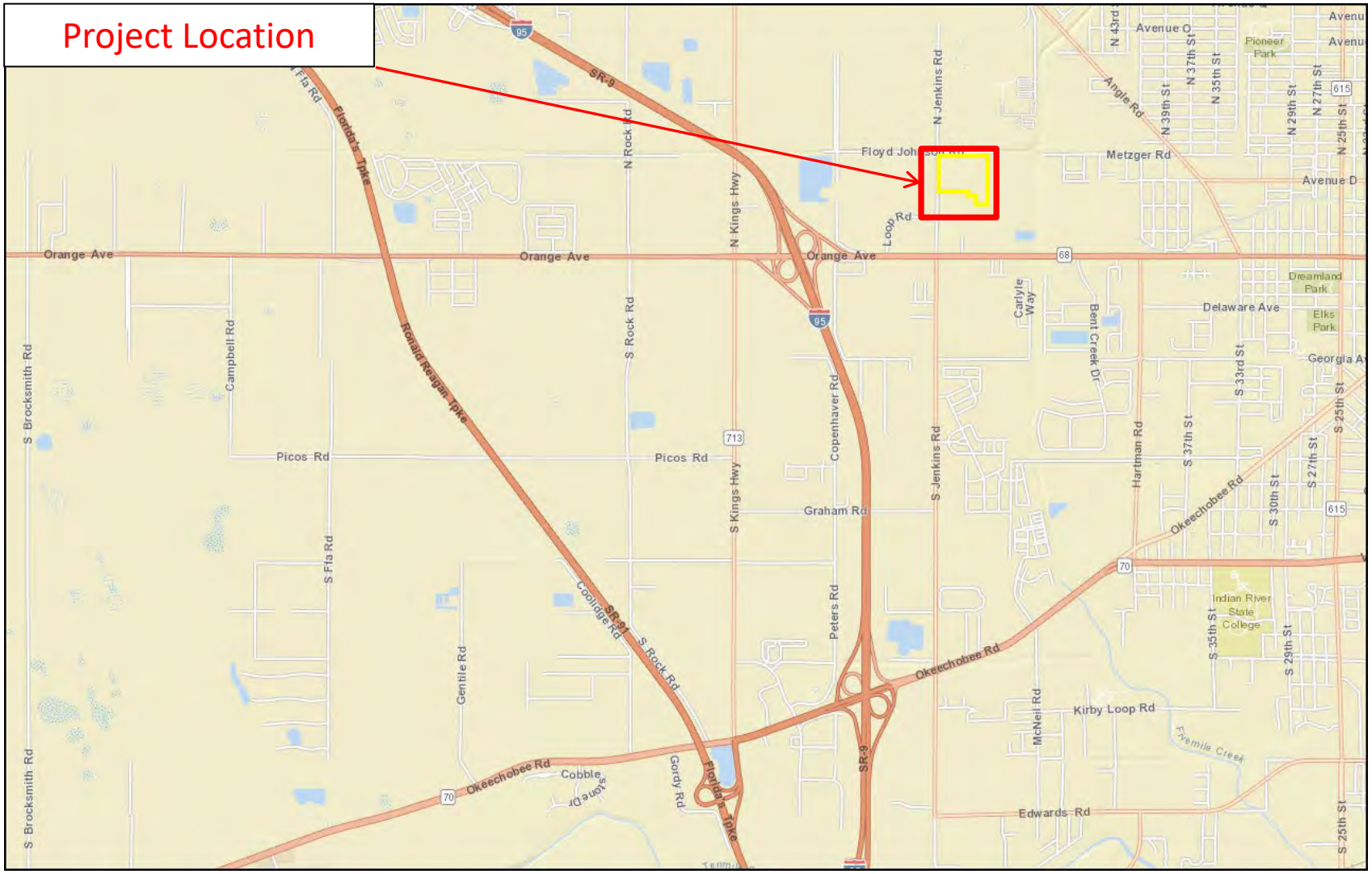
# Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

## Location Map

| Project: 21-260 | Suchman Group | 06/10/2021 |
|---|---|---|



ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

## Property Appraiser Map

| Project: 21-160 | Suchman Group | 06/10/2021 |
|---|---|---|



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

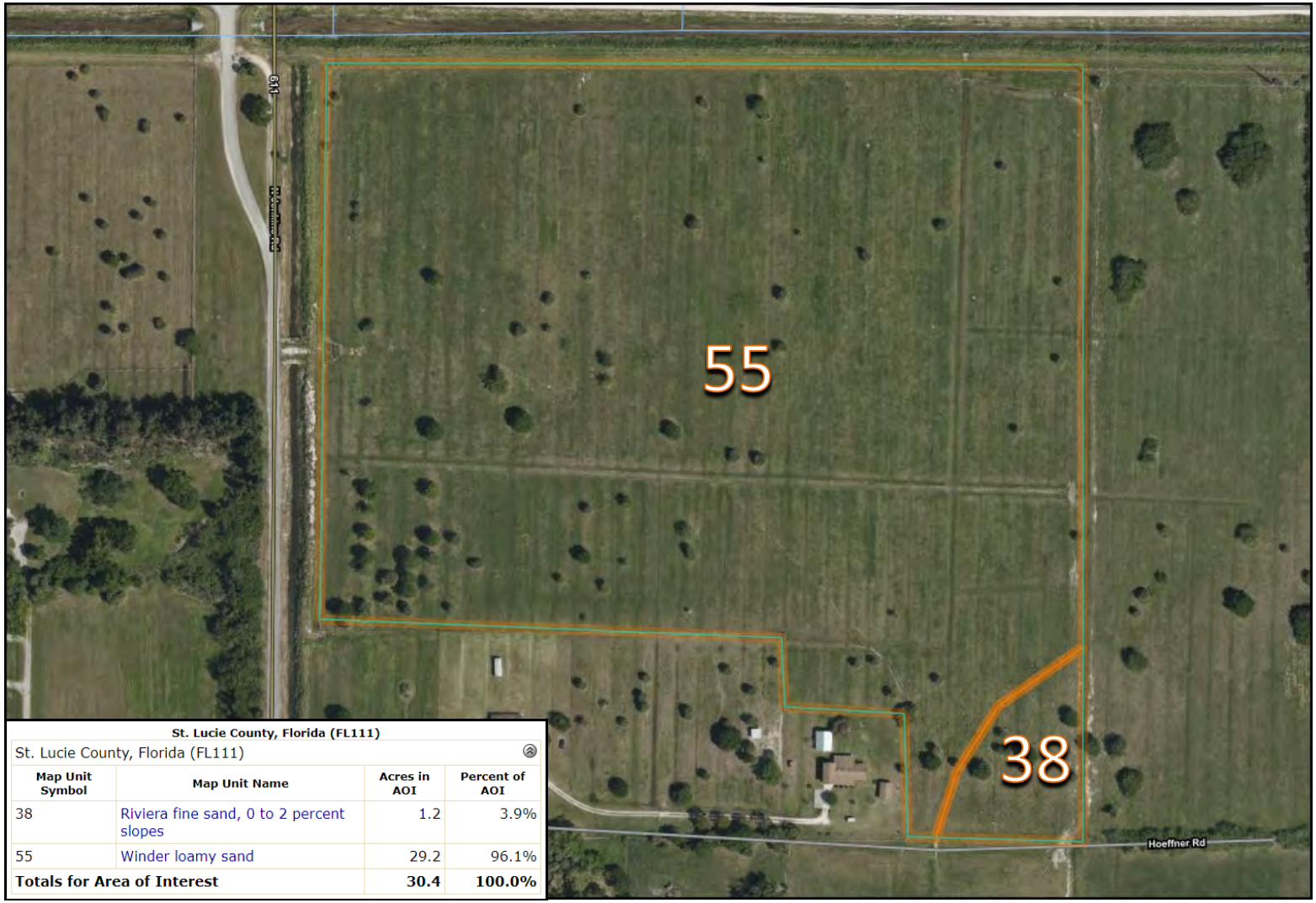
# Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

## Soil Map

| Project: 21-160 | Suchman Group | 06/10/2021 |
|---|---|---|




St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 38 | Riviera fine sand, 0 to 2 percent slopes | 1.2 | 3.9% |
| 55 | Winder loamy sand | 29.2 | 96.1% |
| **Totals for Area of Interest** | | **30.4** | **100.0%** |

ENGINEERS SURVEYORS ENVIRONMENTAL

# Environmental Assessment

Orange and Jenkins

Fort Pierce, St. Lucie County, FL

## Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

| Project: 21-260 | Suchman Group | 06/10/2021 |
|---|---|---|




| FLUCCS Codes | |
|---|---|
| 211 | Improved Pasture – 31.76 ac. |

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

# LIMITED SUBSURFACE SOIL EXPLORATION AND PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA

AACE FILE NO. 22-181


## ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

834 SW Swan Avenue
Port St. Lucie, Florida 34983
Ph: 772-807-9191  Fx: 772-807-9192
www.aaceinc.com

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AACE FILE NO. 22-181


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ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
Geotechnical Engineering
Construction Materials Testing
Environmental Consulting

AACE File No. 22-181
May 26, 2022

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Attention: Mr. Roderick J. Kennedy, P.E.

**LIMITED SUBSURFACE SOIL EXPLORATION AND**
**PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION**
**±85-ACRES OFF ORANGE AVENUE (SUCHMAN)**
**ST. LUCIE COUNTY, FLORIDA**

## 1.0 INTRODUCTION

In accordance with your request and authorization, Andersen Andre Consulting Engineers, Inc. (AACE) has completed a subsurface exploration and preliminary geotechnical engineering analyses for the above referenced project. The purpose of performing this evaluation was to explore shallow soil types and groundwater levels in order to provide preliminary Geotechnical Engineering recommendations for the development of the subject property. Our work included Standard Penetration Test (SPT) borings, auger borings, soil hydraulic conductivity (exfiltration) testing, laboratory testing, and engineering analysis.

This report documents our explorations and presents our findings, and summarizes our preliminary opinions. We note that it is recommended that additional subsurface soil explorations be performed once the site has been cleared and the final locations and details of the proposed development features have been determined. Complete recommendations for site preparation procedures and foundation design for the individual project components can be provided once these additional exploratory efforts have been completed.

### 1.1 Site Location and Description

The ±85-acre subject site consists of the following five (5) contiguous properties located on the north side of Orange Avenue/SR-68, approximately 1 mile east of Interstate 95, in St. Lucie County, Florida (within Section 7, Township 35 South, Range 40 East):

- Parcel ID 2407-221-0001-000-1
- Parcel ID 2407-212-0001-000-3
- Parcel ID 2407-211-0001-000-0
- Parcel ID 2407-231-0000-000-5
- Parcel ID 2407-241-0001-000-3

A Site Vicinity Map (2021 aerial photograph) which depicts the location of the site is included on the attached Figure No. 1. The site location is further shown superimposed on the "Fort Pierce NW, Florida" USGS topographic quadrangle map, also included on Figure No. 1. The USGS map depicts the subject site as relatively level and having an approximate surface elevation of 19-20 feet relative to the National Geodetic Vertical Datum of 1929. The subject site is depicted as mainly vacant/undeveloped pasture and citrus-growing land on the USGS map.

### 1.2 Project Description

Based on our conversations and our review of the forwarded project-related information (including a conceptual site plan), we understand that the proposed site development will consist of a mixture of multi- and single-family development with commercial features fronting Orange Avenue, all with associated paving and drainage improvements (including several stormwater ponds). We further understand that the site is in due diligence phase and that only limited geotechnical information is needed at this point.

Should our understanding of the future site development differ significantly from what is described above, we request that we be contacted and given the opportunity to review proposed development plans as they relate to the opinions and recommendations presented herein.

## 2.0 LIMITED SUBSURFACE SOIL EXPLORATION PROGRAM

Subsurface conditions were explored through a review of the U.S. Department of Agriculture (USDA) Web Soil Survey, through site reconnaissance, and by the performance of Standard Penetration Test (SPT) borings, auger borings, and soil hydraulic conductivity tests. The purposes of the exploration were (1) to investigate subsurface conditions (i.e. soil types, groundwater levels, etc.) at the subject site, (2) to preliminarily obtain a measure of pertinent engineering properties of subsurface materials and (3) to present restrictions (if any) which these soil and groundwater conditions may place on the future site development.

### 2.1 Review of USDA Soil Survey

Based on our review of the USDA NRCS Web Soil Survey, the site is generally located in an area characterized by the following six (6) surficial soil types ranging in areal extent from less than 1 acre to more than 50 acres:

- Chobee loamy sand, frequently flooded, 0 to 1 percent slopes (Map Unit 11)
  *Loamy alluvium found within depressions on historic marine terraces, with loamy sand and sandy clay loam present to depths in excess of 80 inches below grade.*

- Hilolo loamy sand, 0 to 2 percent slopes (Map Unit 16)
  *Calcareous sandy and loamy marine deposits found within flatwoods on historic marine terraces, with loamy sand, sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.*

- Pineda sand, 0 to 2 percent slopes (Map Unit 32)
  *Sandy and loamy marine deposits found within drainageways and flats on historic marine terraces, with sands, loamy sands, and sandy loam present to depths in excess of 80 inches below grade.*

- Riviera fine sand, 0 to 2 percent slopes (Map Unit 38)
  *Sandy and loamy marine deposits found within drainageways and flats on historic marine terraces, with fine sand, fine sandy loam, and sandy clay loam present to depths in excess of 80 inches below grade.*

- Wabasso sand, 0 to 2 percent slopes (Map Unit 48)
  *Sandy and loamy marine deposits found within flatwoods on historic marine terraces, with sand, sandy clay loam and loamy sand present to depths in excess of 80 inches below grade.*

- Winder loamy sand (Map Unit 55)
  *Sandy and loamy marine deposits found within flats on historic marine terraces, with loamy sand, sands, sandy clay loam, and sandy loam present to depths in excess of 80 inches below grade.*

The approximate location of the site is shown superimposed on a copy of the USDA NRCS Web Soil Survey aerial photograph on Figure No. 1. Further, excerpts from the USDA NRCS Web Soil Survey summary report are included in Appendix I.

## 2.2 Field Work

The limited field exploration program consisted of performing twenty (20) Standard Penetration Test (SPT) borings and twenty (20) auger borings at selected, accessible locations within the boundaries of the site. The SPT borings (ASTM D1586) were advanced to depths of 15 to 30 feet below the existing grades, and the auger borings (ASTM D1452) were advanced to depths of about 5 to 7 feet using 3-inch diameter hand (bucket) augers. Further, four (4) SFWMD soil hydraulic conductivity (exfiltration) tests were completed within the site.

Our site visits and field work were performed in the period May 20-25, 2022. The field work locations shown on Figure No. 2 were determined in the field by our field crew using the provided site plan, a hand-held GPS instrument, aerial photographs, and existing site features as references. The locations should be considered accurate only to the degree implied by the method of measurement used. We preliminarily anticipate that the actual locations are within 30 feet of those shown on Figure No. 2. In general, the borings were completed at accessible locations in a wide-spaced grid across the site.

Summaries of AACE's field procedures are included in Appendix II, and the individual boring profiles are presented on the attached Sheets No. 1 through 6. Samples obtained during performance of the borings were visually classified in the field, and representative portions of the samples were transported to our laboratory in sealed sample jars for further classification. The soil samples recovered from our explorations will be kept in our laboratory for 60 days, then discarded unless you specifically request otherwise.

## 3.0 LABORATORY TESTING PROGRAM

Our drillers observed the soil recovered from the borings, placed the recovered soil samples in moisture proof containers, and maintained a log for each boring. The recovered soil samples, along with the field boring logs, were transported to our Port St. Lucie soils laboratory where they were visually examined by AACE's project engineer to determine their engineering classification. The visual classification of the samples was performed in general accordance with the Unified Soil Classification System, USCS.

In addition, representative samples were selected for index laboratory testing, consisting of moisture content tests (ASTM D2216), percent fines tests (ASTM D1140), and organic content tests (ASTM D2974). These tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils.

The results of our visual classifications and laboratory analyses are presented on the soil boring profiles on Sheets No. 1 through 6.

## 4.0 GENERAL SUBSURFACE SOIL AND GROUNDWATER CONDITIONS

### 4.1 General Soil Profile

Detailed subsurface conditions are illustrated on the soil boring profiles presented on Sheets No. 1 through 6. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

In general, at the locations and depths explored, our borings encountered a thin mantle of topsoil (sands with roots/organics) followed by very loose to medium dense fine sands (SP), slightly clayey fine sands (SP-SC) and clayey fine sands (SC) to depths of about 18-23 feet below grade. At this depth, very loose to loose fine sands (SP) and slightly silty fine sands (SP-SM) were encountered, followed by very loose to dense fine sands (SP) with varying shell content reaching the termination depths of our deeper borings near 30 feet below grade.

The above soil profile is outlined in general terms only; please refer to Sheets No. 1 through 6 for individual soil profile details.

### 4.2 Measured Groundwater Level

The groundwater table depth as encountered in the borings during the field investigations is shown adjacent to the soil profiles on the attached Sheets No. 1 through 6. As can be seen, at the time of our field work, the groundwater table was encountered at depths ranging from approximately 3.5 to 6.5 feet below the existing ground surface, with this range likely due to similar, minor variations in site topography. Fluctuations in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted. We further note that several active flow wells (artesian wells) were observed throughout the property, which may influence the ambient groundwater conditions.

### 4.3 Soil Hydraulic Conductivity Testing

Four (4) soil hydraulic conductivity tests were performed at the approximate locations shown on Figure No. 2. In general, the tests were performed in substantial accordance with methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (ERPIM), Volume IV, and yielded the following results (Table 1).

**Table 1 - Soil Hydraulic Conductivity Test Results**

| Test No. | Groundwater Depth (ft-bls) | Flow Rate, Q (cfs) | Hydraulic Conductivity, K (cfs/sqf - ft head) |
|---|---|---|---|
| EX-1 | 4.5 | $8.9 \times 10^{-4}$ | $3.3 \times 10^{-5}$ |
| EX-2 | 4.5 | $6.7 \times 10^{-4}$ | $2.4 \times 10^{-5}$ |
| EX-3 | 5.3 | $6.7 \times 10^{-4}$ | $2.3 \times 10^{-5}$ |
| EX-4 | >6 (not encountered) | $4.5 \times 10^{-4}$ | $1.5 \times 10^{-5}$ |

The individual soil hydraulic conductivity test reports are included in Appendix III.

## 5.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

### 5.1 General

The following preliminary evaluation is based on a review of the attached soil boring profiles, our understanding of the project and its current status, and on our experience with similar projects and subsurface conditions. Once plans for development of the subject site have been finalized, the preliminary evaluation presented herein should be supplemented with additional field explorations designed specifically for the proposed mixed-use residential and commercial construction.

## 5.2 Structures

In summary, it is our preliminary opinion that the soils on this site are generally adequate to support future low-rise residential and commercial construction on conventional shallow foundations following typical site preparation methods.

Overall, future site preparation procedures for this site will include clearing of the vegetation currently present on the site (making sure to fully remove stumps, agricultural piping/structures, etc.), backfilling of craters from such features, leveling of uneven terrain, cleaning/filling of ditches, and proofrolling of the building and roadway areas with heavy vibratory compaction equipment.

Once the site has been properly prepared, conventional shallow foundations or monolithic slabs proportioned for an allowable soil bearing pressure of 2,500 pounds per square foot (psf) can be used for support of future construction.

## 5.3 Pavements

The results of our preliminary exploration indicate that the subject site, if prepared properly, is typically suitable for supporting parking/drive areas using conventional light-duty or heavy-duty flexible pavement sections with an asphaltic concrete wearing surface, a calcareous base course, and compacted, stabilized subgrade. In addition, rigid pavements (i.e. concrete atop properly designed base and subgrade sections) will be suitable.

Site preparation is anticipated to consist of the removal of organic topsoil and buried organics, and densification of near-surface soils by compacting the cleared and grubbed ground surface with conventional compaction equipment prior to the placement of embankment soils and/or pavement.

We do note that the groundwater table was encountered at relatively shallow depths at some locations, with some seasonal rise to be expected. In order to reduce the potential for premature roadway distress, including base deterioration or failure, a minium separation of 18 inches should be maintained between the estimated normal seasonal high groundwater level and the bottom of the limerock/coquina pavement base course. If this is not possible, the use of an asphaltic "black-base" (i.e. FDOT Type B-12.5) and/or the installation of roadway edge underdrains may be required.

## 5.4 Stormwater Ponds and Use of Fill Soils (Borrow Suitability)

Based on visual examination the recovered soil samples, and on our experience from numerous similar residential development projects St. Lucie County, we offer the following general comments with regards to the suitability of the encountered soils for use as structural fill materials:

- Fine sands (SP) should be suitable to serve as fill soils and with proper moisture control should densify using conventional compaction equipment. Soils obtained from below the water table may require time to dry sufficiently. However, these materials should be suitable for relatively unrestricted use as fill and embankment.

- Slightly clayey fine sands (SP-SC) and slightly silty fine sands (SP-SM) with fines contents less than 10-15 percent are suitable for structural fill, but will likely be more difficult to compact due to their inherent nature to retain excess soil moisture. If the use of slightly clayey soils is desired, it may be necessary to stockpile these soils in order for them to drain. Thinner lifts (perhaps 6 to 8 inches in loose thickness) may be required for placement and compaction of these soils. Further, it may become necessary to mix these soils with drier, cleaner granular sands prior to placement to increase the "workability" of these soils.

- Clayey fine sands (SC) with fines content in excess of 15-18 percent are generally considered undesirable for use as structural fill because of the difficulty in conditioning and working the material due to its high fines content. However, these clayey can typically be mixed with sands with less fines content (i.e. less than 5 percent passing the U.S. No. 200 sieve) and likely be used provided that the post-mixing fines content is not greater than 10 percent.

- Organic topsoil is not considered suitable for use as any type of fill, other than in landscaped areas or other non-structural areas.

If it is attempted to blend the more clayey soils with the sands containing less fines, we would recommend obtaining post-mix samples for laboratory determination of moisture contents, fines content, in addition to optimum moisture contents/maximum density relationships, so as to determine whether the soils were sufficiently mixed, and to provide guidelines for placement and compaction procedures. For the more clayey fill materials, it will be prudent to compact the soils within 1 to 2 percent of the materials' optimum moisture contents. Nevertheless, once excavated and/or dredged, we recommend that all soils be stockpiled as high as possible so as to increase the rate of drainage, prior to placement and compaction.

Further, mechanical manipulation (e.g. disking, point-plowing, etc.) can typically be used to mixed and dry clayey soils. If the clayey soils remain saturated they could be used in non-structural areas.

## 6.0 CLOSURE

The preliminary geotechnical evaluation submitted herein is based on the data obtained from the soil borings presented on Sheets No. 1 through 6, our understanding of the proposed project and its current status, and the assumed loading conditions previously described. Should the proposed site development differ significantly from what is described herein we request that we be notified to ensure that the preliminary recommendations presented herein are valid for the project. Additional limitations and conditions to this report are presented in Appendix IV.

This report includes the recommendation to perform additional exploratory borings within future developement areas prior to completing project plans and specifications. Specific and design-level geotechnical engineering recommendations for site preparation, grading, foundation design, pavement construction, etc. can be provided following these additional explorations.

This report has been prepared in accordance with generally accepted soil and foundation Engineering Design & Construction, Inc. for the proposed subject project. No other warranty, expressed or implied, is made.

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 contact us.

Sincerely,
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

PETER G. ANDERSEN LICENSE No. 57956 STATE OF FLORIDA PROFESSIONAL ENGINEER 5-26-2022

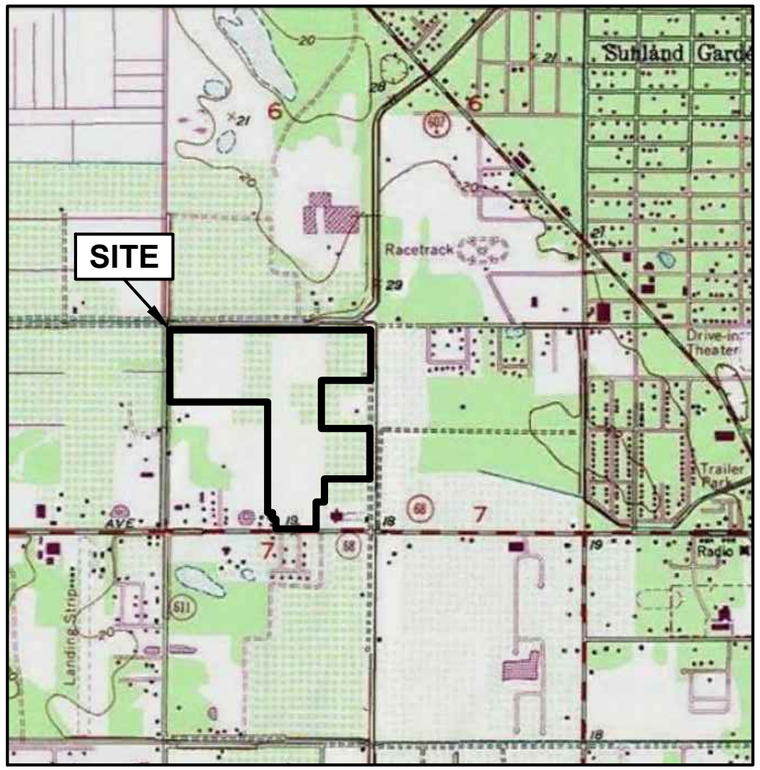
Peter G. Andersen, P.E.
Principal Engineer
Fla. Reg. No. 57956

David P. Andre, P.E.
Principal Engineer
Fla. Reg. No. 53969
5/26/22

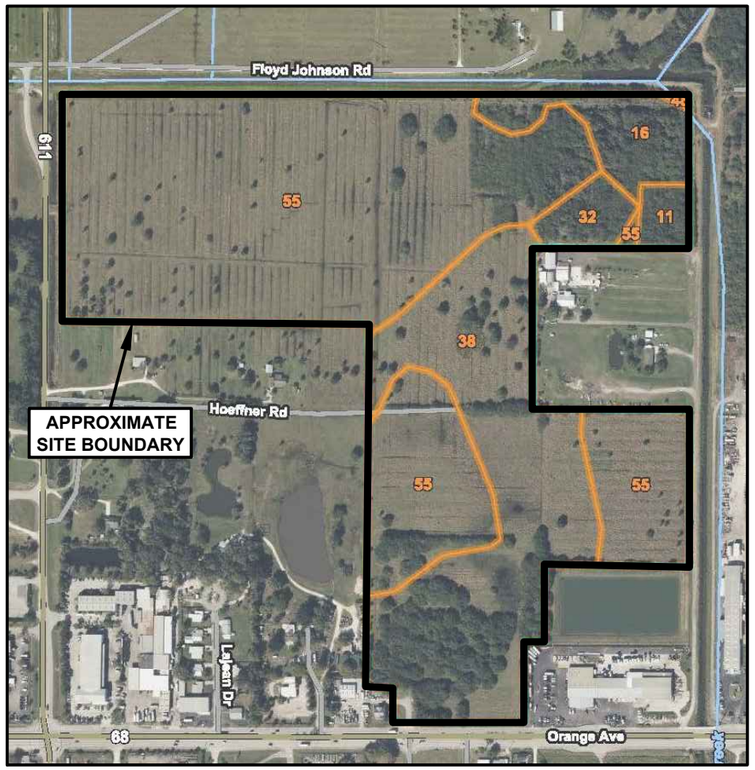
## 2021 AERIAL PHOTOGRAPH




## USGS QUADRANGLE MAP OF "FT. PIERCE NW, FL"




## USDA SOIL SURVEY MAP




**PUBLIC LAND SURVEY SYSTEM**

Section 7 Township 35 South, Range 40 East

**ST. LUCIE COUNTY PROPERTY APPRAISER**

Parcel ID 2407-221-0001-000-1 (31.76 acres)
Parcel ID 2407-212-0001-000-3 (19.45 acres)
Parcel ID 2407-211-0001-000-0 (8.47 acres)
Parcel ID 2407-231-0000-000-5 (18.36 acres)
Parcel ID 2407-241-0001-000-3 (10.37 acres)

**USDA NRCS SOIL TYPES WITHIN SITE BOUNDARY**

Map Unit 11: Chobee loamy sand, frequently ponded, 0 to 1 percent slopes
Map Unit 16: Hilolo loamy sand, 0 to 2 percent slopes
Map Unit 32: Pineda sand, 0 to 2 percent slopes
Map Unit 38: Riviera fine sand, 0 to 2 percent slopes
Map Unit 48: Wabasso sand, 0 to 2 percent slopes
Map Unit 55: Winder loamy sand

NORTH

NOT TO SCALE

Graphical sources:
- Google Earth Pro
- QUADS/Earth Survey
- USDA NRCS Web Soil Survey


AACE

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**SITE VICINITY MAPS**

SUBSURFACE SOIL EXPLORATION AND
GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Figure No. 1** |

## LEGEND

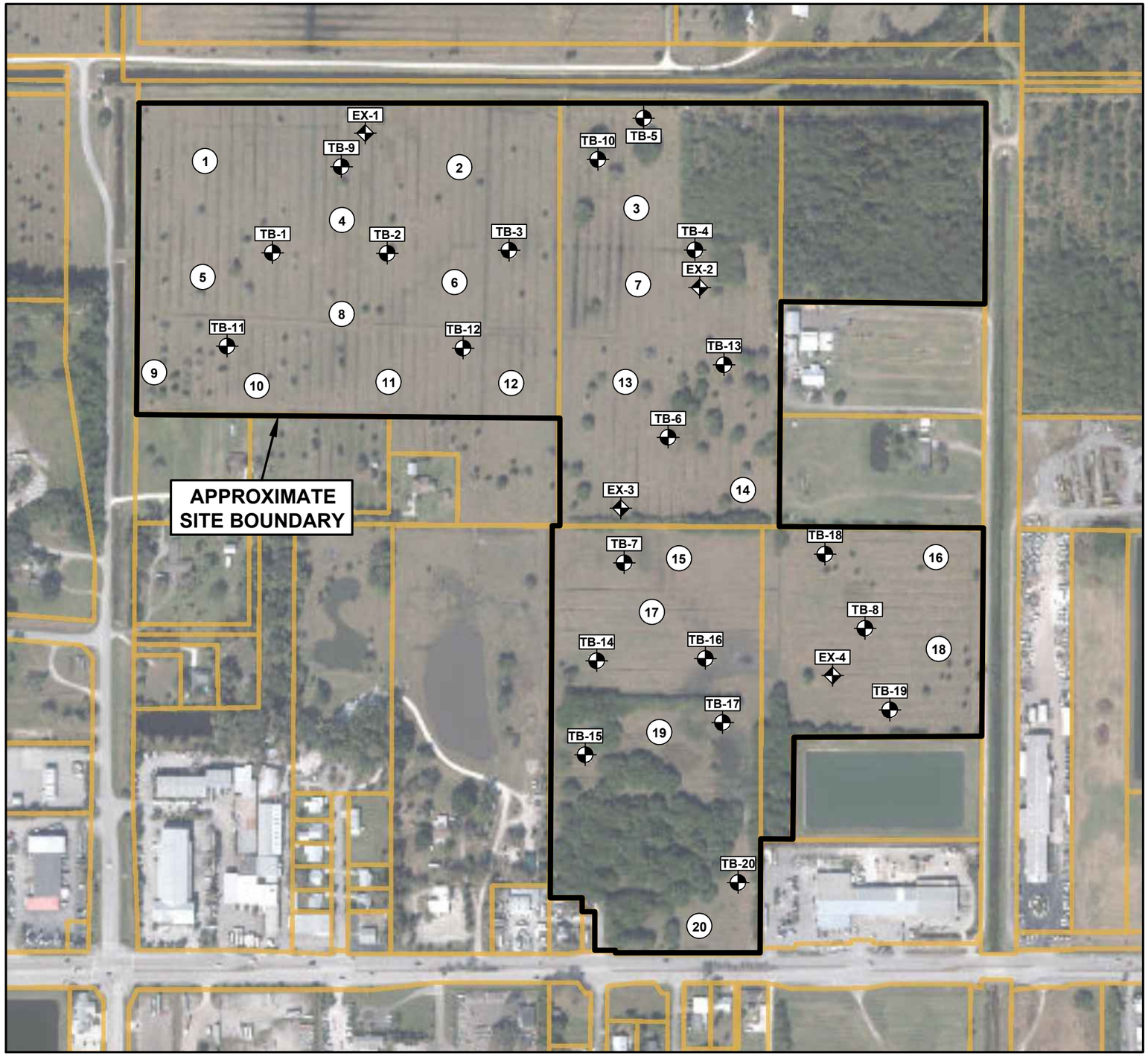
TB-# — Standard Penetration Test Boring

(#) — Hand Auger Boring

EX-# — SFWMD Exfiltration Test (Usual Open Hole, Constant-Head)

## NOTES

Shown and noted boring locations are approximate. All boring locations were located using the provided site plan, aerial photographs, existing site features, and a hand-held GPS instrument. Atmospheric disturbances and and local weather conditions may affect the accuracy of the GPS instrument readings. as such, the shown field work locations should be considered accurate only to the degree implied by the method of measurement used.




NORTH

**NOT TO SCALE**

**Graphical source:**
**St. Lucie County Property Appraiser**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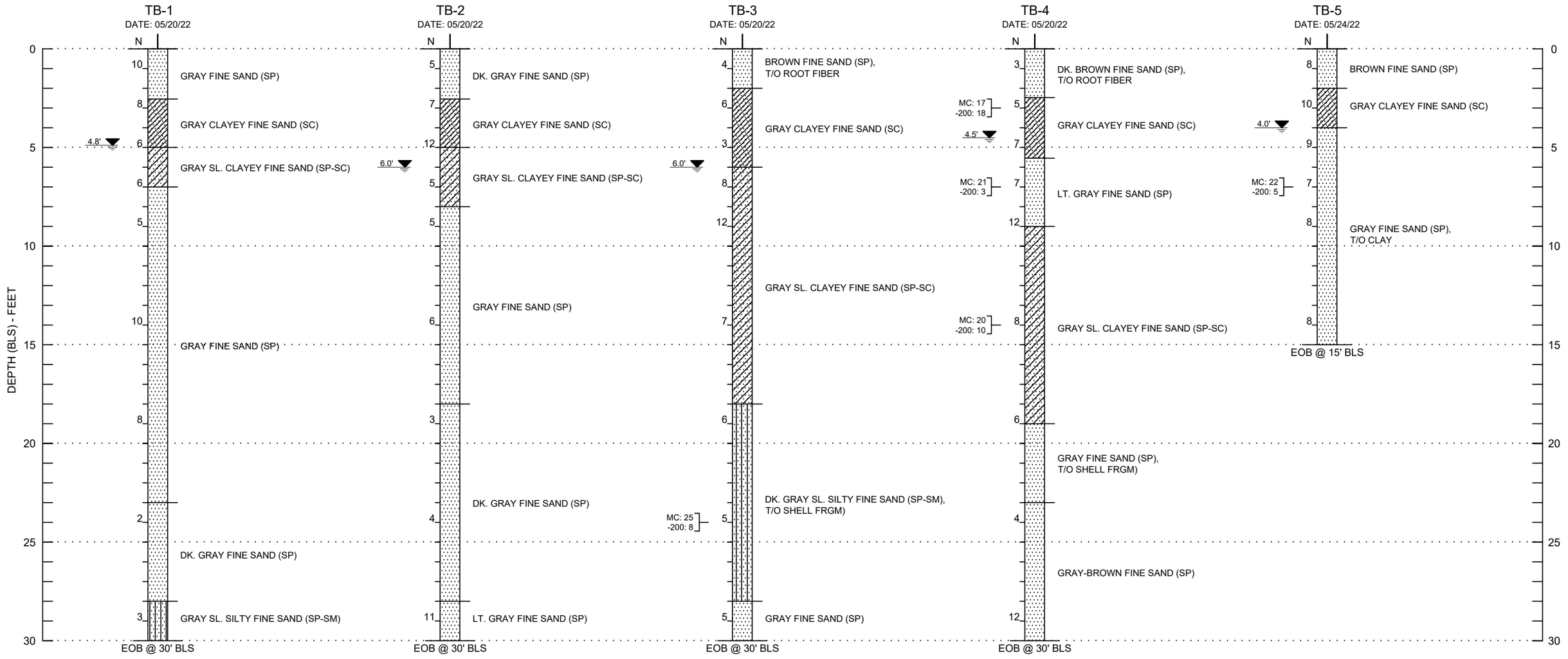
**FIELD WORK LOCATION PLAN**

SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION
±85-ACRES OFF ORANGE AVENUE (SUCHMAN)
ST. LUCIE COUNTY, FLORIDA

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Figure No. 2** |




## SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

NOTE: 3"-10" of topsoil (sands with roots/organics) encountered in some borings (not shown on boring profiles)

## DRILLING NOTES:

| | |
|---|---|
| TB-# | STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586) |
| N | SPT RESISTANCE IN BLOWS PER FOOT |
| HAB | HAND AUGER BORING (ASTM D1452) |
| XX ▼ | GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING |
| EOB | END OF BORING |
| BLS | BELOW LAND SURFACE |
| FRGM | FRAGMENTS |
| SP, SP-SC, SC, SP-SM | UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS |
| MC | NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216) |
| -200 | PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140) |

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL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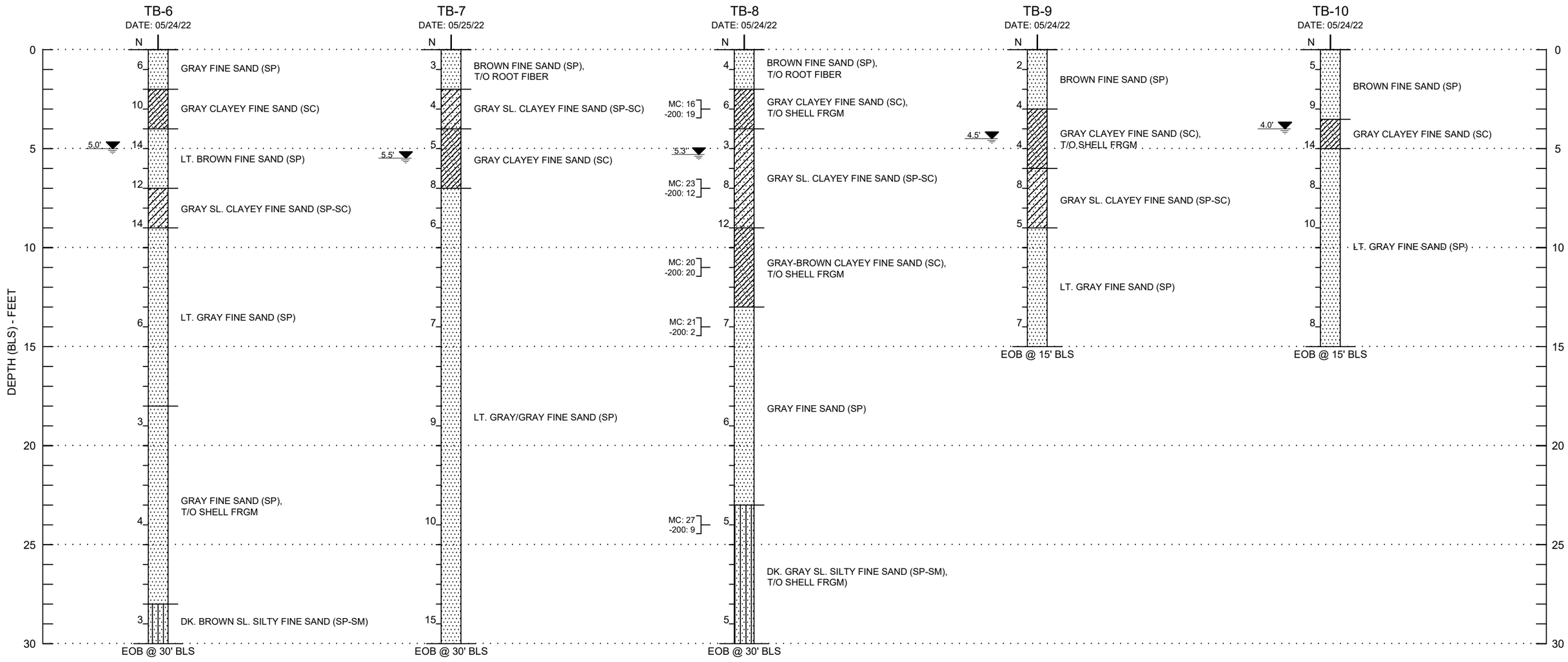
**SOIL BORING PROFILES**

**SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA**

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Sheet No. 1** |




## SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

## DRILLING NOTES:

| | |
|---|---|
| TB-# | STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586) |
| N | SPT RESISTANCE IN BLOWS PER FOOT |
| HAB | HAND AUGER BORING (ASTM D1452) |
| XX ▼ | GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING |
| EOB | END OF BORING |
| BLS | BELOW LAND SURFACE |
| FRGM | FRAGMENTS |
| SP, SP-SC, SC, SP-SM | UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS |
| MC | NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216) |
| -200 | PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140) |

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL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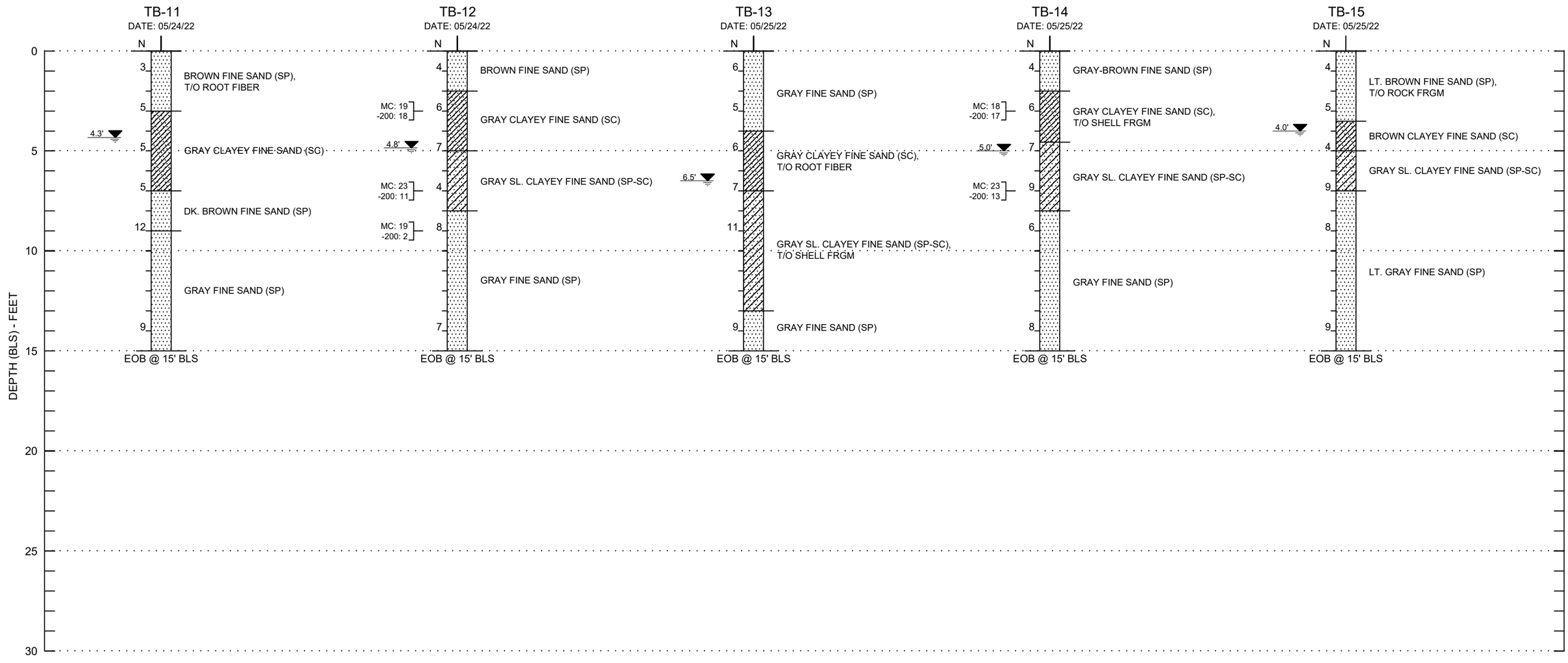
**SOIL BORING PROFILES**

**SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA**

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Sheet No. 2** |




## SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

## DRILLING NOTES:

| | | | |
|---|---|---|---|
| TB-# | STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586) | DRILL CREW CHIEF: DT | |
| N | SPT RESISTANCE IN BLOWS PER FOOT | DRILL RIG: CME-45 | |
| HAB | HAND AUGER BORING (ASTM D1452) | DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY | |
| X.X' | GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING | SPLIT-SPOON SAMPLER: | |
| EOB | END OF BORING | INSIDE DIAMETER: 1.375" | |
| BLS | BELOW LAND SURFACE | OUTSIDE DIAMETER: 2.0" | |
| FRGM | FRAGMENTS | LENGTH: 24" | |
| SP, SP-SC, SC, SP-SM | UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] | SPT HAMMER: | |
| | USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION | AVERAGE DROP: 30" | |
| | EXCEPT FOR NOTED LABORATORY TESTS | WEIGHT: 140 LBS | |
| MC | NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216) | TYPE: SAFETY/MANUAL | |
| -200 | PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140) | | |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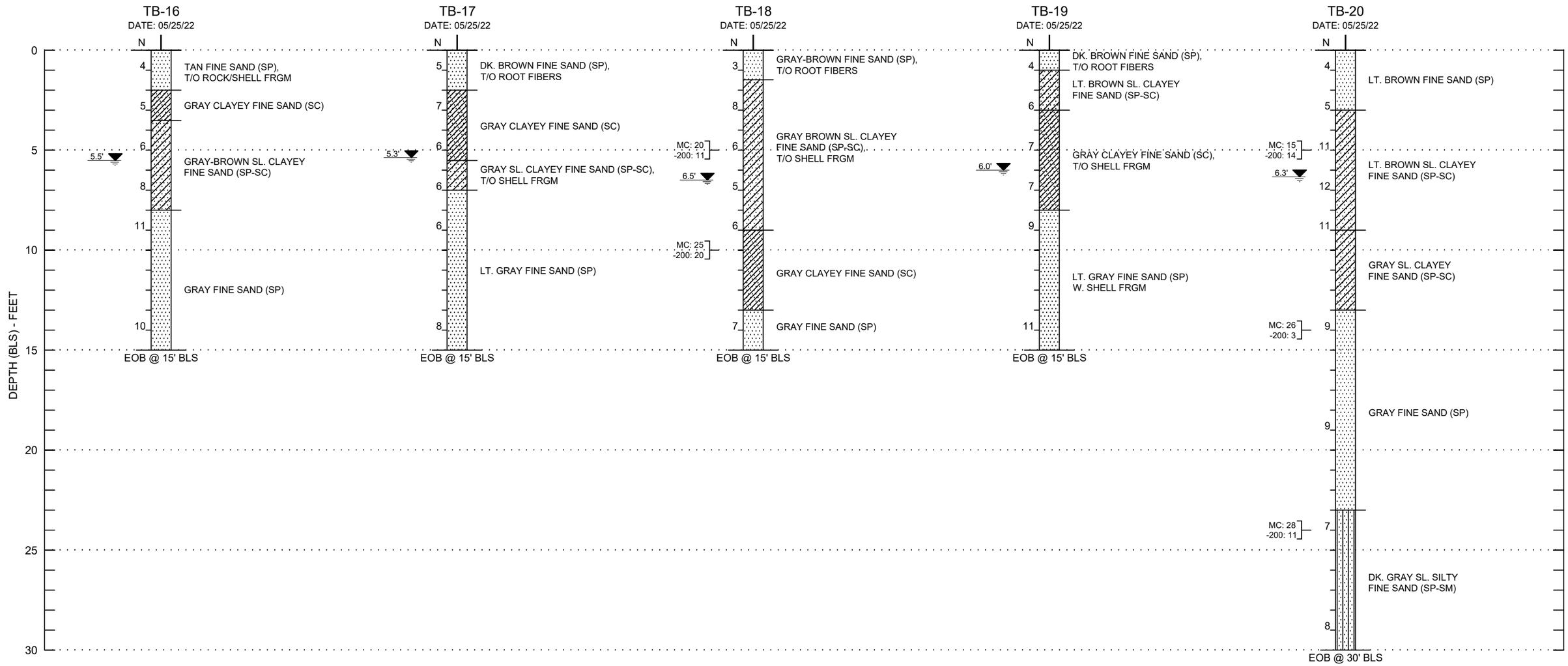
**SOIL BORING PROFILES**

**SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA**

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Sheet No. 3** |




## SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

## DRILLING NOTES:

| | |
|---|---|
| TB-# | STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586) |
| N | SPT RESISTANCE IN BLOWS PER FOOT |
| HAB | HAND AUGER BORING (ASTM D1452) |
| XX▼ | GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING |
| EOB | END OF BORING |
| BLS | BELOW LAND SURFACE |
| FRGM | FRAGMENTS |
| SP, SP-SC, SC, SP-SM | UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] |
| | USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION |
| | EXCEPT FOR NOTED LABORATORY TESTS |
| MC | NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216) |
| -200 | PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140) |

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL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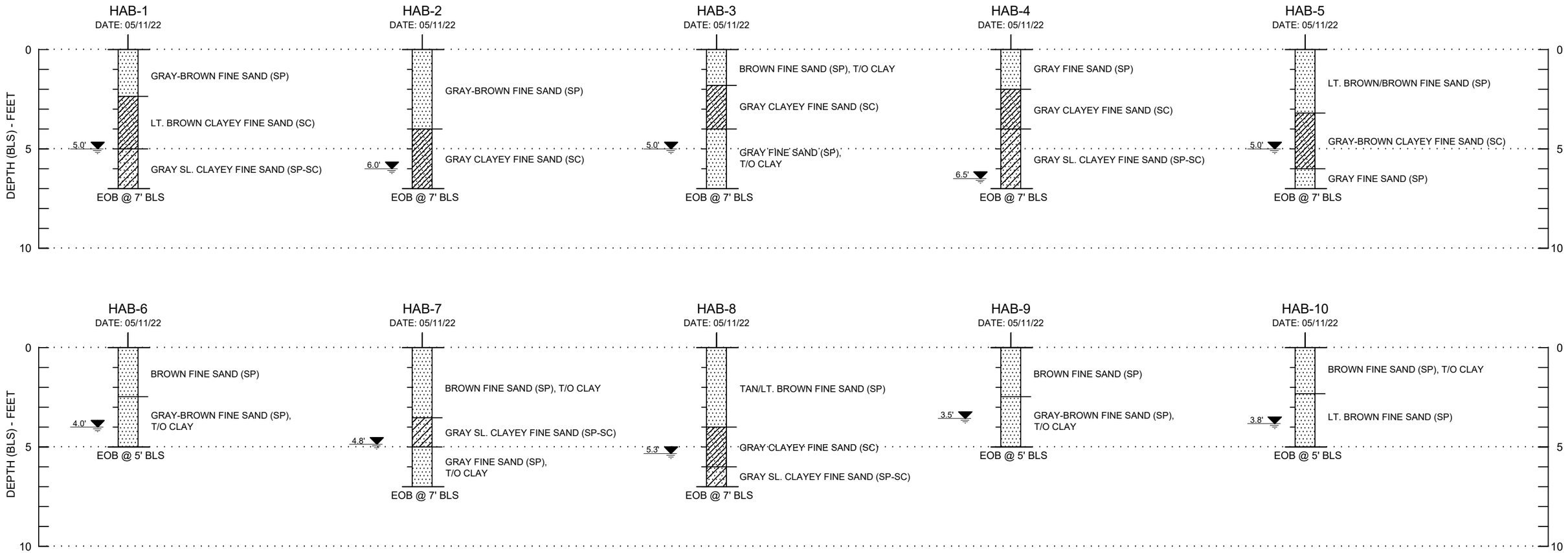
**SOIL BORING PROFILES**

**SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA**

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Sheet No. 4** |




## SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

## DRILLING NOTES:

| | |
|---|---|
| TB-# | STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586) |
| N | SPT RESISTANCE IN BLOWS PER FOOT |
| HAB | HAND AUGER BORING (ASTM D1452) |
| X.X' | GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING |
| EOB | END OF BORING |
| BLS | BELOW LAND SURFACE |
| FRGM | FRAGMENTS |
| SP, SP-SC, SC, SP-SM | UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS |
| MC | NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216) |
| -200 | PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140) |

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL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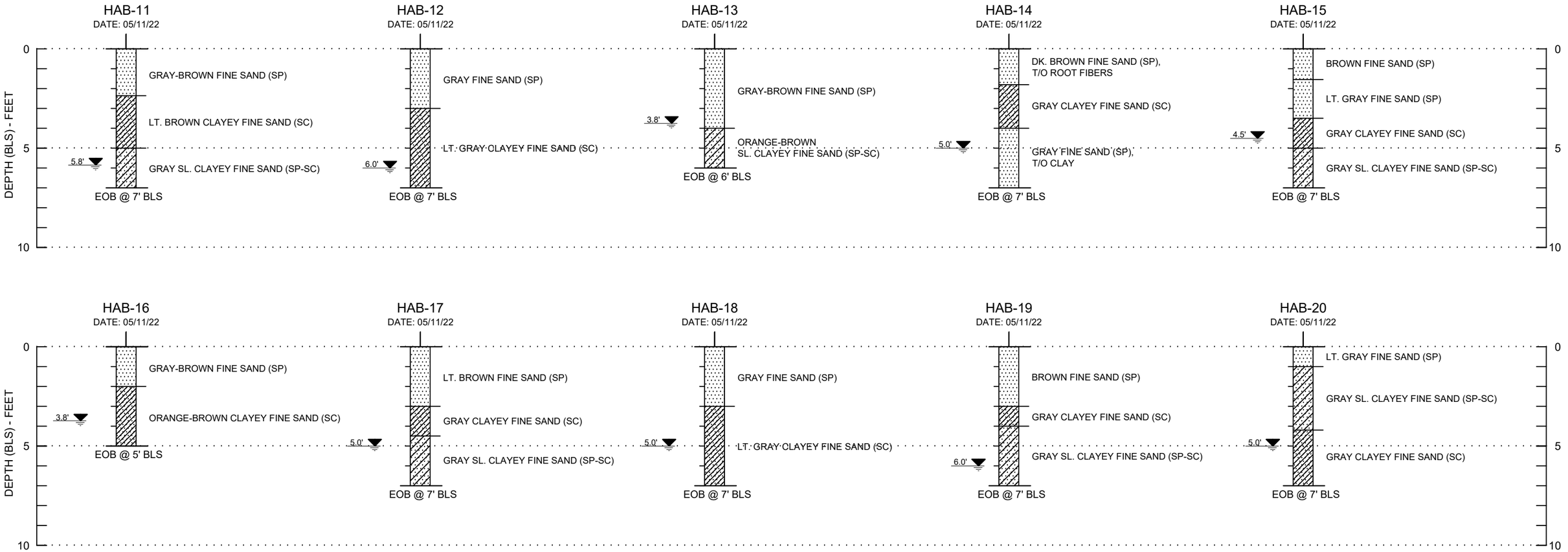
**SOIL BORING PROFILES**

**SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA**

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Sheet No. 5** |




## SOIL GRAPHICAL LEGEND:

- FINE SAND (SP)
- SLIGHTLY CLAYEY FINE SAND (SP-SC)
- CLAYEY FINE SAND (SC)
- SLIGHTLY SILTY FINE SAND (SP-SM)

## DRILLING NOTES:

| | |
|---|---|
| TB-# | STANDARD PENETRATION TEST [SPT] BORING (ASTM D1586) |
| N | SPT RESISTANCE IN BLOWS PER FOOT |
| HAB | HAND AUGER BORING (ASTM D1452) |
| X.X' | GROUNDWATER TABLE (FT-BLS) AT TIME OF DRILLING |
| EOB | END OF BORING |
| BLS | BELOW LAND SURFACE |
| FRGM | FRAGMENTS |
| SP, SP-SC, SC, SP-SM | UNIFIED SOIL CLASSIFICATION SYSTEM [USCS] USCS GROUPS DETERMINED BY VISUAL CLASSIFICATION EXCEPT FOR NOTED LABORATORY TESTS |
| MC | NATURAL MOISTURE CONTENT IN PERCENT (ASTM D2216) |
| -200 | PERCENT FINES PASSING THE NO. 200 SIEVE (ASTM D1140) |

DRILL CREW CHIEF: DT
DRILL RIG: CME-45
DRILLING METHOD: ROTARY-WASH/BENTONITE SLURRY
SPLIT-SPOON SAMPLER:
- INSIDE DIAMETER: 1.375"
- OUTSIDE DIAMETER: 2.0"
- LENGTH: 24"

SPT HAMMER:
- AVERAGE DROP: 30"
- WEIGHT: 140 LBS
- TYPE: SAFETY/MANUAL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**SOIL BORING PROFILES**

**SUBSURFACE SOIL EXPLORATION AND GEOTECHNICAL ENGINEERING EVALUATION ±85-ACRES OFF ORANGE AVENUE (SUCHMAN) ST. LUCIE COUNTY, FLORIDA**

| | |
|---|---|
| Drawn by: PGA | Date: May 2022 |
| Checked by: DPA | Date: May 2022 |
| AACE File No: 22-181 | **Sheet No. 6** |

# APPENDIX I

## *USDA NRCS Web Soil Survey Summary Report*

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

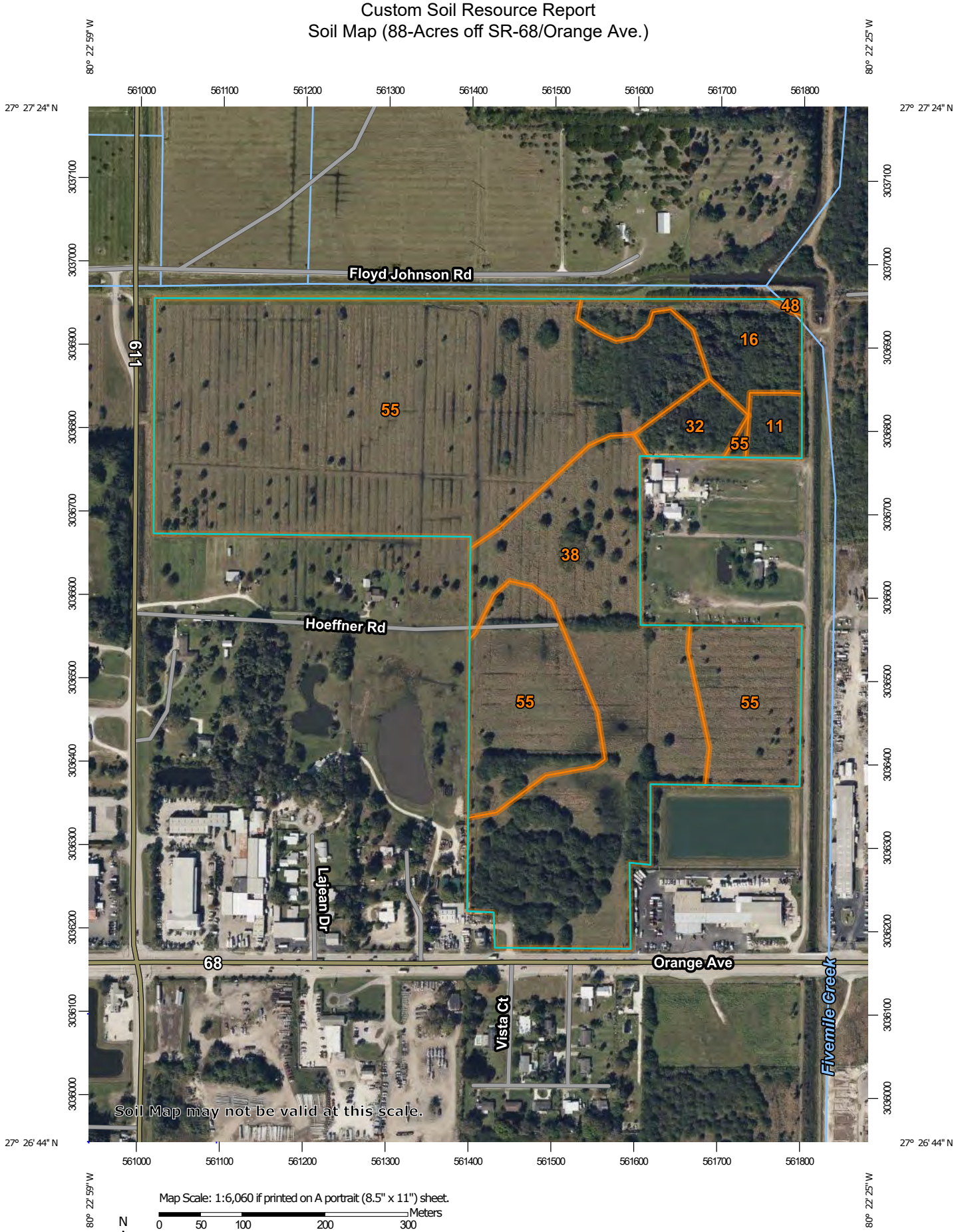
# Custom Soil Resource Report for St. Lucie County, Florida

## 88-Acres off SR-68/Orange Ave.




May 10, 2022

# Custom Soil Resource Report
## Soil Map (88-Acres off SR-68/Orange Ave.)




Map Scale: 1:6,060 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend (88-Acres off SR-68/ Orange Ave.)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 11 | Chobee loamy sand, frequently ponded, 0 to 1 percent slopes | 1.3 | 1.5% |
| 16 | Hilolo loamy sand, 0 to 2 percent slopes | 4.5 | 5.3% |
| 32 | Pineda sand, 0 to 2 percent slopes | 2.0 | 2.3% |
| 38 | Riviera fine sand, 0 to 2 percent slopes | 23.8 | 28.1% |
| 48 | Wabasso sand, 0 to 2 percent slopes | 0.1 | 0.1% |
| 55 | Winder loamy sand | 53.0 | 62.6% |
| **Totals for Area of Interest** | | **84.7** | **100.0%** |

# Map Unit Descriptions (88-Acres off SR-68/ Orange Ave.)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# St. Lucie County, Florida

## 11—Chobee loamy sand, frequently ponded, 0 to 1 percent slopes

### Map Unit Setting

*National map unit symbol:* 2tzwd
*Elevation:* 0 to 70 feet
*Mean annual precipitation:* 48 to 58 inches
*Mean annual air temperature:* 68 to 77 degrees F
*Frost-free period:* 350 to 365 days
*Farmland classification:* Farmland of unique importance

### Map Unit Composition

*Chobee and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Chobee

#### Setting

*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Parent material:* Loamy alluvium

#### Typical profile

*A - 0 to 11 inches:* loamy sand
*Btg - 11 to 40 inches:* sandy clay loam
*Btkg - 40 to 80 inches:* sandy clay loam

#### Properties and qualities

*Slope:* 0 to 1 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Very poorly drained
*Runoff class:* Negligible
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* About 0 inches
*Frequency of flooding:* None
*Frequency of ponding:* Frequent
*Calcium carbonate, maximum content:* 14 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* High (about 9.7 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 7w
*Hydrologic Soil Group:* C/D
*Forage suitability group:* Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL)
*Other vegetative classification:* Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL), Freshwater Marshes and Ponds (R156BY010FL)

*Hydric soil rating:* Yes

**Minor Components**

**Kaliga**

*Percent of map unit:* 4 percent
*Landform:* Depressions on flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear, concave
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Organic soils in depressions and on flood plains (G155XB645FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

**Brynwood**

*Percent of map unit:* 4 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* Yes

**Floridana**

*Percent of map unit:* 4 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave, convex
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

**Winder**

*Percent of map unit:* 3 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Convex, linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

## 16—Hilolo loamy sand, 0 to 2 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2zlft
*Elevation:* 0 to 100 feet

*Mean annual precipitation:* 42 to 63 inches
*Mean annual air temperature:* 68 to 77 degrees F
*Frost-free period:* 350 to 365 days
*Farmland classification:* Farmland of unique importance

**Map Unit Composition**

*Hilolo and similar soils:* 80 percent
*Minor components:* 20 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Hilolo**

**Setting**

*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Calcareous sandy and loamy marine deposits

**Typical profile**

*A - 0 to 6 inches:* loamy sand
*Btkg1 - 6 to 12 inches:* fine sandy loam
*Btkg2 - 12 to 28 inches:* sandy clay loam
*Btkg3 - 28 to 53 inches:* fine sandy loam
*Cg - 53 to 80 inches:* loamy fine sand

**Properties and qualities**

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Poorly drained
*Runoff class:* Very high
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 2.00 in/hr)
*Depth to water table:* About 3 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 10 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Moderate (about 7.5 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3w
*Hydrologic Soil Group:* B/D
*Forage suitability group:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
*Other vegetative classification:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
*Hydric soil rating:* Yes

**Minor Components**

**Pineda**

*Percent of map unit:* 4 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf

*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Riviera**

*Percent of map unit:* 4 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Pople**

*Percent of map unit:* 4 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Convex, linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
*Hydric soil rating:* Yes

**Winder**

*Percent of map unit:* 4 percent
*Landform:* Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Concave, convex, linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
*Hydric soil rating:* Yes

**Brynwood**

*Percent of map unit:* 4 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* No

## 32—Pineda sand, 0 to 2 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2x1nb

*Elevation:* 0 to 100 feet
*Mean annual precipitation:* 47 to 58 inches
*Mean annual air temperature:* 70 to 77 degrees F
*Frost-free period:* 355 to 365 days
*Farmland classification:* Farmland of unique importance

**Map Unit Composition**

*Pineda and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Pineda**

**Setting**

*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Parent material:* Sandy and loamy marine deposits

**Typical profile**

*A - 0 to 5 inches:* sand
*E - 5 to 19 inches:* sand
*Bw - 19 to 35 inches:* sand
*Btg/E - 35 to 38 inches:* sandy loam
*Btg - 38 to 60 inches:* sandy loam
*Cg - 60 to 80 inches:* loamy sand

**Properties and qualities**

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Poorly drained
*Runoff class:* Very high
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* About 3 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 4 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Low (about 4.6 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3w
*Hydrologic Soil Group:* C/D
*Forage suitability group:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Minor Components**

**Malabar**

*Percent of map unit:* 6 percent

*Landform:* — error in exists on —
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Concave, linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Wabasso**

*Percent of map unit:* 5 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* No

**Valkaria**

*Percent of map unit:* 2 percent
*Landform:* Drainageways on flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf, dip
*Down-slope shape:* Linear
*Across-slope shape:* Linear, concave
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

**Brynwood**

*Percent of map unit:* 2 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* Yes

## 38—Riviera fine sand, 0 to 2 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2tzw2
*Elevation:* 0 to 80 feet
*Mean annual precipitation:* 44 to 59 inches
*Mean annual air temperature:* 68 to 77 degrees F
*Frost-free period:* 350 to 365 days
*Farmland classification:* Farmland of unique importance

**Map Unit Composition**

*Riviera and similar soils:* 80 percent

*Minor components:* 20 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Riviera

#### Setting

*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Parent material:* Sandy and loamy marine deposits

#### Typical profile

*A - 0 to 6 inches:* fine sand
*E - 6 to 28 inches:* fine sand
*Bt/E - 28 to 32 inches:* fine sandy loam
*Btg - 32 to 42 inches:* sandy clay loam
*C - 42 to 80 inches:* fine sand

#### Properties and qualities

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Poorly drained
*Runoff class:* Very high
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 6.00 in/hr)
*Depth to water table:* About 3 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Moderate (about 6.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3w
*Hydrologic Soil Group:* A/D
*Forage suitability group:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

### Minor Components

#### Wabasso

*Percent of map unit:* 8 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Convex, linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* No

#### Pinellas

*Percent of map unit:* 4 percent

*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Convex, linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
*Hydric soil rating:* No

**Brynwood**

*Percent of map unit:* 4 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* Yes

**Oldsmar**

*Percent of map unit:* 2 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Convex, linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* No

**Floridana**

*Percent of map unit:* 2 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Tread, dip
*Down-slope shape:* Concave, linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
*Hydric soil rating:* Yes

## 48—Wabasso sand, 0 to 2 percent slopes

**Map Unit Setting**

*National map unit symbol:* 2svyr
*Elevation:* 0 to 70 feet
*Mean annual precipitation:* 46 to 55 inches
*Mean annual air temperature:* 70 to 77 degrees F
*Frost-free period:* 355 to 365 days
*Farmland classification:* Farmland of unique importance

**Map Unit Composition**

*Wabasso and similar soils:* 85 percent
*Minor components:* 15 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Wabasso**

**Setting**

*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Parent material:* Sandy and loamy marine deposits

**Typical profile**

*A - 0 to 6 inches:* sand
*E - 6 to 25 inches:* sand
*Bh - 25 to 30 inches:* sand
*Btg - 30 to 58 inches:* sandy clay loam
*Cg - 58 to 80 inches:* loamy sand

**Properties and qualities**

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* 9 to 50 inches to strongly contrasting textural stratification
*Drainage class:* Poorly drained
*Runoff class:* Very high
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* About 6 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 5 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Very low (about 1.4 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3w
*Hydrologic Soil Group:* C/D
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* No

**Minor Components**

**Brynwood**

*Percent of map unit:* 6 percent
*Landform:* Flatwoods on marine terraces
*Landform position (three-dimensional):* Tread, talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear

*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* Yes

**Cypress lake**

*Percent of map unit:* 5 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear, convex
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
*Hydric soil rating:* Yes

**Pineda**

*Percent of map unit:* 4 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Tread, dip, talf
*Down-slope shape:* Linear
*Across-slope shape:* Concave, linear
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
*Hydric soil rating:* Yes

## 55—Winder loamy sand

**Map Unit Setting**

*National map unit symbol:* 1jpwk
*Elevation:* 0 to 30 feet
*Mean annual precipitation:* 49 to 58 inches
*Mean annual air temperature:* 70 to 77 degrees F
*Frost-free period:* 350 to 365 days
*Farmland classification:* Farmland of unique importance

**Map Unit Composition**

*Winder, drained and bedded, and similar soils:* 67 percent
*Winder, hydric, and similar soils:* 15 percent
*Minor components:* 18 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Winder, Drained And Bedded**

**Setting**

*Landform:* Flats on marine terraces
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Convex, concave
*Across-slope shape:* Linear
*Parent material:* Sandy and loamy marine deposits

**Typical profile**

*A - 0 to 6 inches:* loamy sand

*E - 6 to 12 inches:* sand
*Btg1 - 12 to 33 inches:* sandy clay loam
*Btg2 - 33 to 49 inches:* sandy loam
*Cg1 - 49 to 61 inches:* loamy sand
*Cg2 - 61 to 80 inches:* sand

**Properties and qualities**

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Poorly drained
*Runoff class:* High
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* About 12 to 18 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 5 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Low (about 5.8 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3w
*Hydrologic Soil Group:* C/D
*Forage suitability group:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
*Other vegetative classification:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
*Hydric soil rating:* No

**Description of Winder, Hydric**

**Setting**

*Landform:* Flats on marine terraces
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear
*Parent material:* Sandy and loamy marine deposits

**Typical profile**

*A - 0 to 6 inches:* loamy sand
*E - 6 to 12 inches:* sand
*Btg1 - 12 to 33 inches:* sandy clay loam
*Btg2 - 33 to 49 inches:* sandy loam
*Cg1 - 49 to 61 inches:* loamy sand
*Cg2 - 61 to 80 inches:* sand

**Properties and qualities**

*Slope:* 0 to 2 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Poorly drained
*Runoff class:* Very high
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
*Depth to water table:* About 0 to 12 inches
*Frequency of flooding:* None

*Frequency of ponding:* None
*Calcium carbonate, maximum content:* 5 percent
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
*Sodium adsorption ratio, maximum:* 4.0
*Available water supply, 0 to 60 inches:* Low (about 5.8 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 3w
*Hydrologic Soil Group:* C/D
*Forage suitability group:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
*Other vegetative classification:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
*Hydric soil rating:* Yes

**Minor Components**

**Riviera**

*Percent of map unit:* 3 percent
*Landform:* Flats on marine terraces
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
*Hydric soil rating:* Yes

**Hallandale**

*Percent of map unit:* 3 percent
*Landform:* Flats on marine terraces
*Landform position (three-dimensional):* Interfluve, talf
*Down-slope shape:* Convex
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
*Hydric soil rating:* No

**Floridana**

*Percent of map unit:* 3 percent
*Landform:* Depressions on marine terraces
*Landform position (three-dimensional):* Dip
*Down-slope shape:* Concave
*Across-slope shape:* Concave
*Other vegetative classification:* Sandy over loamy soils on stream terraces, flood plains, or in depressions (G156BC245FL)
*Hydric soil rating:* Yes

**Pineda**

*Percent of map unit:* 3 percent
*Landform:* Drainageways on marine terraces, flats on marine terraces
*Landform position (three-dimensional):* Dip
*Down-slope shape:* Linear
*Across-slope shape:* Concave
*Other vegetative classification:* Sandy over loamy soils on flats of hydric or mesic lowlands (G156BC241FL)
*Hydric soil rating:* Yes

**Wabasso**

*Percent of map unit:* 2 percent
*Landform:* Flats on marine terraces
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Convex
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
*Hydric soil rating:* No

**Winder, shell substratum, hydric**

*Percent of map unit:* 2 percent
*Landform:* Flats on marine terraces
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Linear, concave
*Across-slope shape:* Linear
*Other vegetative classification:* Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
*Hydric soil rating:* Yes

**Wabasso, gravelly substratum**

*Percent of map unit:* 2 percent
*Landform:* Flats on marine terraces
*Landform position (three-dimensional):* Talf
*Down-slope shape:* Convex
*Across-slope shape:* Linear
*Other vegetative classification:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
*Hydric soil rating:* No

# APPENDIX II

## *General Notes*

# ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

## SOIL BORING, SAMPLING AND TESTING METHODS

### GENERAL

Andersen Andre Consulting Engineers, Inc. (AACE) borings describe subsurface conditions only at the locations drilled and at the time drilled. They provide no information about subsurface conditions below the bottom of the boreholes. At locations not explored, surface conditions that differ from those observed in the borings may exist and should be anticipated.

The information reported on our boring logs is based on our drillers' logs and on visual examination in our laboratory of disturbed soil samples recovered from the borings. The distinction shown on the logs between soil types is approximate only. The actual transition from one soil to another may be gradual and indistinct.

The groundwater depth shown on our boring logs is the water level the driller observed in the borehole when it was drilled. These water levels may have been influenced by the drilling procedures, especially in borings made by rotary drilling with bentonitic drilling mud. An accurate determination of groundwater level requires long-term observation of suitable monitoring wells. Fluctuations in groundwater levels throughout the year should be anticipated.

The absence of a groundwater level on certain logs indicates that no groundwater data is available. It does not mean that groundwater will not be encountered at that boring location at some other point in time.

### STANDARD PENETRATION TEST

The Standard Penetration Test (SPT) is a widely accepted method of in situ testing of foundation soils (ASTM D-1586). A 2-foot (0.6m) long, 2-inch (50mm) O.D. split-barrell sampler attached to the end of a string of drilling rods is driven 24 inches (0.60m) into the ground by successive blows of a 140-pound (63.5 Kg) hammer freely dropping 30 inches (0.76m). The number of blows needed for each 6 inches (0.15m) increments penetration is recorded. The sum of the blows required for penetration of the middle two 6-inch (0.15m) increments of penetration constitutes the test result of N-value. After the test, the sampler is extracted from the ground and opened to allow visual description of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load. The following tables relate N-values to a qualitative description of soil density and, for cohesive soils, an approximate unconfined compressive strength (Qu):

| **Cohesionless Soils:** | **N-Value** | **Description** |
|---|---|---|
| | 0 to 4 | Very loose |
| | 4 to 10 | Loose |
| | 10 to 30 | Medium dense |
| | 30 to 50 | Dense |
| | Above 50 | Very dense |

| Cohesive Soils: | N-Value | Description | Qu |
|---|---|---|---|
| | 0 to 2 | Very soft | Below 0.25 tsf (25 kPa) |
| | 2 to 4 | Soft | 0.25 to 0.50 tsf (25 to 50 kPa) |
| | 4 to 8 | Medium stiff | 0.50 to 1.0 tsf (50 to 100 kPa) |
| | 8 to 15 | Stiff | 1.0 to 2.0 tsf (100 to 200 kPa) |
| | 15 to 30 | Very stiff | 2.0 to 4.0 tsf (200 to 400 kPa) |
| | Above 30 | Hard | Above 4.0 tsf (400 kPa) |

The tests are usually performed at 5 foot (1.5m) intervals. However, more frequent or continuous testing is done by AACE through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid. After completion of a test borings, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed by backfilling, either with accumulated cuttings or lean cement.

Representative split-spoon samples from each sampling interval and from different strata are brought to our laboratory in air-tight jars for classification and testing, if necessary. Afterwards, the samples are discarded unless prior arrangement have been made.

**POWER AUGER BORINGS**

Auger borings (ASTM D-1452) are used when a relatively large, continuous sampling of soil strata close to the ground surface is desired. A 4-inch (100 mm) diameter, continuous flight, helical auger with a cutting head at its end is screwed into the ground in 5-foot (1.5m) sections. It is powered by the rotary drill rig. The sample is recovered by withdrawing the auger our of the ground without rotating it. The soil sample so obtained, is classified in the field and representative samples placed in bags or jars and returned to the AACE soils laboratory for classification and testing, if necessary.

**HAND AUGER BORINGS**

Hand auger borings are used, if soil conditions are favorable, when the soil strata are to be determined within a shallow (approximately 5-foot [1.5m]) depth or when access is not available to power drilling equipment. A 3-inch (75mm) diameter hand bucket auger with a cutting head is simultaneously turned and pressed into the ground. The bucket auger is retrieved at approximately 6-inch (0.15m) interval and its contents emptied for inspection. On occasion post-hole diggers are used, especially in the upper 3 feet (1m) or so. Penetrometer probings can be used in the upper 5 feet (1.5m) to determine the relative density of the soils. The soil sample obtained is described and representative samples put in bags or jars and transported to the AACE soils laboratory for classification and testing, if necessary.

**UNDISTURBED SAMPLING**

Undisturbed sampling (ASTM D-1587) implies the recovery of soil samples in a state as close to their natural condition as possible. Complete preservation of in situ conditions cannot be realized; however, with careful handling and proper sampling techniques, disturbance during sampling can be minimized for most geotechnical engineering purposes. Testing of undisturbed samples gives a more accurate estimate of in situ behavior than is possible with disturbed samples.

Normally, we obtain undisturbed samples by pushing a 2.875-inch (73 mm) I.D., thin wall seamless steel tube 24 inches (0.6 m) into the soil with a single stoke of a hydraulic ram. The sampler, which is a Shelby tube, is 30 (0.8 m) inches long. After the sampler is retrieved, the ends are sealed in the field and it is transported to our laboratory for visual description and testing, as needed.

**ROCK CORING**

In case rock strata is encountered and rock strength/continuity/composition information is needed for foundation or mining purposes, the rock can be cored (ASTM D-2113) and 2-inch to 4-inch diameter rock core samples be obtained for further laboratory analyses. The rock coring is performed through flush-joint steel casing temporarily installed through the overburden soils above the rock formation and also installed into the rock. The double- or triple-tube core barrels are advanced into the rock typically in 5-foot intervals and then retrieved to the surface. The barrel is then opened so that the core sample can be extruded. Preliminary field measurements of the recovered rock cores include percent recovery and Rock Quality Designation (RQD) values. The rock cores are placed in secure core boxes and then transported to our laboratory for further inspection and testing, as needed.

**SFWMD EXFILTRATION TESTS**

In order to estimate the hydraulic conductivity of the upper soils, constant head or falling head exfiltration tests can be performed. These tests are performed in accordance with methods described in the South Florida Water Management District (SFWMD) Permit Information Manual, Volume IV. In brief, a 6 to 9 inch diameter hole is augered to depths of about 5 to 7 feet; the bottom one foot is filled with 57-stone; and a 6-foot long slotted PVC pipe is lowered into the hole. The distance from the groundwater table and to the ground surface is recordedand the hole is then saturated for 10 minutes with the water level maintained at the ground surface.

If a constant head test is performed, the rate of pumping will be recorded at fixed intervals of 1 minute for a total of 10 minutes, following the saturation period.

**LABORATORY TEST METHODS**

Soil samples returned to the AACE soils laboratory are visually observed by a geotechnical engineer or a trained technician to obtain more accurate description of the soil strata. Laboratory testing is performed on selected samples as deemed necessary to aid in soil classification and to help define engineering properties of the soils. The test results are presented on the soil boring logs at the depths at which the respective sample was recovered, except that grain size distributions or selected other test results may be presented on separate tables, figures or plates as discussed in this report.

**THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA**

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

The soil descriptions shown on the logs are based upon visual-manual procedures in accordance with local practice. Soil classification is performed in general accordance with the United Soil Classification System and is also based on visual-manual procedures.

BOULDERS (>12" [300 MM]) and COBBLES (3" [75 MM] TO 12" [300 MM]):

**GRAVEL:** Coarse Gravel: 3/4" (19 mm) to 3" (75 mm)
Fine Gravel: No. 4 (4.75 mm) Sieve to 3/4" (19 mm)

Descriptive adjectives:

| | |
|---|---|
| 0 - 5% | – no mention of gravel in description |
| 5 - 15% | – trace |
| 15 - 29% | – some |
| 30 - 49% | – gravelly (shell, limerock, cemented sands) |

**SANDS:**

COARSE SAND: No. 10 (2 mm) Sieve to No. 4 (4.75 mm) Sieve
MEDIUM SAND: No. 40 (425 µm) Sieve to No. 10 (2 mm) Sieve
FINE SAND: No. 200 (75 µm) Sieve to No. 40 (425 µm) Sieve

Descriptive adjectives:

| | |
|---|---|
| 0 - 5% | – no mention of sand in description |
| 5 - 15% | – trace |
| 15 - 29% | – some |
| 30 - 49% | – sandy |

**SILT/CLAY:** < #200 (75µM) Sieve

SILTY OR SILT: $PI < 4$
SILTY CLAYEY OR SILTY CLAY: $4 \leq PI \leq 7$
CLAYEY OR CLAY: $PI > 7$

Descriptive adjectives:

| | |
|---|---|
| < - 5% | – clean (no mention of silt or clay in description) |
| 5 - 15% | – slightly |
| 16 - 35% | – clayey, silty, or silty clayey |
| 36 - 49% | – very |

**ORGANIC SOILS**:

| **Organic Content** | **Descriptive Adjectives** | **Classification** |
|---|---|---|
| 0 - 2.5% | Usually no mention of organics in description | See Above |
| 2.6 - 5% | slightly organic | add “with organic fines” to group name |
| 5 - 30% | organic | SM with organic fines |
| | | Organic Silt (OL) |
| | | Organic Clay (OL) |
| | | Organic Silt (OH) |

**THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA**

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

Organic Clay (OH)

**HIGHLY ORGANIC SOILS AND MATTER:**

| **Organic Content** | **Descriptive Adjectives** | **Classification** |
|---|---|---|
| 30 - 75% | sandy peat | Peat (PT) |
| | silty peat | Peat (PT) |
| > 75% | amorphous peat | Peat (PT) |
| | fibrous peat | Peat (PT) |

**STRATIFICATION AND STRUCTURE:**

| **Descriptive Term** | | **Thickness** |
|---|---|---|
| with interbedded | | |
| seam | -- | less than ½ inch (13 mm) thick |
| layer | -- | ½ to 12-inches (300 mm) thick |
| stratum | -- | more than 12-inches (300 mm) thick |
| pocket | -- | small, erratic deposit, usually less than 1-foot |
| lens | -- | lenticular deposits |
| occasional | -- | one or less per foot of thickness |
| frequent | -- | more than one per foot of thickness |
| calcareous | -- | containing calcium carbonate (reaction to diluted HCL) |
| hardpan | -- | spodic horizon usually medium dense |
| marl | -- | mixture of carbonate clays, silts, shells and sands |

**ROCK CLASSIFICATION (FLORIDA) CHART:**

| Symbol | Typical Description |
|---|---|
| LS | Hard Bedded Limestone or Caprock |
| WLS | Fractured or Weathered Limestone |
| LR | Limerock (gravel, sand, silt and clay mixture) |
| SLS | Stratified Limestone and Soils |

**THE PROJECT SOIL DESCRIPTION PROCEDURE FOR SOUTHEAST FLORIDA**

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

## LEGEND FOR BORING LOGS

| | |
|---|---|
| N: | Number of blows to drive a 2-inch OD split spoon sampler 12 inches using a 140-pound hammer dropped 30 inches |
| R: | Refusal (less than six inches advance of the split spoon after 50 hammer blows) |
| MC: | Moisture content (percent of dry weight) |
| OC: | Organic content (percent of dry weight) |
| PL: | Moisture content at the plastic limit |
| LL: | Moisture content at the liquid limit |
| PI: | Plasticity index (LL-PL) |
| qu: | Unconfined compressive strength (tons per square foot, unless otherwise noted) |
| -200: | Percent passing a No. 200 sieve (200 wash) |
| +40: | Percent retained above a No. 40 sieve |
| US: | Undisturbed sample obtained with a thin-wall Shelby tube |
| k: | Permeability (feet per minute, unless otherwise noted) |
| DD: | Dry density (pounds per cubic foot) |
| TW: | Total unit weight (pounds per cubic foot) |

# APPENDIX III

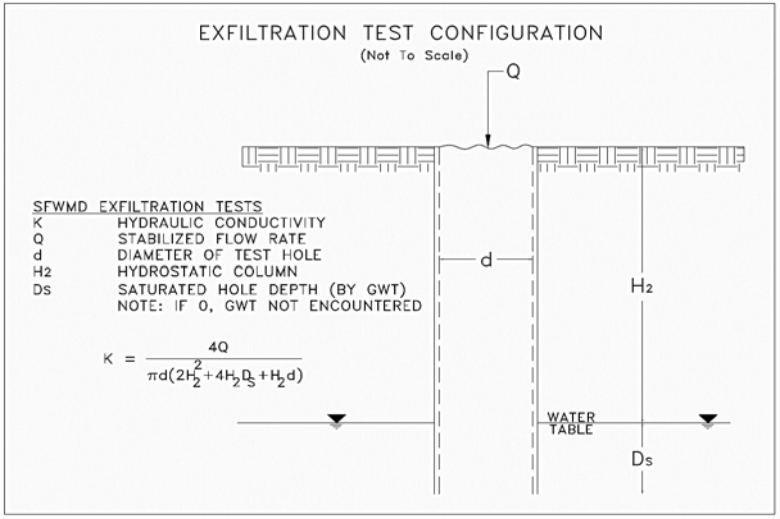
## *Soil Hydraulic Conductivity Test Reports*

# ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

## SFWMD Usual Open Hole Test

| | | | | | |
|---|---|---|---|---|---|
| **Test Number** | **EX-1** | **Project Name** | **85 Acres of Orange Avenue (Suchman)** | **Weather Conditions** | Clear |
| | | **Project Number** | **22-181** | **Temperature** | 85F |
| | | **Test Location** | **Refer to Figure No. 2** | **Technician** | DT |
| | | **Date** | **05/24/2022** | **Engineer** | PA |

| | | |
|---|---|---|
| DIAMETER OF TEST HOLE (FEET): **d** = | 0.5 | |
| DEPTH OF TEST HOLE (FEET): $H_1$ = | 6 | |
| DEPTH TO WATER TABLE (FEET): $H_2$ = | 4.5 | |
| SATURATED HOLE DEPTH (FEET): $D_s$ = | 1.5 | |
| METER READING (Gallons): $V_i$ = | 0 | @ 0.00 MIN |
| METER READING (Gallons): $V_F$ = | 4 | @ 10.00 MIN |
| AVERAGE FLOW RATE (GPM) = | 0.40 | |
| **"STABILIZED" FLOW RATE (CFS): Q =** | **8.9E-04** | |
| **HYDRAULIC CONDUCTIVITY (CFS / FT$^2$ - FT. HEAD): K =** | **3.3E-05** | |




| Soil Profile | |
|---|---|
| **Depth (in-bls)** | **Description** |
| 0 - 3 | Topsoil |
| 3 - 36 | Gray fine sand (SP) |
| 36 - 72 | Gray clayey fine sand (SC) |
| Groundwater encountered 54 inches below grade | |

**NOTES:**

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

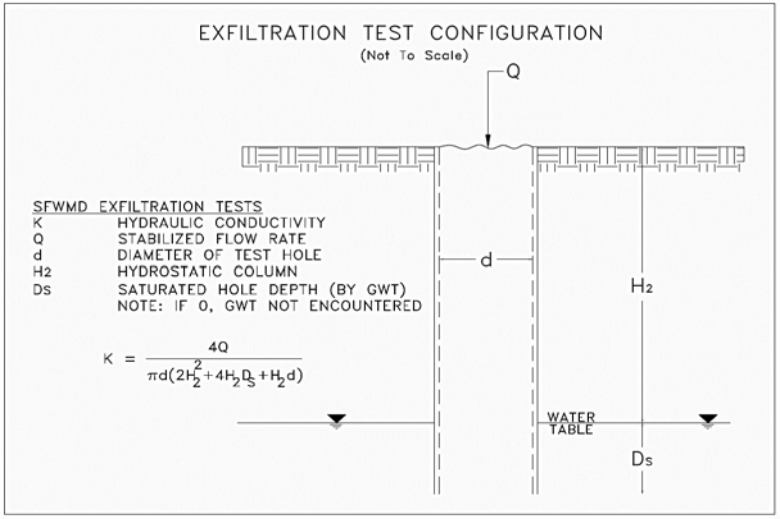
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

# ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

## SFWMD Usual Open Hole Test

| | | | | | |
|---|---|---|---|---|---|
| **Test Number** | **EX-2** | **Project Name** | **85 Acres of Orange Avenue (Suchman)** | **Weather Conditions** | Clear |
| | | **Project Number** | **22-181** | **Temperature** | 80F |
| | | **Test Location** | **Refer to Figure No. 2** | **Technician** | DT |
| | | **Date** | **05/20/2022** | **Engineer** | PA |

| | | |
|---|---|---|
| DIAMETER OF TEST HOLE (FEET): **d** = | 0.5 | |
| DEPTH OF TEST HOLE (FEET): $H_1$ = | 6 | |
| DEPTH TO WATER TABLE (FEET): $H_2$ = | 4.5 | |
| SATURATED HOLE DEPTH (FEET): $D_s$ = | 1.5 | |
| METER READING (Gallons): $V_i$ = | 0 | @ 0.00 MIN |
| METER READING (Gallons): $V_F$ = | 3 | @ 10.00 MIN |
| AVERAGE FLOW RATE (GPM) = | 0.30 | |
| **"STABILIZED" FLOW RATE (CFS): Q =** | **6.7E-04** | |
| **HYDRAULIC CONDUCTIVITY (CFS / FT$^2$ - FT. HEAD): K =** | **2.4E-05** | |




| Soil Profile | |
|---|---|
| **Depth (in-bls)** | **Description** |
| 0 - 3 | Topsoil |
| 3 - 30 | Dark gray fine sand (SP), t/o organics |
| 30 - 66 | Gray clayey fine sand (SC) |
| 66-72 | Light gray slightly clayey fine sand (SP-SC) |
| Groundwater encountered 54 inches below grade | |

**NOTES:**

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

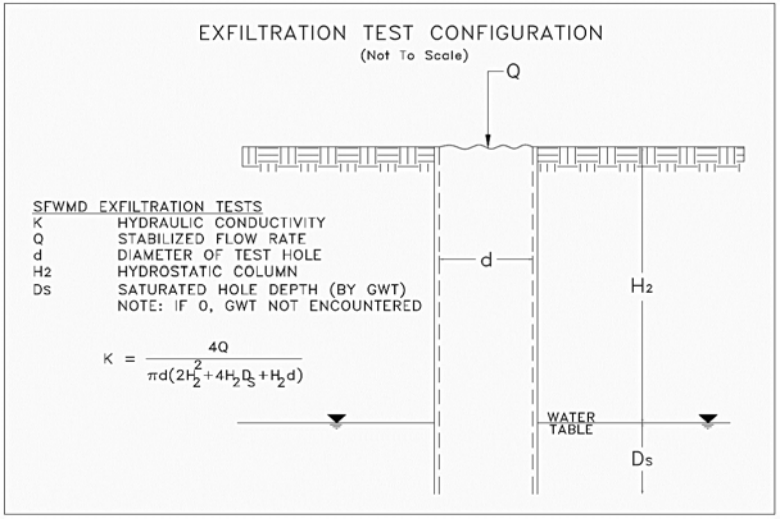
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

# ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

## SFWMD Usual Open Hole Test

| | | | | | |
|---|---|---|---|---|---|
| **Test Number** | **EX-3** | **Project Name** | **85 Acres of Orange Avenue (Suchman)** | **Weather Conditions** | Clear |
| | | **Project Number** | **22-181** | **Temperature** | 88F |
| | | **Test Location** | **Refer to Figure No. 2** | **Technician** | DT |
| | | **Date** | **05/25/2022** | **Engineer** | PA |

| | | |
|---|---|---|
| DIAMETER OF TEST HOLE (FEET): **d** = | 0.5 | |
| DEPTH OF TEST HOLE (FEET): $H_1$ = | 6 | |
| DEPTH TO WATER TABLE (FEET): $H_2$ = | 5.3 | |
| SATURATED HOLE DEPTH (FEET): $D_s$ = | 0.7 | |
| METER READING (Gallons): $V_i$ = | 0 | @ 0.00 MIN |
| METER READING (Gallons): $V_F$ = | 3 | @ 10.00 MIN |
| AVERAGE FLOW RATE (GPM) = | 0.30 | |
| **"STABILIZED" FLOW RATE (CFS): Q =** | **6.7E-04** | |
| **HYDRAULIC CONDUCTIVITY (CFS / FT$^2$ - FT. HEAD): K =** | **2.3E-05** | |




| Soil Profile | |
|---|---|
| **Depth (in-bls)** | **Description** |
| 0 - 3 | Topsoil |
| 3 - 24 | Brown fine sand (SP), t/o roots/organics |
| 24 - 48 | Gray slightly clayey fine sand (SP-SC) |
| 48 - 72 | Gray clayey fine sand (SC) |
| Groundwater encountered 64 inches below grade | |

**NOTES:**

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

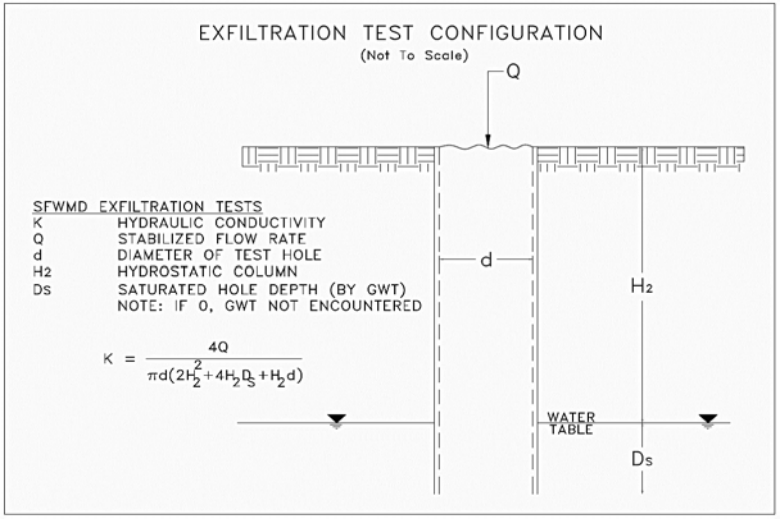
The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

# ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

## SFWMD Usual Open Hole Test

| | | | | | |
|---|---|---|---|---|---|
| **Test Number** | **EX-4** | **Project Name** | **85 Acres of Orange Avenue (Suchman)** | **Weather Conditions** | Clear |
| | | **Project Number** | **22-181** | **Temperature** | 83F |
| | | **Test Location** | **Refer to Figure No. 2** | **Technician** | DT |
| | | **Date** | **05/24/2022** | **Engineer** | PA |

| | | |
|---|---|---|
| DIAMETER OF TEST HOLE (FEET): **d** = | 0.5 | |
| DEPTH OF TEST HOLE (FEET): $H_1$ = | 6 | |
| DEPTH TO WATER TABLE (FEET): $H_2$ = | 6 | + |
| SATURATED HOLE DEPTH (FEET): $D_s$ = | 0 | |
| METER READING (Gallons): $V_i$ = | 0 | @ 0.00 MIN |
| METER READING (Gallons): $V_F$ = | 2 | @ 10.00 MIN |
| AVERAGE FLOW RATE (GPM) = | 0.20 | |
| **"STABILIZED" FLOW RATE (CFS): Q =** | **4.5E-04** | |
| **HYDRAULIC CONDUCTIVITY (CFS / FT$^2$ - FT. HEAD): K =** | **1.5E-05** | |




| Soil Profile | |
|---|---|
| **Depth (in-bls)** | **Description** |
| 0 - 2 | Topsoil |
| 2 - 36 | Dark brown fine sand (SP), t/o roots |
| 36 - 72 | Gray clayey fine sand (SC) |
| Groundwater not encountered | |

**NOTES:**

The hydraulic conductivity test was performed in general accordance with the methods described in the South Florida Water Management District (SFWMD) Environmental Resource Permit Information Manual (Volume IV).

The K-value was calculated based on the exfiltration test procedure as shown hereon.

The presented hydraulic conductivity (K) value is applicable for an exfiltration trench installed at the same depth as the borehole test. The K-value represents an ultimate value. The designer should decide on the required factor of safety (minimum of 2, per SFWMD).

# APPENDIX IV

## *AACE Project Limitations and Conditions*

# ANDERSEN ANDRE CONSULTING ENGINEERS, INC.

## *Project Limitations and Conditions*

Andersen Andre Consulting Engineers, Inc. has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made herein. Further, the report, in all cases, is subject to the following limitations and conditions:

### VARIABLE/UNANTICIPATED SUBSURFACE CONDITIONS

The engineering analysis, evaluation and subsequent recommendations presented herein are based on the data obtained from our field explorations, at the specific locations explored on the dates indicated in the report. This report does not reflect any subsurface variations (e.g. soil types, groundwater levels, etc.) which may occur adjacent or between borings.

The nature and extent of any such variations may not become evident until construction/excavation commences. In the event such variations are encountered, Andersen Andre Consulting Engineers, Inc. may find it necessary to (1) perform additional subsurface explorations, (2) conduct in-the-field observations of encountered variations, and/or re-evaluate the conclusions and recommendations presented herein.

We at Andersen Andre Consulting Engineers, Inc. recommend that the project specifications necessitate the contractor immediately notifying Andersen Andre Consulting Engineers, Inc., the owner and the design engineer (if applicable) if subsurface conditions are encountered that are different from those presented in this report.

No claim by the contractor for any conditions differing from those expected in the plans and specifications, or presented in this report, should be allowed unless the contractor notifies the owner and Andersen Andre Consulting Engineers, Inc. of such differing site conditions. Additionally, we recommend that all foundation work and site improvements be observed by a Andersen Andre Consulting Engineers, Inc. representative.

### SOIL STRATA CHANGES

Soil strata changes are indicated by a horizontal line on the soil boring profiles (boring logs) presented within this report. However, the actual strata change may be more gradual and indistinct. Where changes occur between soil samples, the locations of the changes must be estimated using the available information and may not be at the exact depth indicated.

### SINKHOLE POTENTIAL

Unless specifically requested in writing, a subsurface exploration performed by Andersen Andre Consulting Engineers, Inc. Is not intended to be an evaluation for sinkhole potential.

## MISINTERPRETATION OF SUBSURFACE SOIL EXPLORATION REPORT

Andersen Andre Consulting Engineers, Inc. is responsible for the conclusions and recommendations presented herein, based upon the subsurface data obtained during this project. If others render conclusions or opinions, or make recommendations based upon the data presented in this report, those conclusions, opinions and/or recommendations are not the responsibility of Andersen Andre Consulting Engineers, Inc.

## CHANGED STRUCTURE OR LOCATION

This report was prepared to assist the owner, architect and/or civil engineer in the design of the subject project. If any changes in the construction, design and/or location of the structures as discussed in this report are planned, or if any structures are included or added that are not discussed in this report, the conclusions and recommendations contained in this report may not be valid. All such changes in the project plans should be made known to Andersen Andre Consulting Engineers, Inc. for our subsequent re-evaluation.

## USE OF REPORT BY BIDDERS

Bidders who are reviewing this report prior to submission of a bid are cautioned that this report was prepared to assist the owners and project designers. Bidders should coordinate their own subsurface explorations (e.g.; soil borings, test pits, etc.) for the purpose of determining any conditions that may affect construction operations. Andersen Andre Consulting Engineers, Inc. cannot be held responsible for any interpretations made using this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which may affect construction operations.

## IN-THE-FIELD OBSERVATIONS

Andersen Andre Consulting Engineers, Inc. attempts to identify subsurface conditions, including soil stratigraphy, water levels, zones of lost circulation, “hard” or “soft” drilling, subsurface obstructions, etc. However, lack of mention in the report does not preclude the presence of such conditions.

## LOCATION OF BURIED OBJECTS

Users of this report are cautioned that there was no requirement for Andersen Andre Consulting Engineers, Inc. to attempt to locate any man-made, underground objects during the course of this exploration, and that no attempts to locate any such objects were performed. Andersen Andre Consulting Engineers, Inc. cannot be responsible for any buried man-made objects which are subsequently encountered during construction.

## PASSAGE OF TIME

This report reflects subsurface conditions that were encountered at the time/date indicated in the report. Significant changes can occur at the site during the passage of time. The user of the report recognizes the inherent risk in using the information presented herein after a reasonable amount of time has passed. We recommend the user of the report contact Andersen Andre Consulting Engineers, Inc. with any questions or concerns regarding this issue.

# Important Information about Your

# Geotechnical Engineering Report

*Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.*

*While you cannot eliminate all such risks, you can manage them. The following information is provided to help.*

## Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

## Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

## A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

## Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

## Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

## A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

## A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

## Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

## Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

## Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

## Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

## Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

## Rely, on Your ASFE-Member Geotechncial Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@asfe.org www.asfe.org

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IIGER03135.0MRP

Beach/Dune Protection Plan - N/A

Lighting Plan - N/A

Design Review - N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | Residential | RU (SLC) | RS-2 (SLC) |
| **South** | Commercial/Industrial | I (FP)<br>IND, RU, COM (SLC) | I-3 (FP)<br>IL, RS-2, CG (SLC) |
| **East** | Industrial | CI, I (FP)<br>IND (SLC) | I-1 (FP)<br>IL, (SLC) |
| **West** | Commercial/Industrial | MXD (SLC) | CG, IL (SLC) |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | RU(SLC)/COM(SLC) | RS-2(SLC)/CG(SLC) | 5 du/ac & 1 FAR | 84.79 ac | Zone X |
| ****Proposed** | RH(FP)/GC(FP) | PD(FP) | 18 du/ac & 1 FAR | 84.79 ac | 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)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day 160,885 |
| **Proposed Zoning/FLU | Total gallons per day 399,633 |
| **Change in Demand | Total gallons per day +238,777 |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day 147,504 |
| **Proposed Zoning/FLU | Total gallons per day 354,731 |
| **Change in Demand | Total gallons per day +207,226 |

**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 | 903.36 | 960.44 | +57.08 |
| **Urban District** | 5 acres per 1,000 people | 225.84 | 240.11 | +14.27 |
| **Community** | 2.5 acres per 1,000 people | 112.92 | 120.05 | +7.14 |
| **Neighborhood** | 1.36 acres per 1,000 people | 61.43 | 65.30 | +3.88 |

**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 Gaines Academy | Westwood High School |
| **City** | Fort Pierce | Fort Pierce |
| **Distance** | 1.60 Miles | 0.50 Miles |
| **Current Zoning/FLU Enrollment Demand** | 451 | 1,052 |
| ****Proposed Zoning/FLU Enrollment Demand** | 237 | 552 |
| ****Change in Demand** | - 214 | - 500 |

| **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** | 50 Yards |
| ****Proposed Zoning/FLU** | 196 Yards |
| ***Change in Demand** | + 146 Yards |

**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** | See Stormwater Statement |

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

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | 13,068 | 370/1,212 |
| ****Proposed Zoning/FLU** | 5,966 | 344/479 |
| ***Change in Demand** | Trips -7,102 | Trips - 26 / -733 |
| **Impact to Capacity** | None | |

### 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: 1,439 Single Family: Multifamily: |
| Non-residential (square footage): 20,516 |
| 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** |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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

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: 4918 Orange Avenue, 5220 Orange Avenue, & TBD
2. Property Tax ID(s): 2407-221-0001-000-1, 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, & 2407-231-0000-000-5
3. Total Acreage: 84.79 Acres
4. Existing Future Land Use Designation: RH, High Density Residential/GC, Commercial General (Upon Annexation)
5. Existing Zoning Classification: E-2, Residential Single-Family 2 du/ac / C-3, General Commercial (Upon Annexation)
6. Proposed Zoning Classification: PD, Planned Development
7. Other applications being submitted concurrent with this application, if any: Annexation

**8.** Describe the existing uses, improvements and structures on the amendment lands: Currently Vacant

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

**10.** The reason for making this request: See Attached Narrative

**11. CAPACITY ANALYSIS**

**I. Site Data:**

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | Residential | RU (SLC) | RS-2 (SLC) |
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| **West** | Commercial/Industrial | MXD (SLC) | CG, IL (SLC) |

| | Future Land Use | Zoning Classification | Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | RU(SLC)/COM(SLC) | RS-2(SLC)/CG(SLC) | 5 du/ac & 1 FAR | 84.79 ac | Zone X |
| **Proposed** | RH(FP)/GC(FP) | PD(FP) | 18 du/ac & 1 FAR | 84.79 ac | 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)<br>Other: 0.125 gallons per day per square foot |
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(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 | 903.36 | 960.44 | +57.08 |
| **Urban District** | 5 acres per 1,000 people | 225.84 | 240.11 | +14.27 |
| **Community** | 2.5 acres per 1,000 people | 112.92 | 120.05 | +7.14 |
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**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 Gaines Academy | Westwood high School |
| **City** | Fort Pierce | Fort Pierce |
| **Distance** | 1.60 miles | 0.50 miles |
| **Current Zoning Enrollment Demand** | 451 | 1,052 |
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**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** | 50 yards |
| **Proposed Zoning** | 196 yards |
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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** | See stormwater statement |

## 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** | 13,068 | 370/1,212 |
| **Proposed Zoning** | 5,966 | 344/479 |
| **Change in Demand** | Trips -7,102 | Trips -26/-733 |
| **Impact to Capacity** | None | |

**12.** Name of Owner(s): Cypress Knee, LLC
Mailing Address: 5500 Orange Ave
City Fort Pierce State Florida Zip 34947
Phone # _____
E-mail: todm@redtaildg.com

**13.** Name of Applicant: Suchman Real Estate Group
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: _____

**14.** Name of Representative: Tod Mowery, AICP
Mailing Address: 100 S. 2nd Street
City Fort Pierce State Florida Zip 34950
Phone # 772-742-1555 Fax # _____
E-mail: todm@redtaildg.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.

Tod Mowery

Applicant's Signature Date

| TBD | Florida | 34950 |
|---|---|---|
| Address | State | Zip |

772-742-1555

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.

See Agent Authorization Letters

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by _____ who is personally known to me or has produced _____as ident

_____
Signature of Notary (seal)

**OFFICE USE:**

**DATE RECEIVED:**_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

**J F O  G R O U P  I N C**
**Traffic Engineering • Transportation Planning**

www.**jfogroupinc**.com

June 14, 2022 *Sent via e-mail: Larry@suchmangroup.com*

SUCHMAN Real Estate Co.
Lawrence E. Suchman
14411 S. Dixie Hwy Suite 214
Palmetto Bay, FL 33176

**Re: Suchman AB (Ft. Pierce) - Rezoning & Capacity Analysis – Traffic Statement**
**Parcel IDs 2407-221-0001-000-1/-212-0001-000-3/-211-0001-000-0/-241-0001-000-3 /-231-0000-000-5**

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Zoning Atlas Map Amendment and Capacity Analysis applications associated with ±84.7 acres being annexed into the City of Fort Pierce. The site is located at the northeast corner of Jenkins Road and Orange Avenue in unincorporated St. Lucie County, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel IDs associated with this project are 2407-221-0001-000-1/-212-0001-000-3/-211-0001-000-0/-241-0001-000-3/-231-0000-000-5.

The Existing Future Land Use designation on ±8.91 acres is Commercial (COM) with a Commercial General (CG) Zoning designation and the Existing Future Land Use designation on ±75.79 acres is Residential Urban (RU) with a Residential Single-Family-2 (RS-2) Zoning designation in unincorporated St Lucie County. Figure 2 includes a map showing the current FLU and Zoning designation in St. Lucie County.




**Figure 1 : Project Location**

The Future Land Use designation upon annexation is expected to be General Commercial (GC) with a General Commercial Zone (*C-3*) Zoning Designation on ±8.91 acres and a Future Land Use designation of Low Density Residential (RL) with Residential single-family—two units per acre (E-2) Zoning designation on ±75.79 acres in the City of Fort Pierce.

The proposed Future Land Use designation is General Commercial (GC) on ±4.53 acres and Medium Density Residential (RM) on ±80.17 acres. The proposed Zoning Classification on all parcels is Planned Development Zone (PD).

According to Sec. 125-212. of the City's Land Development Code: The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by the land development code. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses. The approval of planned development rezoning rests with the city commission.


**6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458**
**T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us**

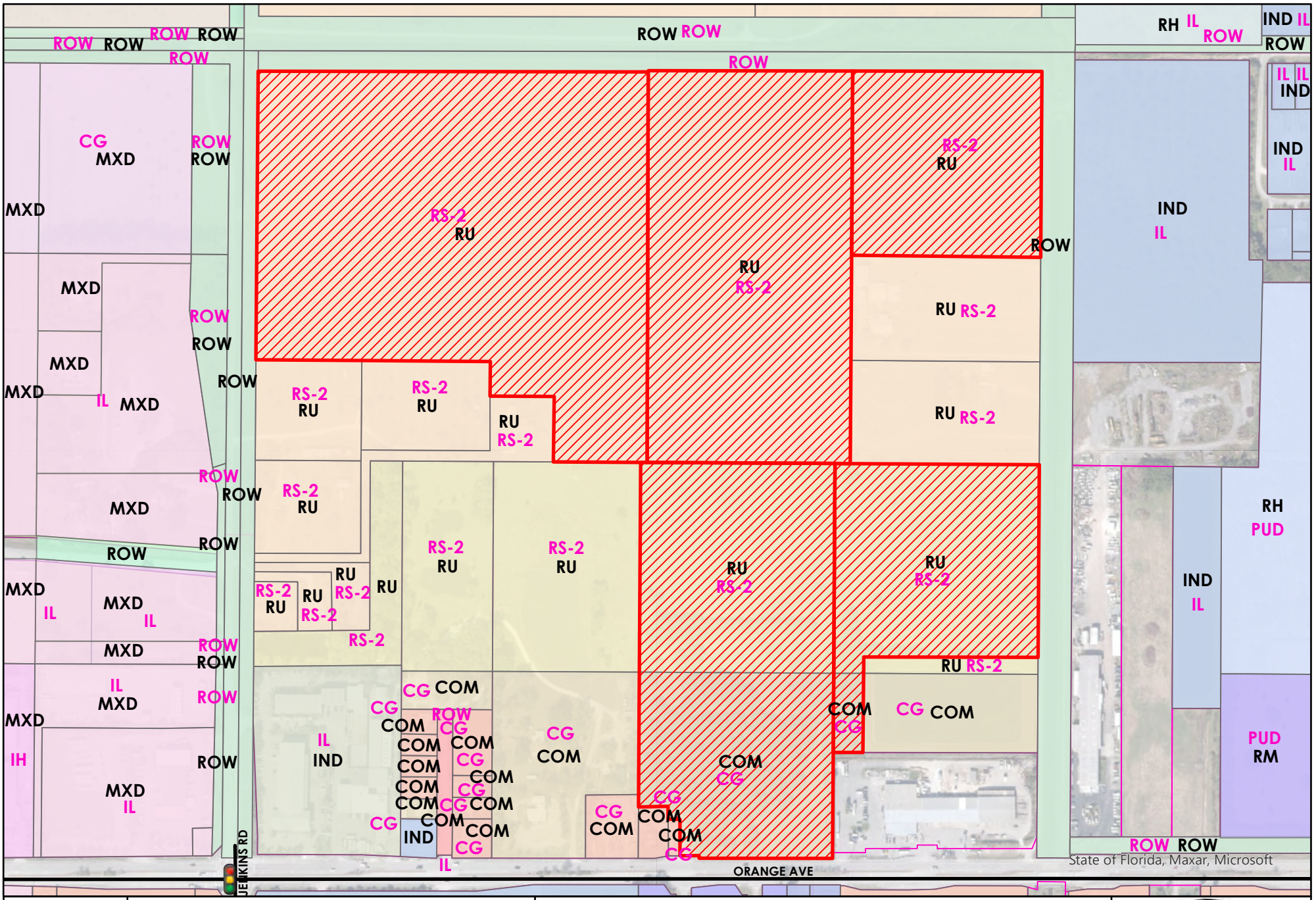



**Figure 2:**
**CURRENT FUTURE LAND USE & ZONING**
**SUCHMAN**

Project trip generation rates used for this analysis were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the current and proposed Zoning. Exhibit 1 includes a copy of the ITE trip generation rates.

**Table 1: Trip Generation Rates**

| Land Use | ITE Code | Daily | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| Shopping Center (>150k) | 820 | 37.01 | 62% | 38% | 0.84 | 48% | 52% | 3.40 |
| Single-Family Detached | 210 | 9.43 | 26% | 74% | 0.70 | 63% | 37% | 0.94 |
| Multifamily Housing (Low-Rise) | 220 | 6.74 | 24% | 76% | 0.40 | 63% | 37% | 0.51 |
| Strip Retail Plaza (<40k) | 822 | 54.45 | 60% | 40% | 2.36 | 50% | 50% | 6.59 |

**Table 2: Trip Generation**

| Land Use | Intensity | Daily Traffic | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| **COM & RU FLU With CG & RS-2 Zoning [County Existing] → RL & GC FLU With E-2 & C-3 Zoning [Upon Annexation]** | | | | | | | | |
| Retail | 388,120[1] SF | 14,364 | 202 | 124 | 326 | 634 | 686 | 1,320 |
| Residential | 152[2] DUs | 1,433 | 28 | 78 | 106 | 90 | 53 | 143 |
| | Σ | 15,797 | 230 | 202 | 432 | 724 | 739 | 1,463 |
| Pass-By | 19% | 2,729 | 38 | 24 | 62 | 120 | 131 | 251 |
| ***Net Current Zoning*** | | ***13,068*** | ***192*** | ***178*** | ***370*** | ***604*** | ***608*** | ***1,212*** |
| **RM & GC FLU With PD Zoning [Proposed]** | | | | | | | | |
| Retail | 19,016[3] SF | 1,035 | 27 | 18 | 45 | 63 | 62 | 125 |
| Residential | 793[4] DUs | 5,345 | 76 | 241 | 317 | 255 | 149 | 404 |
| | Σ | 6,380 | 103 | 259 | 362 | 318 | 211 | 529 |
| Pass-By | 40% | 414 | 11 | 7 | 18 | 25 | 25 | 50 |
| ***Net Proposed Zoning*** | | ***5,966*** | ***92*** | ***252*** | ***344*** | ***293*** | ***186*** | ***479*** |
| ***Net Traffic*** | | ***(7,102)*** | ***(100)*** | ***74*** | ***(26)*** | ***(311)*** | ***(422)*** | ***(733)*** |

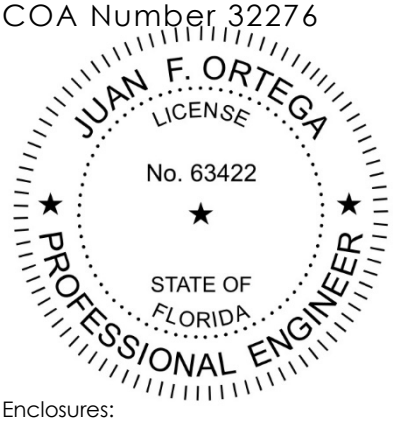
[1] 8.91 Acres X 43,560 SF X 1.0 FAR
[2] 75.79 Acres X 2 DU/Acre
[3] Proposed PD Plan
[4] 80.17 Acres X 9.88 DU/Acre


6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

The proposed Zoning for the Suchman property has been evaluated following the *City of Fort Pierce Zoning Atlas Map Amendment and Capacity Analysis applications*. This analysis shows that the proposed Zoning for the Suchman property will not be expected to generate additional traffic. Therefore, the proposed Suchman property application will be in compliance with the *City of Fort Pierce Land Development Code.*

Sincerely,

**JFO GROUP INC**
COA Number 32276




Enclosures:

Exhibit 1: ITE Trip Generation Rates
Exhibit 2: Rezoning & Capacity Applications Excerpt

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 14, 2022 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.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# Land Use: 820
# Shopping Center (>150k)

## Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

## Additional Data

***Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.***

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

# Shopping Center (>150k)
# (820)

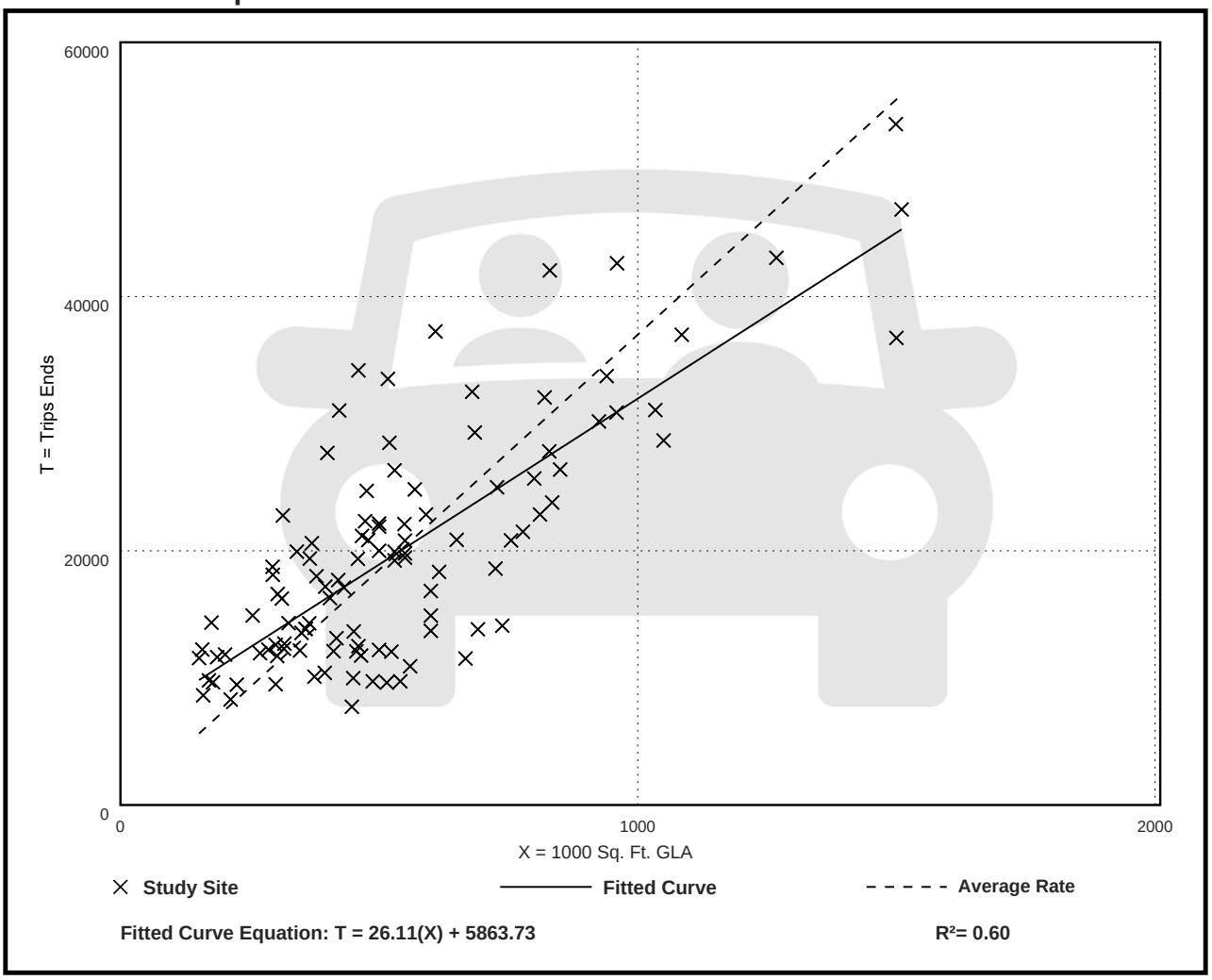
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 108
Avg. 1000 Sq. Ft. GLA: 538
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 37.01 | 17.27 - 81.53 | 12.79 |

## Data Plot and Equation




**Fitted Curve Equation: T = 26.11(X) + 5863.73**

**$R^2$= 0.60**

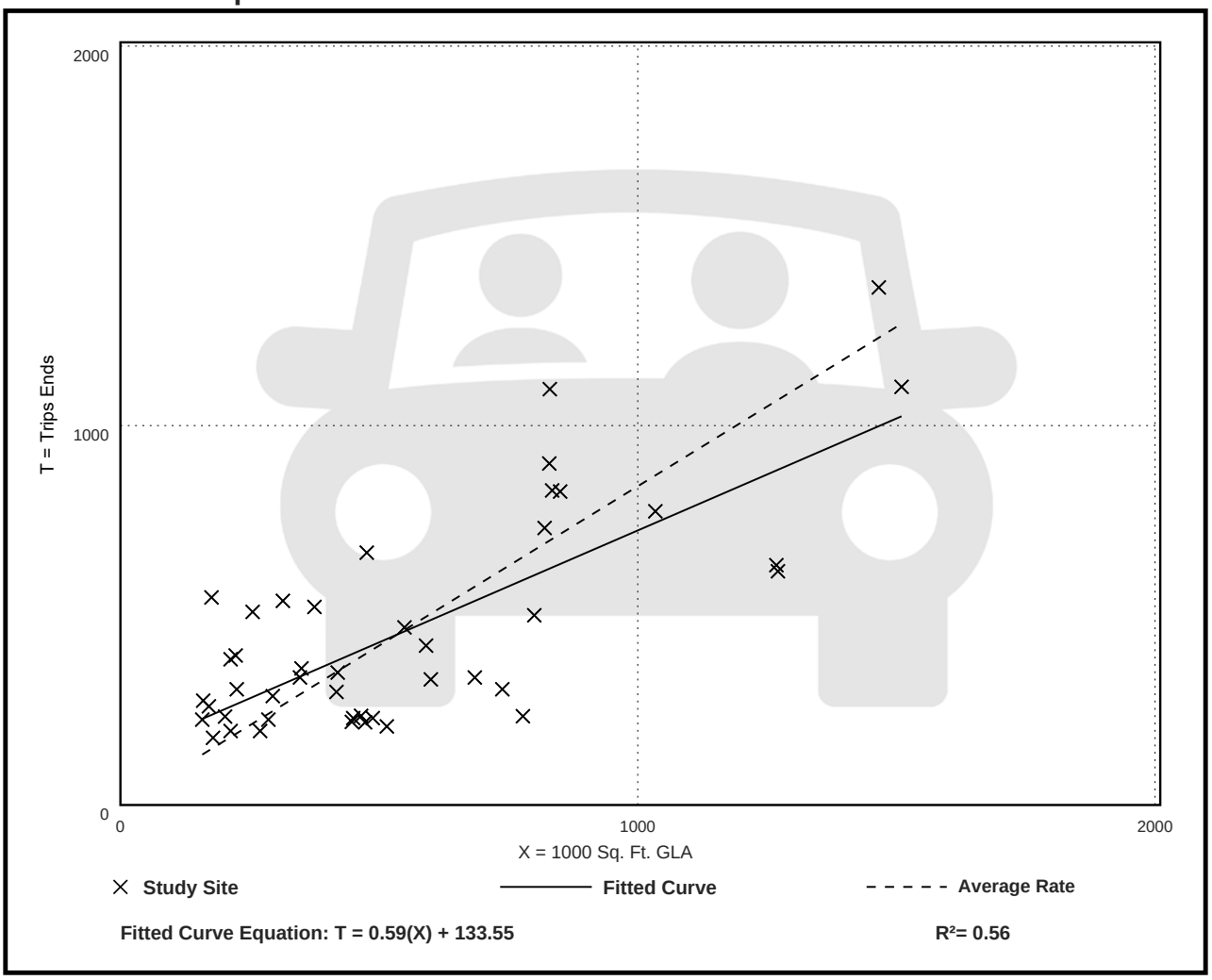
# Shopping Center (>150k)
# (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 44
Avg. 1000 Sq. Ft. GLA: 546
Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.84 | 0.30 - 3.11 | 0.42 |

## Data Plot and Equation




**Fitted Curve Equation: T = 0.59(X) + 133.55**

**$R^2$= 0.56**

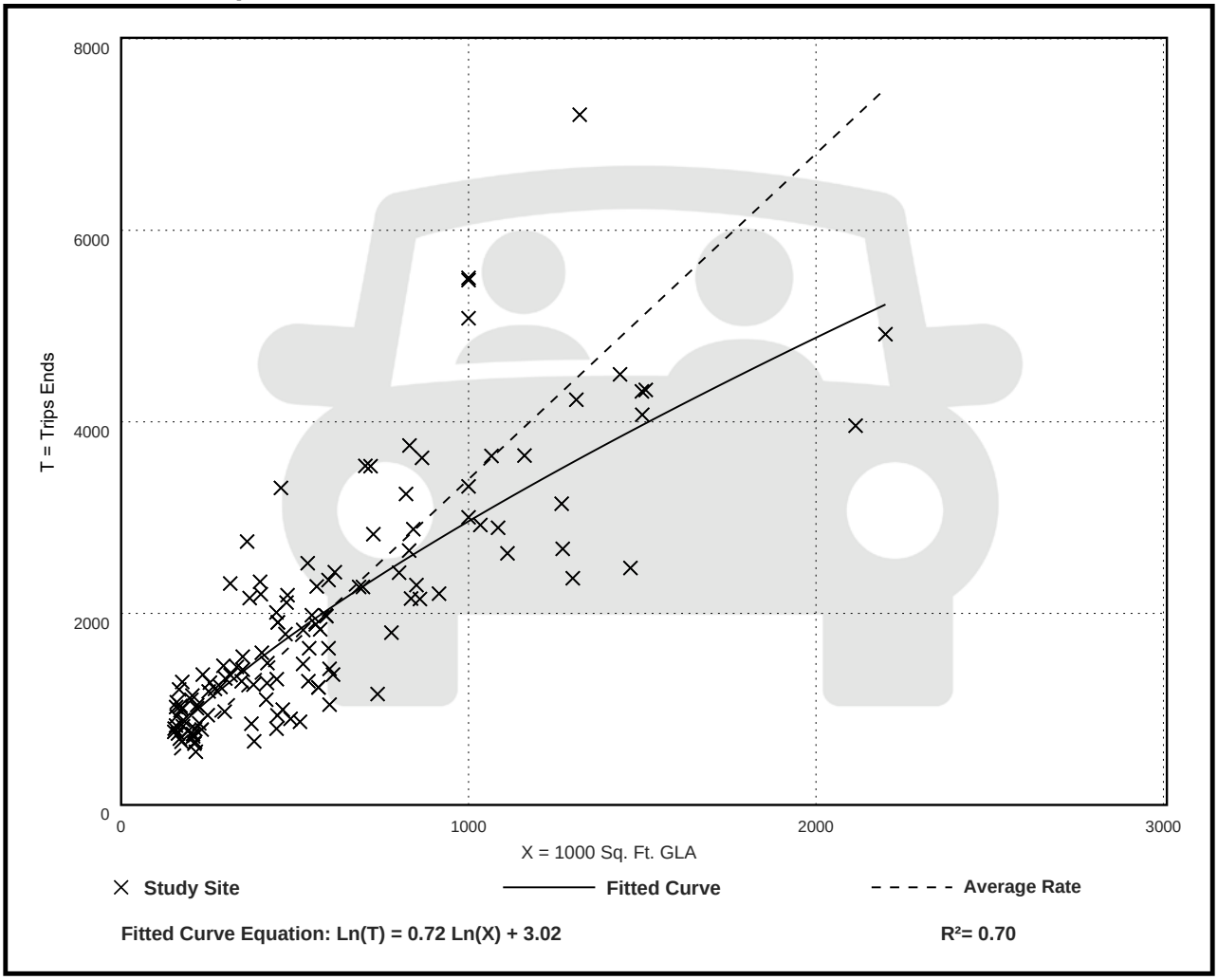
# Shopping Center (>150k)
# (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 126
Avg. 1000 Sq. Ft. GLA: 581
Directional Distribution: 48% entering, 52% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 3.40 | 1.57 - 7.58 | 1.26 |

## Data Plot and Equation



# Land Use: 210
# Single-Family Detached Housing

## Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

## Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

## Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

# Single-Family Detached Housing
# (210)

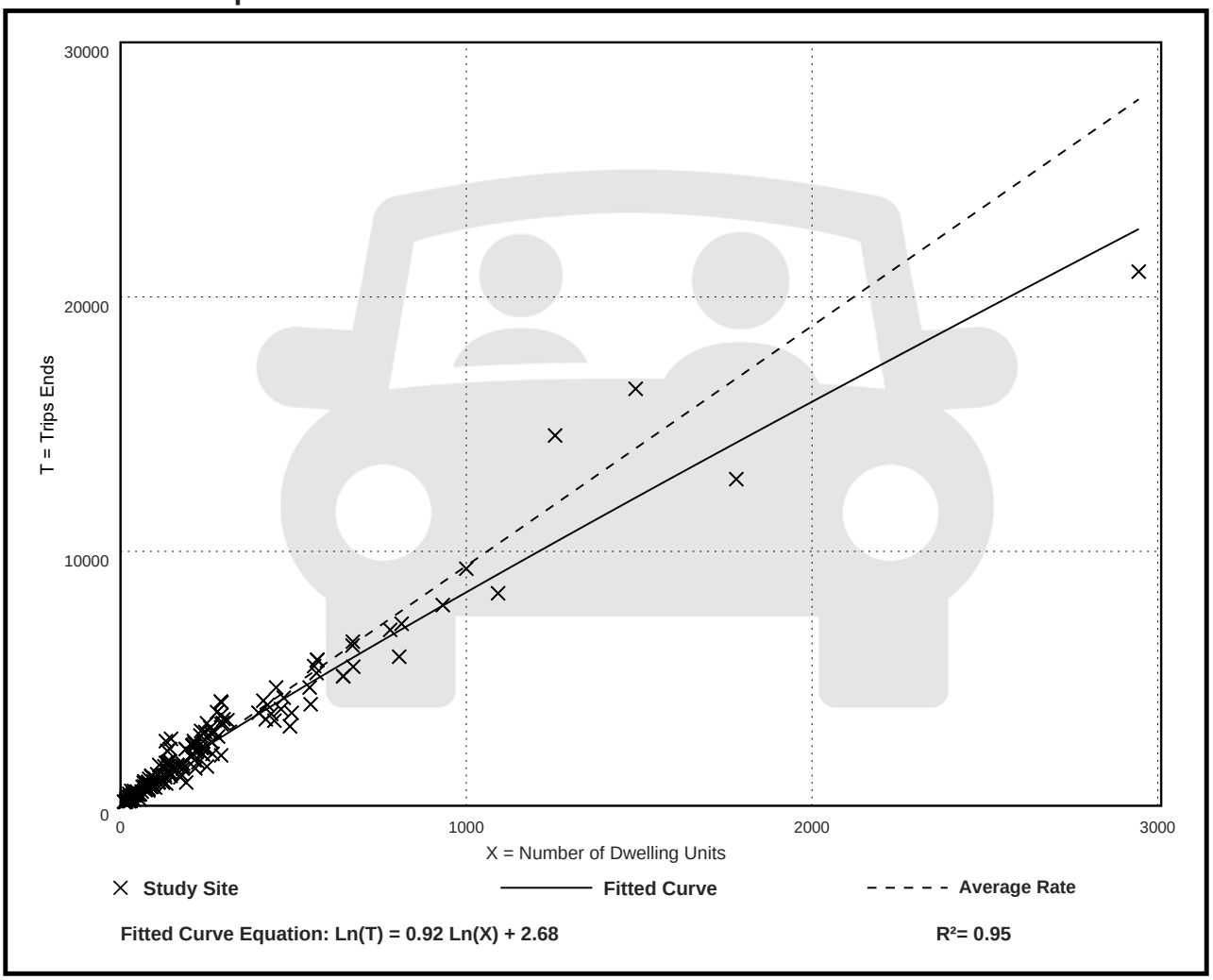
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.43 | 4.45 - 22.61 | 2.13 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68**

**$R^2$= 0.95**

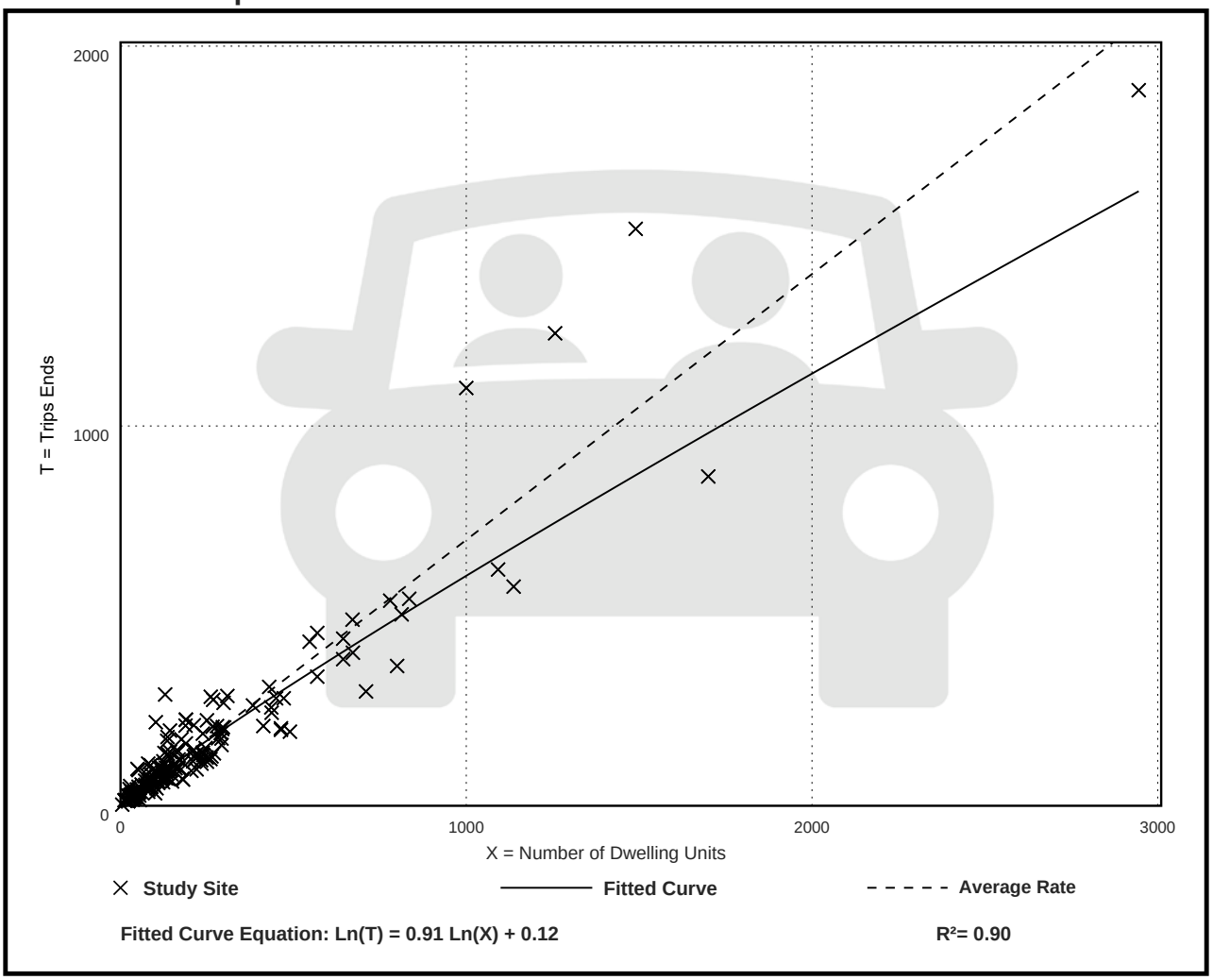
# Single-Family Detached Housing
# (210)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.70 | 0.27 - 2.27 | 0.24 |

## Data Plot and Equation



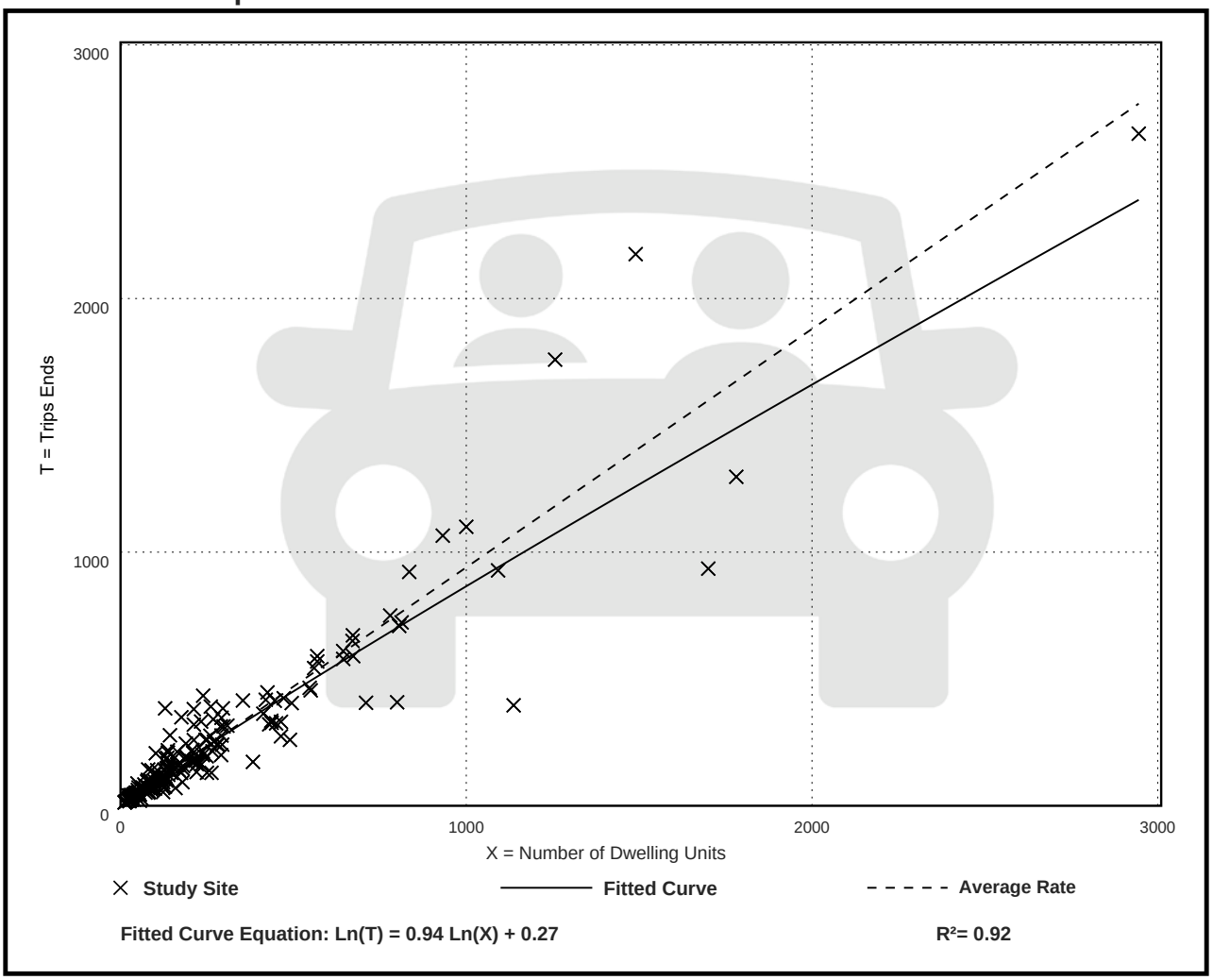
# Single-Family Detached Housing
# (210)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.94 | 0.35 - 2.98 | 0.31 |

## Data Plot and Equation



# Land Use: 220
# Multifamily Housing (Low-Rise)

## Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

## Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

## Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

## Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

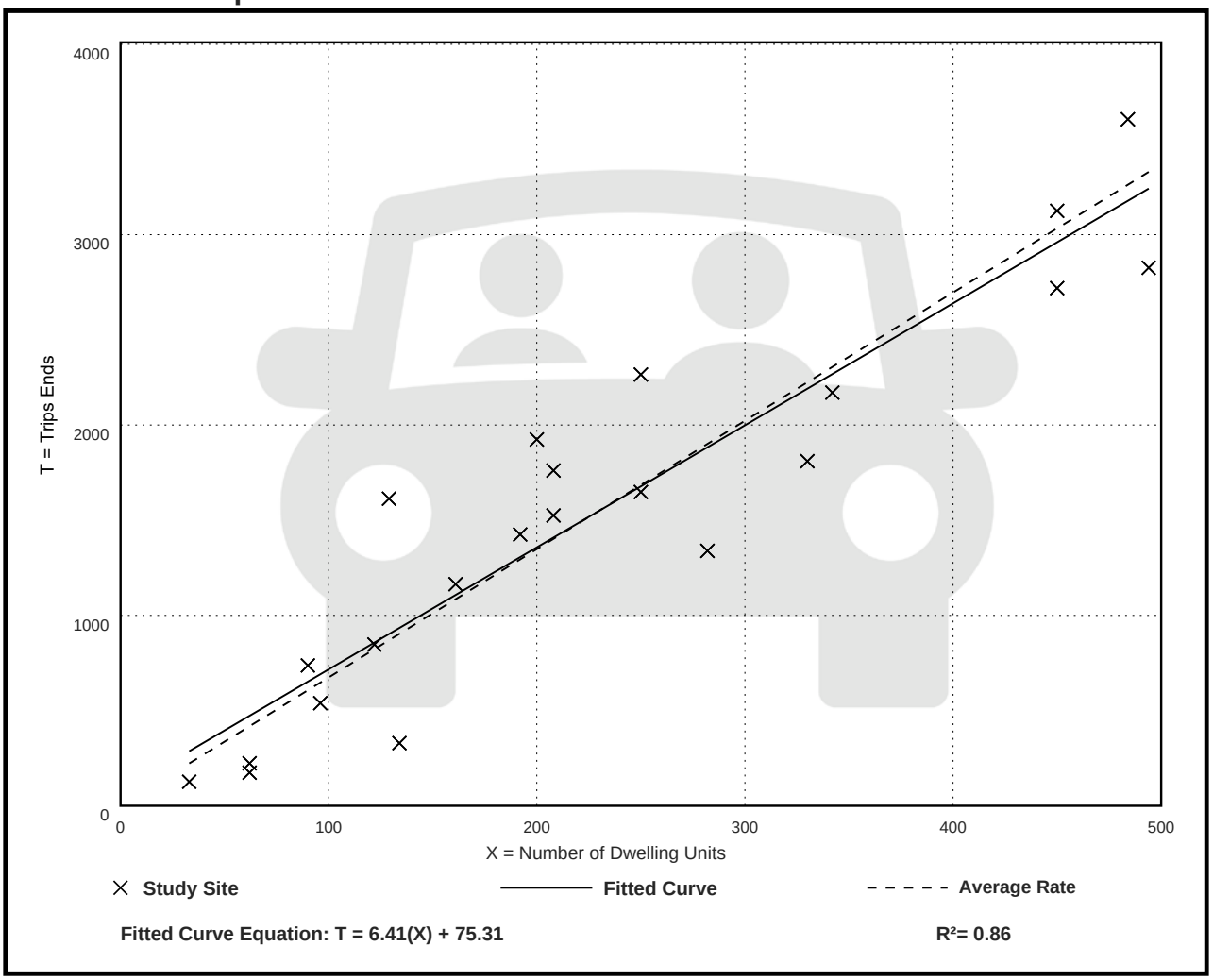
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 6.74 | 2.46 - 12.50 | 1.79 |

## Data Plot and Equation




**Fitted Curve Equation: T = 6.41(X) + 75.31**

**$R^2$= 0.86**

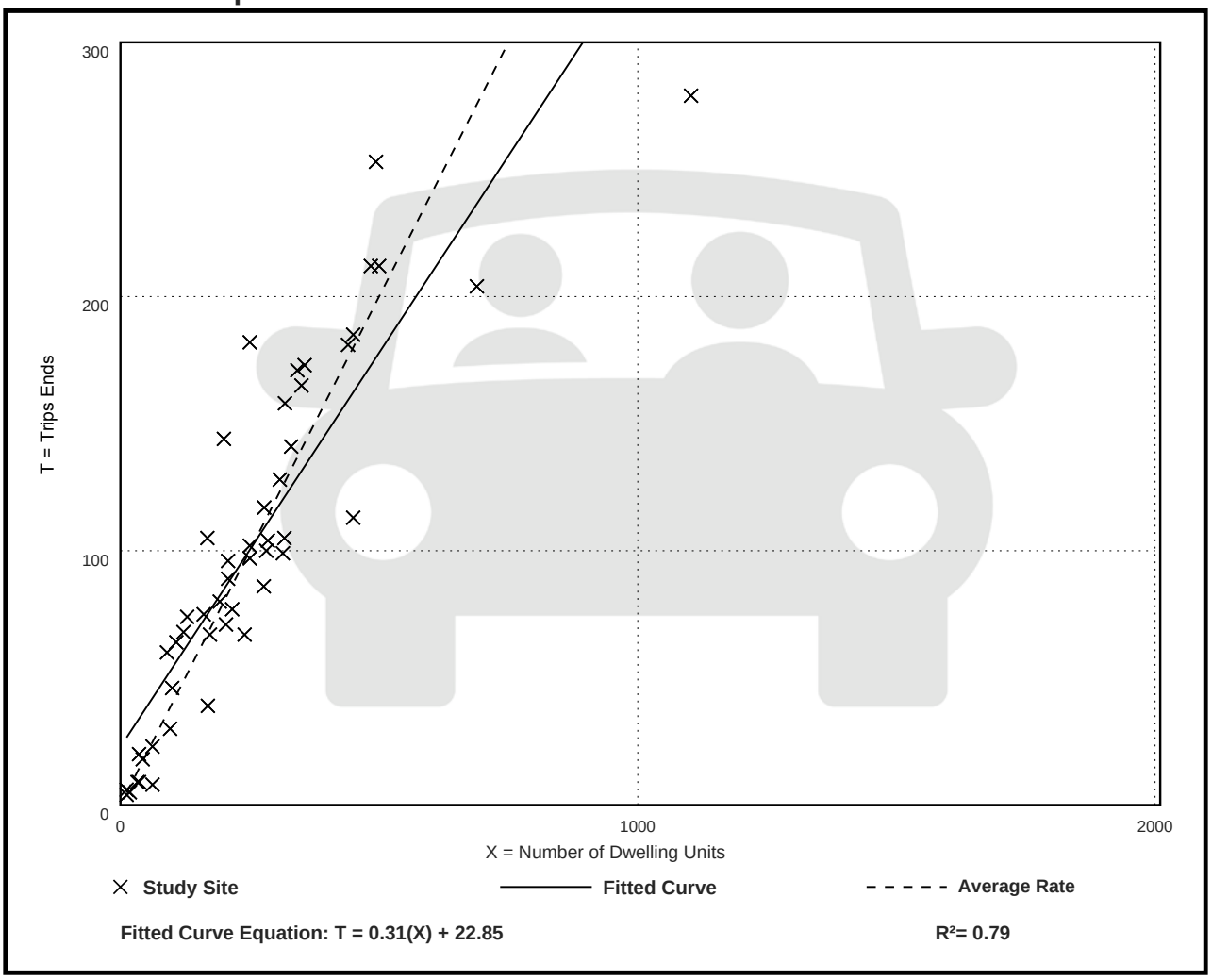
# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.40 | 0.13 - 0.73 | 0.12 |

## Data Plot and Equation



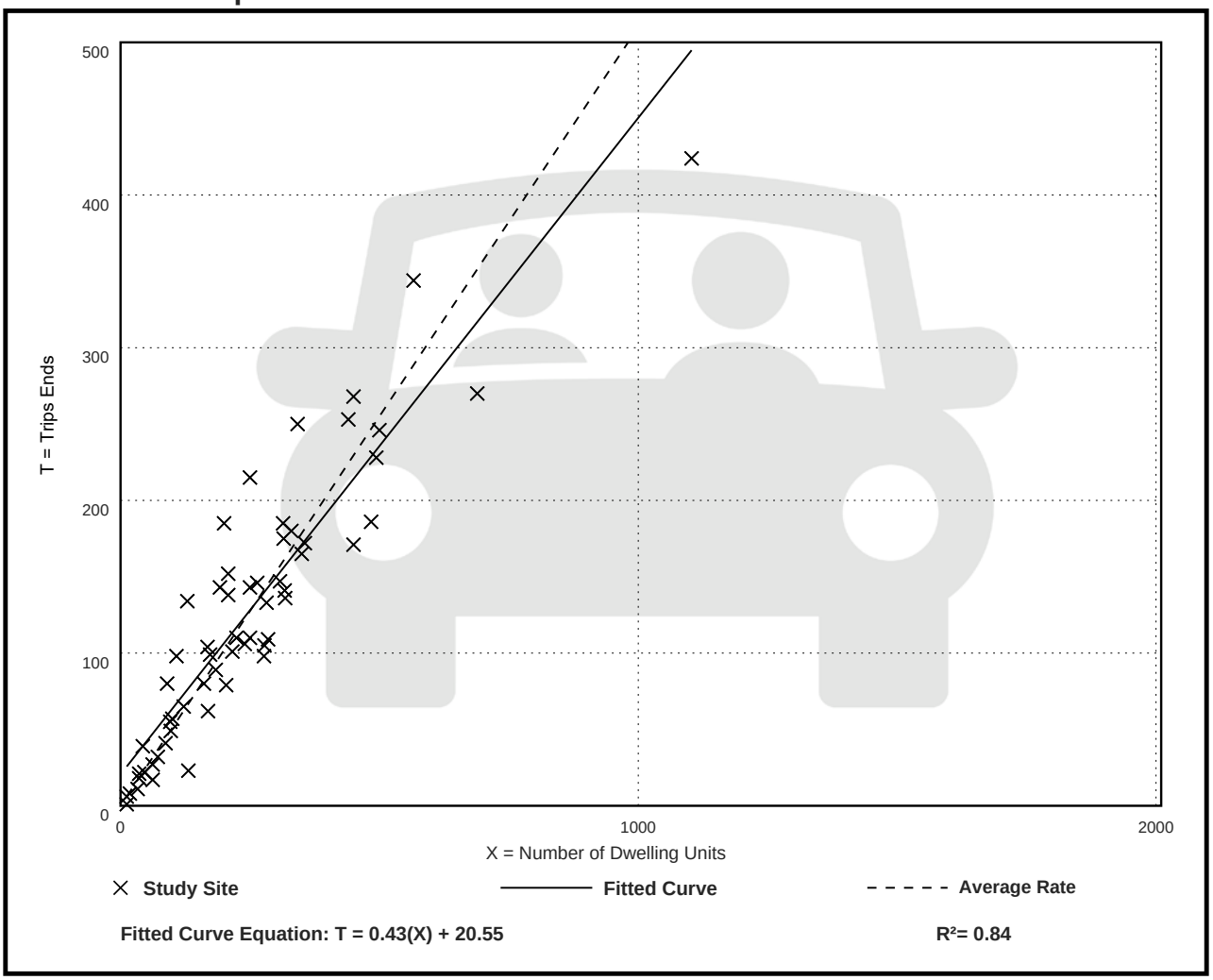
# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.51 | 0.08 - 1.04 | 0.15 |

## Data Plot and Equation



## Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Land Use Code | 820 | | | | | | | | |
| Land Use | Shopping Center (> 150k) | | | | | | | | |
| Setting | General Urban/Suburban | | | | | | | | |
| Time Period | Weekday PM Peak Period | | | | | | | | |
| # Data Sites | 8 Sites with GLA between 150 and 300k | | | | 16 Sites with GLA between 300 and 900k | | | | |
| Average Pass-By Rate | 29% for Sites with GLA between 150 and 300k | | | | 19% for Sites with GLA between 300 and 900k | | | | |
| | Pass-By Characteristics for Individual Sites | | | | | | | | |
| | | | | | | | | | |
| | | Survey | | Pass-By | Non-Pass-By Trips | | | Adj Street Peak | |
| GLA (000) | State or Province | Year | # Interviews | Trip (%) | Primary (%) | Diverted (%) | Total (%) | Hour Volume | Source |
| 213 | Florida | 1990 | 312 | 28 | 31 | 41 | 72 | — | 33 |
| 225 | Illinois | 1994 | 264 | 35 | 32 | 33 | 65 | 1970 | 24 |
| 227.9 | Kentucky | 1993 | — | 34 | 35 | 31 | 66 | — | 34 |
| 235 | Kentucky | 1993 | 211 | 35 | 29 | 36 | 65 | 2593 | 2 |
| 255 | Iowa | 1994 | 222 | 23 | 38 | 39 | 77 | 3706 | 24 |
| 256 | Connecticut | 1994 | 208 | 27 | 51 | 22 | 73 | 3422 | 24 |
| 293 | Illinois | 1994 | 282 | 24 | 70 | 6 | 76 | 4606 | 13 |
| 294 | Pennsylvania | 1994 | 213 | 24 | 48 | 18 | 76 | 4055 | 24 |
| 350 | Massachusetts | 1994 | 224 | 18 | 45 | 37 | 82 | 2112 | 24 |
| 361 | Virginia | 1994 | 315 | 17 | 54 | 29 | 83 | 2034 | 24 |
| 375 | North Carolina | 1994 | 214 | 29 | 48 | 23 | 71 | 2053 | 24 |
| 413 | Texas | 1994 | 228 | 28 | 51 | 21 | 72 | 589 | 24 |
| 418 | Maryland | 1994 | 281 | 20 | 50 | 30 | 80 | 5610 | 24 |
| 450 | California | 1994 | 321 | 23 | 49 | 28 | 77 | 2787 | 24 |
| 476 | Washington | 1994 | 234 | 25 | 53 | 22 | 75 | 3427 | 24 |
| 488 | Texas | 1994 | 257 | 12 | 75 | 13 | 88 | 1094 | 13 |
| 560 | Virginia | 1994 | 437 | 19 | 49 | 32 | 81 | 3051 | 24 |
| 581 | Colorado | 1994 | 296 | 18 | 53 | 29 | 82 | 2939 | 24 |
| 598 | Colorado | 1994 | 205 | 17 | 55 | 28 | 83 | 3840 | 24 |
| 633 | Texas | 1994 | 257 | 10 | 64 | 26 | 90 | — | 24 |
| 667 | Illinois | 1994 | 200 | 16 | 53 | 31 | 84 | 2770 | 24 |
| 738 | New Jersey | 1994 | 283 | 13 | 75 | 12 | 87 | 8059 | 24 |
| 800 | California | 1994 | 205 | 21 | 51 | 28 | 79 | 7474 | 24 |
| 808 | California | 1994 | 240 | 13 | 73 | 14 | 87 | 4035 | 24 |
| | | | | | | | | | |

# Land Use: 822
# Strip Retail Plaza (<40k)

## Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

## Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

# Strip Retail Plaza (<40k)
# (822)

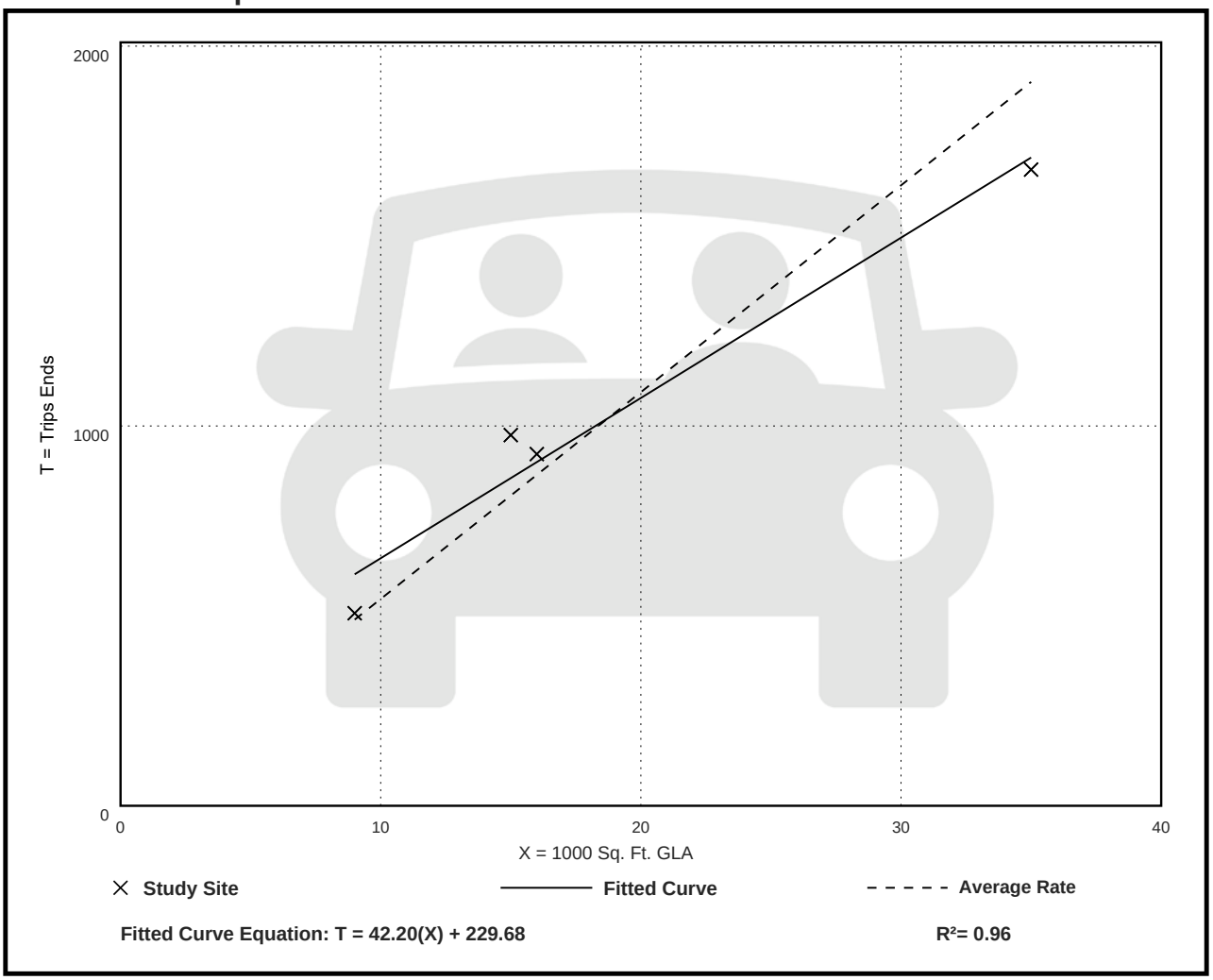
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 54.45 | 47.86 - 65.07 | 7.81 |

## Data Plot and Equation




**Fitted Curve Equation: T = 42.20(X) + 229.68**

**$R^2$= 0.96**

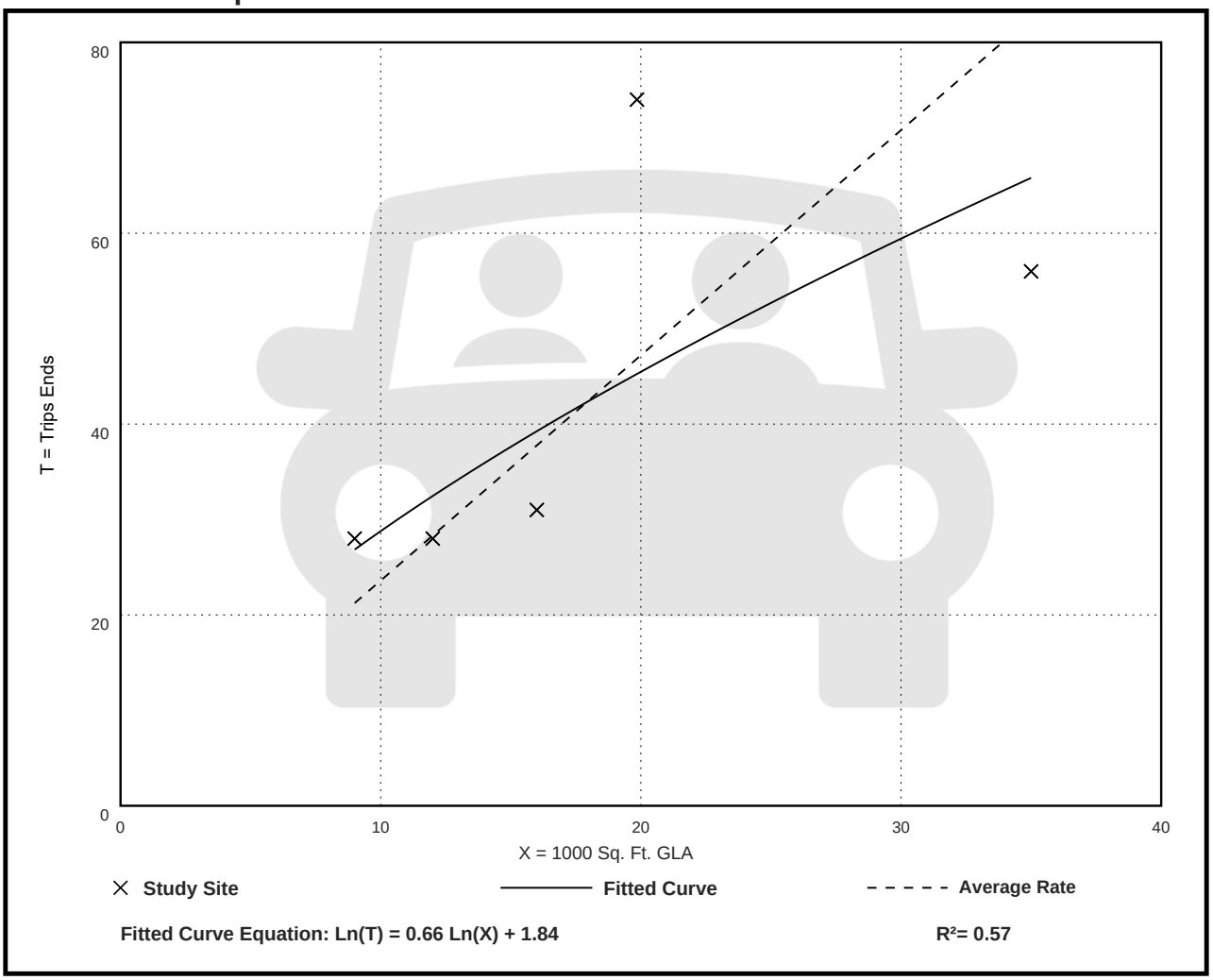
# Strip Retail Plaza (<40k)
# (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.36 | 1.60 - 3.73 | 0.94 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84**

**$R^2$= 0.57**

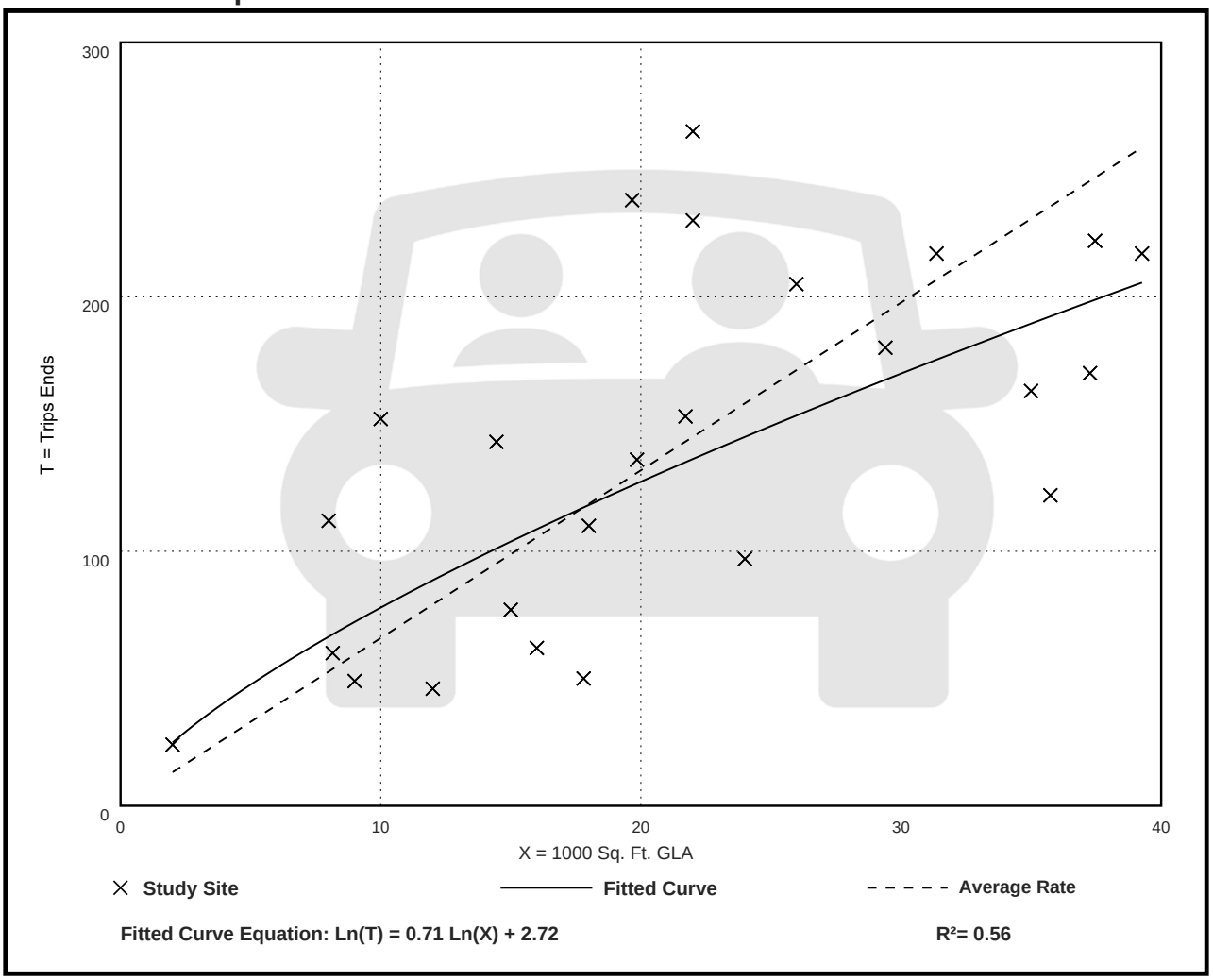
# Strip Retail Plaza (<40k)
# (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 6.59 | 2.81 - 15.20 | 2.94 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72**

**$R^2$= 0.56**

## Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

| | |
|---|---|
| Land Use Code | 821 |
| Land Use | Shopping Plaza (40 - 150k) |
| Setting | General Urban/Suburban |
| Time Period | Weekday PM Peak Period |
| # Data Sites | 15 |
| Average Pass-By Rate | 40% |

Pass-By Characteristics for Individual Sites

| GLA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume | Source |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 45 | Florida | 1992 | 844 | 56 | 24 | 20 | 44 | — | 30 |
| 50 | Florida | 1992 | 555 | 41 | 41 | 18 | 59 | — | 30 |
| 52 | Florida | 1995 | 665 | 42 | 33 | 25 | 58 | — | 30 |
| 53 | Florida | 1993 | 162 | 59 | — | — | 41 | — | 30 |
| 57.23 | Kentucky | 1993 | 247 | 31 | 53 | 16 | 69 | 2659 | 34 |
| 60 | Florida | 1995 | 1583 | 40 | 38 | 22 | 60 | — | 30 |
| 69.4 | Kentucky | 1993 | 109 | 25 | 42 | 33 | 75 | 1559 | 34 |
| 77 | Florida | 1992 | 365 | 46 | — | — | 54 | — | 30 |
| 78 | Florida | 1991 | 702 | 55 | 23 | 22 | 45 | — | 30 |
| 82 | Florida | 1992 | 336 | 34 | — | — | 66 | — | 30 |
| 92.857 | Kentucky | 1993 | 133 | 22 | 50 | 28 | 78 | 3555 | 34 |
| 100.888 | Kentucky | 1993 | 281 | 28 | 50 | 22 | 72 | 2111 | 34 |
| 121.54 | Kentucky | 1993 | 210 | 53 | 30 | 17 | 47 | 2636 | 34 |
| 144 | New Jersey | 1990 | 176 | 32 | 44 | 24 | 68 | — | 24 |
| 146.8 | Kentucky | 1993 | — | 36 | 39 | 25 | 64 | — | 34 |
| | | | | | | | | | |

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## III. Transportation Analysis

| G. Traffic<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning** | **13,068** | **370/1,212** |
| **Proposed Zoning** | **5,966** | **344/479** |
| **Change in Demand** | Trips **-7,102** | Trips **-26/-733** |
| **Impact to Capacity** | **None** | |



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

| G. Transportation Analysis: Complete ITE Trip Generation Data Form<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | **13,068** | **370/1,212** |
| ****Proposed Zoning/FLU** | **5,966** | **344/479** |
| ***Change in Demand** | Trips **-7,102** | Trips **-26/-733** |
| **Impact to Capacity** | **None** | |

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| West Orange Development Requirements (1) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Lot Type | Maximum Gross Density Du/AC | Min Lot Size | Min Lot Width | Min Lot Depth | Min Road Frontage | Minimum Yard | | | | Max Building Height (2) | Maximum Lot Coverage |
| | | | | | | Front | Rear | Side | Side Corner | | |
| General Commercial | N/A | 5,000 sf | 50' | 100' | 50' | 0' | 0' | 0' | 0' | 65' | 60.00% |
| Attached Townhome | N/A (3) | 1,600 sf | 20' | 80' | 20' | 20' | 10'/2' (4) | 0'/5' (5) | 5' | 45' | 50.00% |
| Detached Townhome | N/A (3) | 1,600 sf | 20' | 80' | 20' | 20' | 10'/2' (4) | 5' | 5' | 45' | 50.00% |
| Detached Single-Family | N/A (3) | 4,000 sf | 40' | 80’ | 40' | 20' | 10'/2'(4) | 5' | 5' | 45' | 50.00% |
| Apartment (6) | N/A (3) | 10,000 sf | 100' | 100' | 100' | 10’ (6) | 10’ (6) | 10’ (6) | 10’ (6) | 65' | 50.00% |
| Cluster (7) | N/A (3) | 10,000 sf | 100’ | 100’ | 100’ | 10’ | 10’ | 0’/5’(8) | 10’ | 25’ | 50.00% |

1. For any criteria that this table does not address the requirements of this Planned Development will default to the requirements of the respective underlying zoning district for each category, this includes uses listed within the use table continued in City Code 125-187. The General Commercial lot types will follow the criteria of City Code 125-200 in any instance where a development criteria is not addressed above and will follow the C-3 zoning uses within City Code 125-187. The Townhome and Apartment Lots will follow the criteria of City Code 125-194 in any instance where a development criteria is not addressed above and will follow the R-4 zoning uses within City Code 125-187.

2. Height is measured from grade.

3. Maximum Residential Density shall be determined by the Future Land Use in accordance with the City Comprehensive Plan. Development may be clustered, so that individual parcels may exceed the maximum units/acre within a given area, provided that the Planned Development Area in total does not exceed the allotted units/acre for the overall development. This Planned Development will contain areas with a Future Land Use of 12 units/acre and some areas with 15 units/acre.

4. Principle/main structures have a 10' rear yard setback and accessory structures have a 2' rear yard setback.

5. Attached interior townhome units have a 0' side yard setback. Attached exterior townhome units and accessory structures have a 5' side yard setback.

6. *Apartment developments are unique in that they are usually developed with multiple buildings in mind and the development criteria for the apartment lots are designed to allow the greatest possible creativity when developing a site plan for apartments within this development. The setbacks are set to 10' minimum with 5’ additional per 10’ over 40’ building height. Likewise, the proposed setbacks also allow the development to be pushed back from the road to create a more traditional style of development.*

7. (a) Minimum unit size is 700 sq.ft. (b) Minimum building separation distance is 20’. (c) Maximum units per lot is 5. (d) Minimum one sidewalk should connect to lot. (e) All units must connect to main sidewalk that connects to parking or individually connect.

8. Duplex units allowed on individual lots or attached along lot lines.

*The regulation for fences, walls, and hedges will follow City Code 125-322 (c)(4)

*Unless otherwise noted above accessory structures will follow setback regulations for each lot type

**Ron DeSantis**
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

**Meredith Ivey**
ACTING SECRETARY

March 17, 2023

The Honorable Linda Hudson
Mayor, City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, Florida 34950

Dear Mayor Hudson:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Fort Pierce (Amendment No. 23-02) received on February 15, 2023. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.



An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Yazmin Valdez, Planning Analyst, by telephone at (850) 717-8524 or by email at Yazmin.Valdez@DEO.MyFlorida.com.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/yv

Enclosure(s): Procedures for Adoption

cc: Kev Freeman, Planning Director, City of Fort Pierce
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.



Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | www.Twitter.com/FLDEO | www.Facebook.com/FLDEO

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**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



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## Kevin Freeman

**From:** Plan_Review <Plan.Review@dep.state.fl.us>
**Sent:** Thursday, March 16, 2023 5:08 PM
**To:** Kevin Freeman; DCPexternalagencycomments
**Cc:** Plan_Review
**Subject:** Fort Pierce 23-02ESR Proposed

**City of Fort Pierce**

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To: Kev Freeman, Planning Director

Re: Fort Pierce 23-02ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department offers the following technical assistance:

The St. Lucie River and Estuary Basin Management Action Plan (BMAP) outlined by 403.067, (7), F.S. and adopted by secretarial order, identifies and frames actions to address and restore impaired state waters. The Clean Waterways Act (Chapter 2020-150, Laws of Florida) further refines actions taken by the BMAPs. The location of this project is within the St. Lucie River and Estuary BMAP, and activities associated with these land use changes have the potential to impact water quality. Appropriate measures should be taken to minimize any potential additional nutrient loadings to the St. Lucie River Watershed. These measures include the proper treatment and disposal of wastewater in accordance with BMAP requirements, implementation of current and future onsite sewage treatment and disposal system (OSTDS) prohibitions, stormwater controls, and the implementation of adequate sediment and erosion control practices to mitigate any groundwater or surface

water impacts. Any additional nutrient loading to the basin will be evaluated and may require additional restoration actions by the City.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



## Kevin Freeman

**From:** Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
**Sent:** Friday, March 17, 2023 8:55 AM
**To:** DCPexternalagencycomments; Kevin Freeman
**Cc:** Krane, John; Fasiska, Christine; Bush, Lois; Stroh, Justin; Shanmugam, Raj; Naselius, Ben; buchwaldp@stlucieco.org; MPA Kori Benton; Stephanie Heidt; haysd@stlucieco.org
**Subject:** City of Fort Pierce 23-2ESR - FDOT District Four Review Comments

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Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed City of Fort Pierce 23-2 comprehensive plan amendment relating to the 85-acre West Orange future land use amendments. This amendment includes changing future land uses from St. Lucie County designations of RU (Residential Urban) and COM (Commercial) to City designations of RH (High Density Residential) on approximately 80 acres and to CG (General Commercial) on approximately 5 acres.

FDOT is providing the following technical assistance comments and recommendations consistent with Section 163.3168(3), Florida Statutes. These technical assistance comments will not form the basis of a challenge. These comments are intended to strengthen the City's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

FDOT appreciates the early and continuing consultation and coordination proffered by the City.

**Technical Assistance Comment #1**

The City's amendment package for the annexed area does not contain companion amendments to the Transportation and Capital Improvements Elements for the Comprehensive Plan to be internally consistent and reflect the Jenkins Road Area Plan and other relevant long-term transportation facilities and services (funded and unfunded) needed to accommodate the demands generated by the recommended future land uses at the City adopted level of service standards.

The Jenkins Road Area Plan created by St. Lucie County can provide the City a highly connected network of streets to support growth without overburdening important state and regional roadways.

**Recommendations for Comment #1**

The Department recommends the City amend the Transportation and Capital Improvements Elements prior to adoption of the amendment to incorporate the Jenkins Road Area Plan network and other relevant long-term transportation facilities and services (funded and unfunded).

This recommendation aligns with City of Fort Pierce Comprehensive Plan, Transportation Element, Objective 2.6, which states, "*The City shall coordinate its transportation system with the plans and programs of St. Lucie County, St. Lucie County TPO and FDOT to maintain and enhance regional mobility.*"

Furthermore, the Department recommends the City work with the property owner and developer to ensure compatibility of the proposed development with the Jenkins Road Area Network Plan.

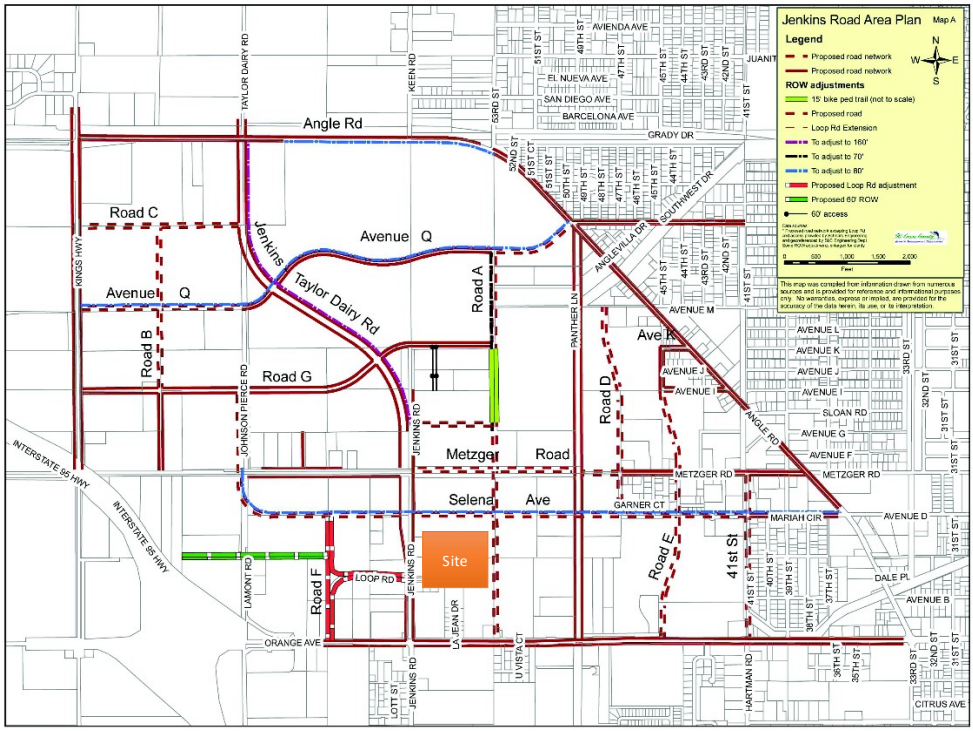


*Figure 1: Jenkins Road Area Plan, St. Lucie County*

**Technical Assistance Comment #2**

The maximum density is unclear for the development, with a discrepancy between Medium Density and High-Density Residential calculations for traffic statement. The maximum allowable floor area ratio (FAR) for 4.53 acres of General Commercial could result in 197,326 sq. ft., which should be utilized in the trip generation calculation. Also, the maximum allowable intensity for High-Density Residential would result in 1,443 du, which should be utilized in the trip generation calculation. Future changes to the development mix that increase intensities could lead to significant unreviewed impacts, by the review agencies, to the transportation system.

**Recommendations for Comment #2**

In the traffic statement, the Department recommends the City consider revising trip generation with the maximum intensities allowable for the High-Density Residential land use. The revised traffic analysis should consider the cumulative impact of traffic from nearby proposed amendments on the surrounding roadway network. This should ensure that any changes in the proposed development's land use mix intensities does not result in unreviewed and unforeseen impacts on the transportation system.

The Department requests an electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Please don't hesitate to contact me if you have any questions or need assistance with any of the recommendations. We appreciate hearing from the City prior to adoption.

Thank you.


Larry Hymowitz
Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us


*Together our actions have the power to save lives!*

## Kevin Freeman

**From:** Manning, Terese <tmanning@sfwmd.gov>
**Sent:** Friday, March 17, 2023 9:12 AM
**To:** Kevin Freeman
**Cc:** barbara.powell@deo.myflorida.com; James Stansbury (james.stansbury@deo.myflorida.com); Stephanie Heidt (sheidt@tcrpc.org)
**Subject:** City of Fort Pierce, DEO #23-1ESR and #23-2ESR Comments on Proposed Comprehensive Plan Amendment Package

**City of Fort Pierce**

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Dear Mr. Freeman:

The South Florida Water Management District (District) has completed its review of the two proposed Future Land Use Map amendment packages submitted by the City of Fort Pierce (City). The packages include amending the City's Comprehensive Plan Future Land Use Map for a total of 9 parcels. There appears to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The Town is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Upper East Coast (UEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the UEC Water Supply Plan Update on November 10, 2021. Therefore, the Town's Work Plan needs to be updated and adopted **by May 2023**. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: https://www.sfwmd.gov/doing-business-with-us/work-plans.

The District requests that the City forward a copy of the adopted amendments to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact me if you have any questions or need additional information. For assistance after March 31, 2023, please contact Jim Harmon at jharmon@sfwmd.gov or 561-682-6777.

Sincerely,

Ms. Terry Manning, Senior Policy and Planning Analyst

South Florida Water Management District

Water Supply Implementation Unit

3301 Gun Club Road

West Palm Beach, FL 33406

Phone: 561-682-6779

Fax: 561-681-6264

E-Mail: tmanning@sfwmd.gov



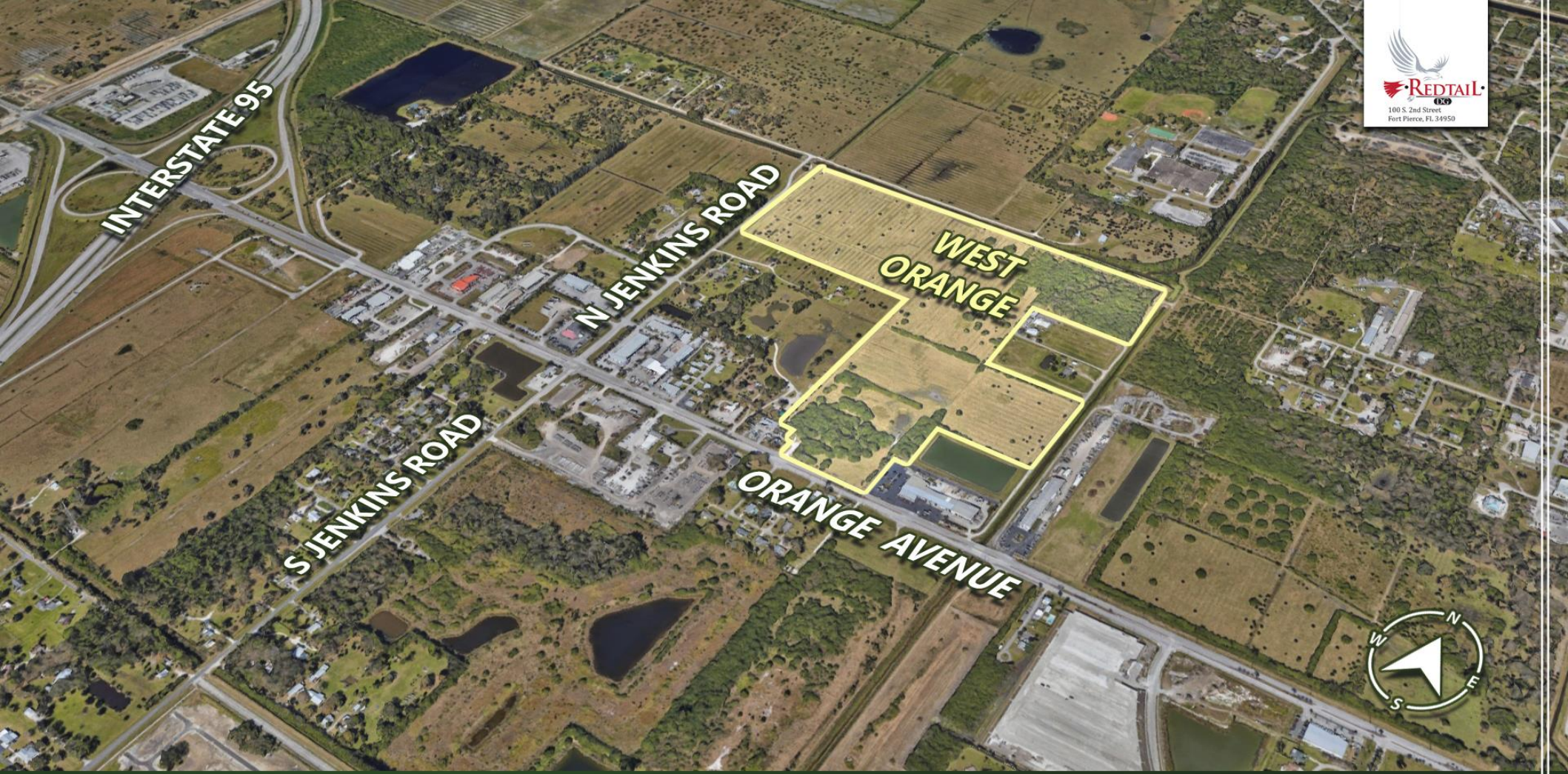

# WEST ORANGE

Future Land Use Map Amendment (Ordinance 23-012)

CITY OF FORT PIERCE

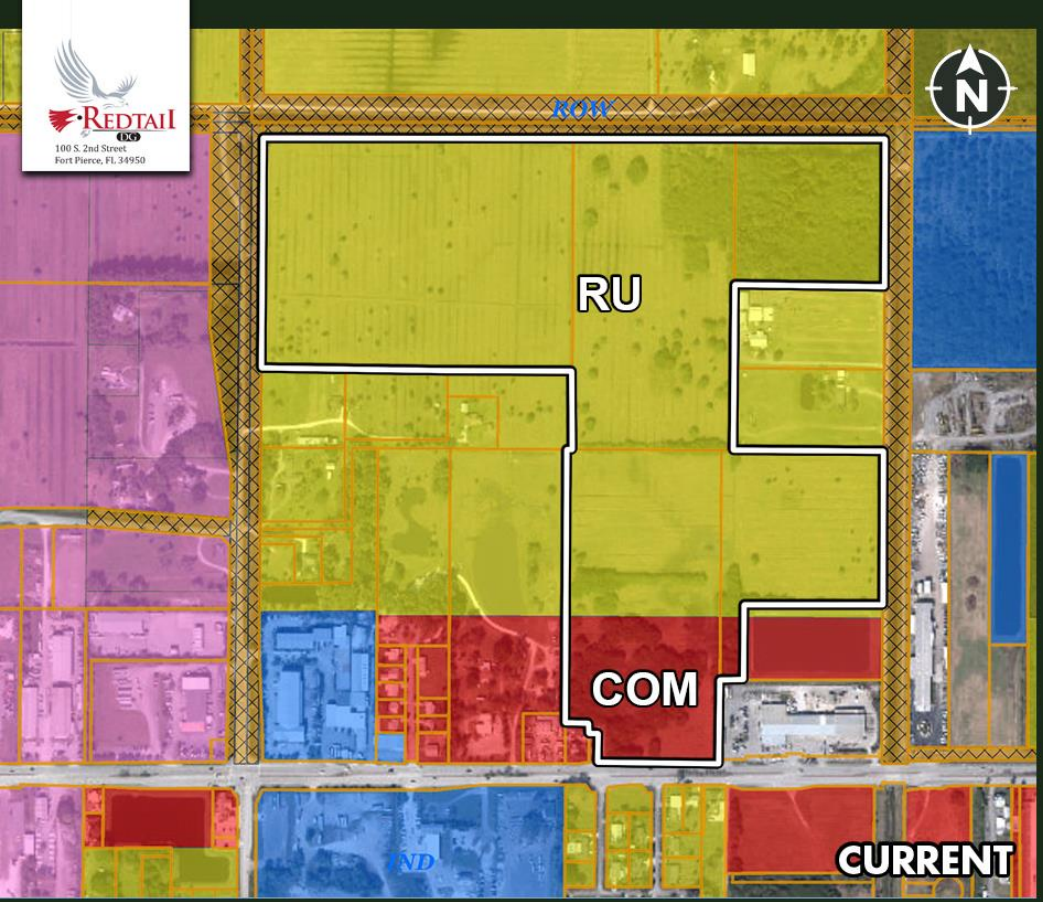
**CITY COMMISSION REGULAR MEETING**

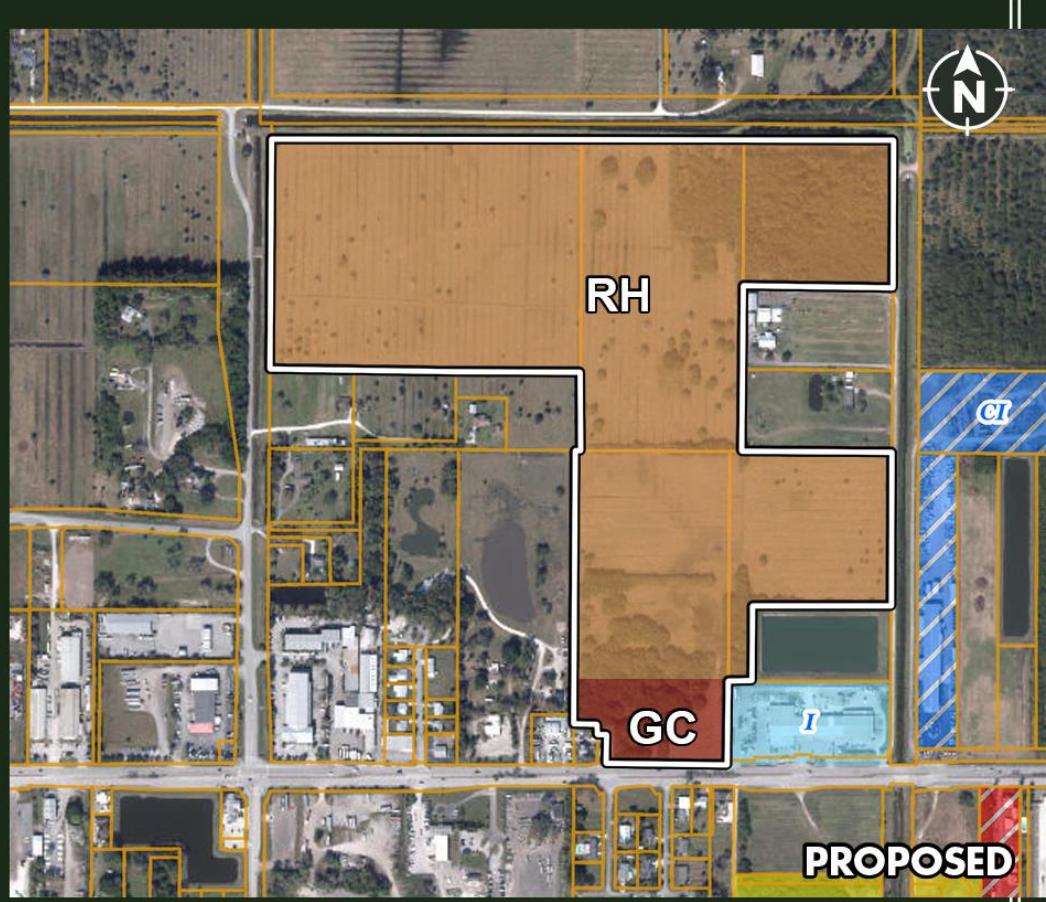
Monday, August 21, 2023




**WEST ORANGE**
FUTURE LAND USE MAP AMENDMENT

**LOCATION**




**CURRENT: St Lucie County**
Residential Urban (RU) - 75.96 acres
Commercial (COM) - 8.83 acres

**PROPOSED: Fort Pierce**
Residential High (RH) - 80.29 acres
General Commercial (GC) - 4.50 acres

# WEST ORANGE
## FUTURE LAND USE MAP AMENDMENT

## FUTURE LAND USE MAP




# THANK YOU FOR ATTENTION
# COMMENTS?

**WEST ORANGE**
FUTURE LAND USE MAP AMENDMENT

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

**To : File**

**From: John Andrews, P.E. – City Engineer**

**Re : PD and Site Plan West Orange – 4918 & 5220 Orange Avenue**
**TBD**
**TRC Project 22-02000003**

**Date : July 20, 2022**

This is to advise you that we have completed the review of the following documents as received by this office on July 8, 2022:

☐ Development Permit Compliance Review ☒ PD and Site Plan

☐ Construction Drawings ☐ Test Reports & Related Documents

☐ Executed Construction Contract ☐ Record Drawings

☐ Permits ☐ Annexation

Based on our reviews and appropriate site final inspection, we

☒ Recommend ☐ Do Not Recommend

☐ Annexation Approval ☒ PD & 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



100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

**ENGINEERING COMMENTS:**

1. Based on the conceptual plan submittal, the Engineering Department has no objection at this time to "Parcel 1 – Commercial", "Parcel 2 – Multifamily", "Parcel 3 – Residential", "North-South Road" and "East-West Road" development. Further comments will be provided at the time of Site Plan and Preliminary Plat submittals.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

# BUILDING DEPARTMENT
# TECHNICAL REVIEW COMMITTEE (TRC)
# COMMENT FORM

**Meeting Date:** 7.21.22
**Property Address:** Planned Development and Conceptual Site Plan - West Orange - 4918 and 5220 Orange Avenue and TBD

***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: 7/15/22

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

# Technical Review Committee meeting

# July 21, 2022

Case # 22-43900002

Planner: City of Ft. Pierce Planning Department

Planned development and conceptual site plan

West Orange Annexations, 4918 and 5220 Orange Avenue, Fort Pierce, FL and one TBD location

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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

# Technical Review Committee Meeting

## July 21, 2022

TECHNICAL REVIEW PROJECT # 22- 43900002
West Orange PD & Conceptual Site Plan – 4918 & 5220 Orange Ave & TBD

**Comments**

FPUA W/WW Engineering: The conceptual plan is approved

Water and wastewater services are available to serve the subject property from Orange Ave. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Develop W Orange – 4918 & 5220 Orange Avenue. Approved.

Electric service - The property is not in the FPUA electric service area. Located in FPL service area.

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

(Con't pg 2)

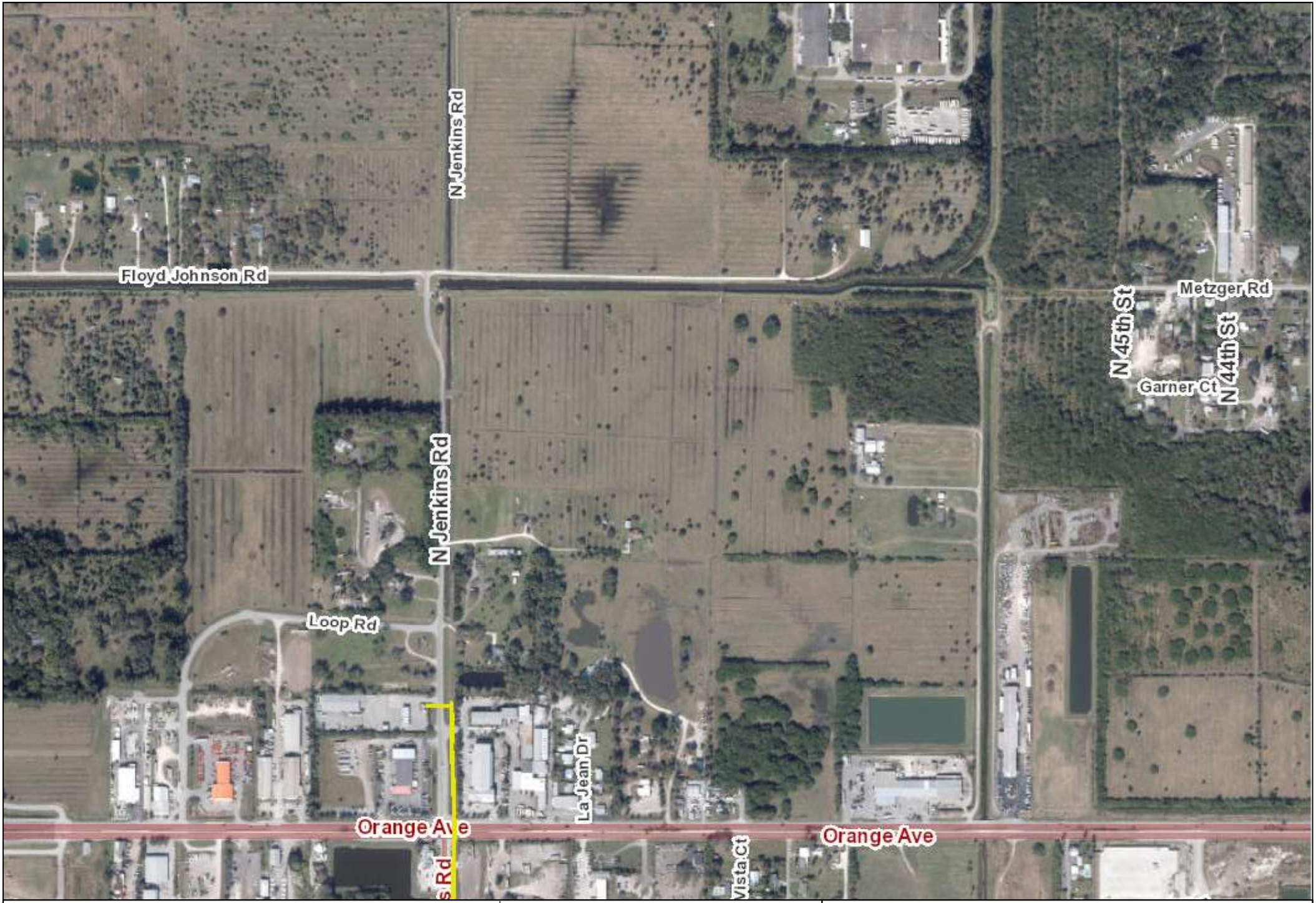
Utility easement may be required for all propose FPUA gas facilities within the site.

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.

Attached is a copy of the FPUA GIS Map (Gas).



07T122 - GIS Map - Gas.dlf.pdf




**Legend**

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

**Transformers**

- Overhead
- Pad Mount

**Valves**

- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- PS Lift Station

***Disclaimer:***

*The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.*

811 Know what's below. Call before you dig.

Date: 7/11/2022

FPUA COMMUNITY PROUD

N

1 inch = 667 feet

**FPUA Web Map**

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

July 19, 2022

**PROJECT:** West Orange

**REF:** TRC App. #22-02000002

**TO:** Vennis Gilmore

**FROM:** Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. Public Works does not have any comments regarding the annexation.
2. The site is located within the Jenkins Overlay District. The proposed plan does not appear to align with the Jenkins Overlay District Map. The plan would need to be revised to match the approved map or a text amendment will be required.
3. An application for a text amendment to the Jenkins Overlay District has been submitted by another applicant. This applicant may wish to coordinate proposed changes to the overlay district with the other applicant or submit a separate text amendment to the Jenkins Overlay District.
4. Provide response and the TIS or TIR directly to the County for review. The city does not provide for you.
5. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please remit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.
6. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

**ST. LUCIE COUNTY FIRE DISTRICT**
Community Risk Reduction Division
Office of the Fire Marshal

**Telephone:** **(772) 621-3322**
**Fax:** **(772) 621-3604**

## BUREAU OF FIRE PREVENTION

## SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: West Orange – 4918 and 5220 Orange Avenue**

**REVIEW DATE: 7/15/2022**

**PLANNER: VENNIS GILMORE**

**REVIEWED BY: Lieutenant Andres Elizondo**

---

**Site Plan Approved: _____**

**Site Plan Approved with conditions: _____**

**Site Plan Approval pending written acknowledgement of conditions: ___X_____**

**Site Plan Rejected: _____**

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**The Following Revisions Are Necessary:**

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **Fire 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. (NFPA 1.18.2.3.5.2.5).**

6. **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.**

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

8. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

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

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

11. **Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). NFPA 1.18.2.3.2.1.1.**

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

13. **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.**

14. **Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the**

**closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

15. **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".**

16. **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).**

17. **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.**

18. **Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.**

19. **Hydrants shall be located no more than 15ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants (SLCFD Fire Prevention Code Resolution 690-20).**

20. **Minimum Size of Water Mains**
**The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by**

**ST. LUCIE COUNTY FIRE DISTRICT**
Community Risk Reduction Division
Office of the Fire Marshal

**Telephone:** **(772) 621-3322**
**Fax:** **(772) 621-3604**

**the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.**

**From:** SANDERS, MARVIN E.
**To:** Vennis Gilmore; Planning Department
**Subject:** 22-43900002 West Orange PD & Conceptual Site Plan
**Date:** Tuesday, July 19, 2022 4:46:46 PM
**Attachments:** image.png
image.png

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

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. Please provide typical roadway sections including pedestrian access.
2. The project is in the St. Lucie County Jenkins Road overlay district. Will the roadway network be extended to aid in building a grid roadway network to prevent overloading Jenkins and Orange Avenue?
3. The School District is currently planning the reconstruction of Fort Pierce Westwood Academy (FPWWA) High School. Our initial review is that it would be beneficial to use the proposed Jenkins Road overlay roadway network for access to the new school. By building out that network the proposed residential project would be within 700 feet of the FPWWA. Without that network the walk to school for a student will be approximately 2.3 miles.
4. The City has no parks west of 33rd street north of Edwards Road. Will there be any public recreation areas to serve the development? See the link for the parks and the locations of 10-minute walk to a park. I have also pasted the map below. https://parkserve.tpl.org/mapping/index.html?CityID=1258715

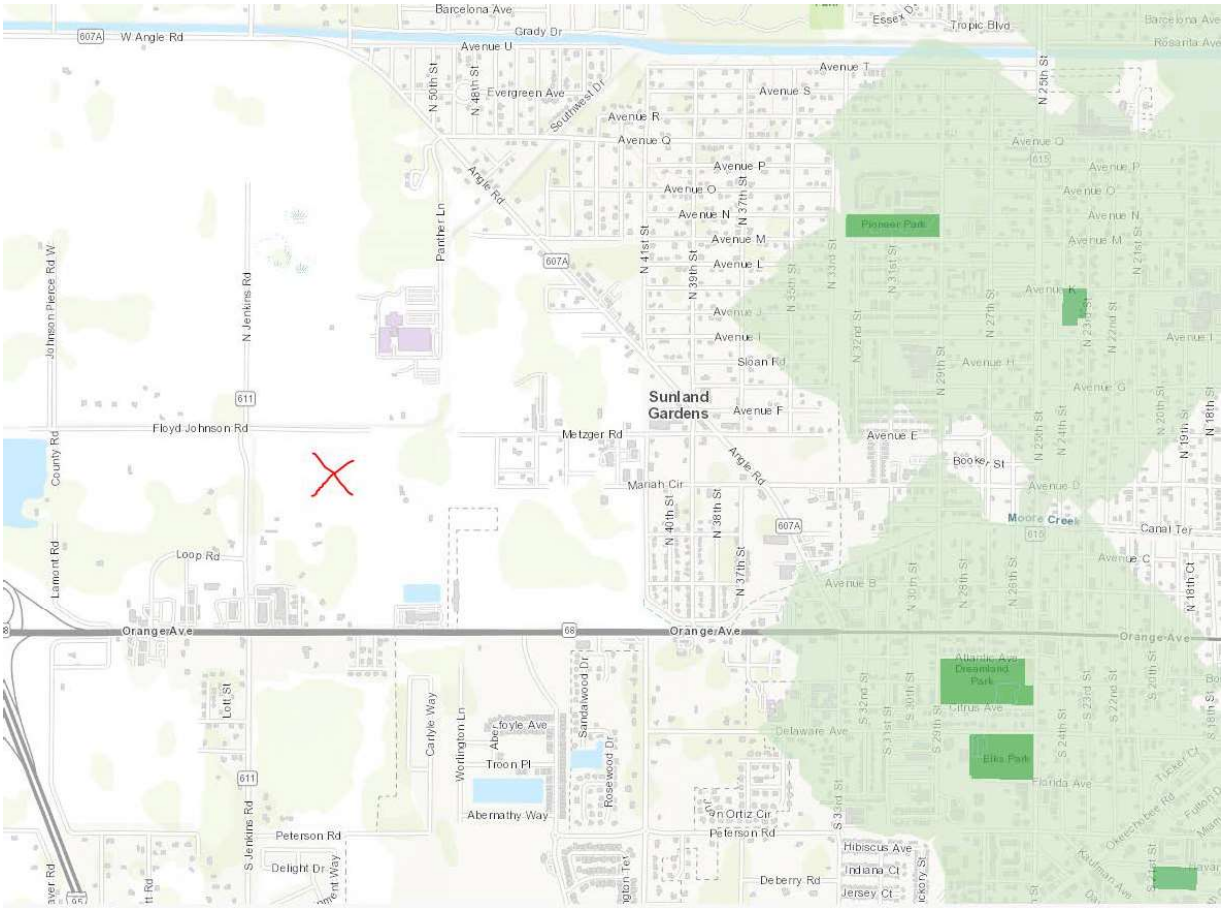
Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

We've moved
9461 Brandywine Ln
Port St Lucie, FL 34986

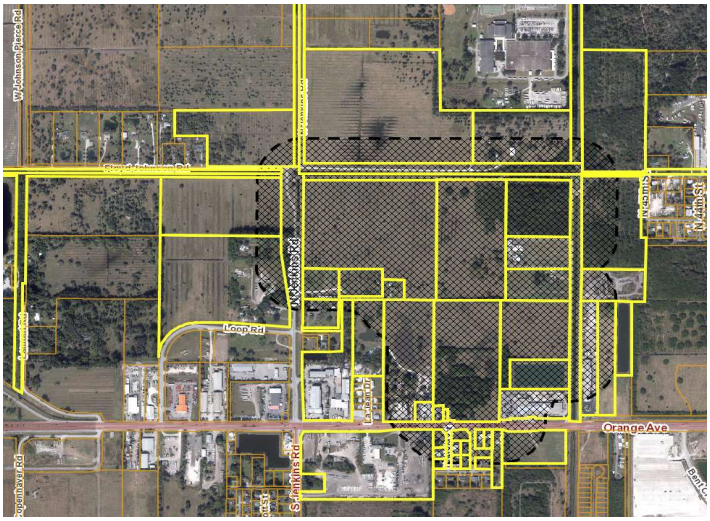
St. Lucie PUBLIC SCHOOLS

office 772.429.7547cell 772.216.5755



Barcelona Ave
Grady Dr
W Angle Rd
Avenue U
Evergreen Ave
Southwest Dr
Avenue R
Avenue Q
Avenue P
Avenue O
Avenue N
Avenue M
Avenue L
Avenue J
Avenue I
Sloan Rd
Avenue F
Avenue E
Avenue D
Avenue C
Avenue B
Avenue T
Avenue S
Tropic Blvd
Essex Dr
Pioneer Park
Sunland Gardens
Metzger Rd
Floyd Johnson Rd
Johnson Pierce Rd W
N Jenkins Rd
County Rd
Lamont Rd
Loop Rd
Mariah Cir
Angle Rd
Booker St
Moore Creek
Canal Ter
Orange Ave
Atlantic Ave
Dreamland Park
Citrus Ave
Elks Park
Florida Ave
Delaware Ave
Troon Pl
Abernathy Way
Carlyle Way
Wortington Ln
Sandalwood Dr
Rosewood Dr
Peterson Rd
Delight Dr
Hibiscus Ave
Indiana Ct
Jersey Ct
Deberry Rd
Lott St
S Jenkins Rd
Tucker Ct
Okeechobee Rd
Kaufman Ave

West Orange Mail Out




| Parcel ID | Site Address | Owner | Mailing Address 1 | Mailing City State Zip |
|---|---|---|---|---|
| 2301-333-0 | Drainage | NSLRWCD | 14666 Orange AVE | Fort Pierce; FL 34945-4511 |
| 2301-411-0 | TBD | NSLRWCD | 14666 Orange AVE | Fort Pierce; FL 34945-4511 |
| 2301-443-0 | FLOYD JOHNSON RD | WHALOU PROPERTIES LLC | c/o Maria Viera 3507 Kyoto Garder | Palm Beach Gardens; FL 33410 |
| 2312-111-0 | N JENKINS RD | Joseph G Miller (TR) | 5500 Orange Ave | Fort Pierce; FL 34947-1309 |
| 2312-111-0 | TBD | NSLRWCD | 14666 Orange AVE | Fort Pierce; FL 34945-4511 |
| 2312-112-0 | TBD | Joseph G Miller (TR) | 5500 Orange Ave | Fort Pierce; FL 34947-1309 |
| 2406-310-0 | PANTHER LN | NSLRWCD | 14666 Orange AVE | Fort Pierce; FL 34945-4511 |
| 2406-330-0 | N JENKINS RD | Leroy J Hoeffner and Susan C Hoeffner and John A West Sr (TR) | 11 Sussex LN | Stony Brook; NY 11790-3333 |
| 2406-330-0 | N JENKINS RD | NSLRWCD | 14666 Orange AVE | Fort Pierce; FL 34945-4511 |
| 2406-343-0 | 5110 FLOYD JOHNSON RD | Harry McTigue | 5110 Floyd Johnson RD | Fort Pierce; FL 34947-1574 |
| 2406-414-0 | METZGER RD | NSLRWCD | 14666 Orange AVE | Fort Pierce; FL 34945-4511 |
| 2406-432-0 | 4508 METZGER RD | Riverstone Metzger LLC | 6400 Telegraph RD; Unit Ste 2000 | Bloomfield Township; MI 48301-1758 |
| 2407-122-0 | ORANGE AVE | Riverstone Metzger LLC | 6400 Telegraph RD; Unit Ste 2000 | Bloomfield Township; MI 48301-1758 |
| 2407-123-0 | ORANGE AVE | David Webb and Deborah Webb | 902 Dolphin DR | Jupiter; FL 33458-4302 |
| 2407-131-0 | TBD | State Of Florida DOT | 3400 W Commercial Blvd | Fort Lauderdale; FL 33309-3421 |
| 2407-131-0 | ORANGE AVE | John H Stamm Jr (TR) | 806 S 40th CT | Fort Pierce; FL 34947-6322 |
| 2407-131-0 | 4850 ORANGE AVE | John H Stamm Jr (TR) | 806 S 40th CT | Fort Pierce; FL 34947-6322 |
| 2407-211-0 | 4918 ORANGE AVE | Orange Avenue Devel II LLC | 28178 Hayes Rd | Roseville; MI 48066-2346 |
| 2407-211-0 | ORANGE AVE | NSLRWCD | 14666 Orange AVE | Fort Pierce; FL 34945-4511 |
| 2407-212-0 | TBD | Orange Avenue Devel II LLC | 28178 Hayes Rd | Roseville; MI 48066-2346 |
| 2407-214-0 | 4914 ORANGE AVE | Julio Cesar Gonzalez Valverde and Marisma Kristell Izeta Vazquez | 4914 Orange AVE | Fort Pierce; FL 34947-3415 |
| 2407-214-0 | 4910 ORANGE AVE | Cecil J Campbell (TR) and Brenda A Campbell (TR) | 4910 Orange AVE | Fort Pierce; FL 34947-3415 |
| 2407-221-0 | N JENKINS RD | Cypress Knee LLC | 5500 Orange Ave | Fort Pierce; FL 34947-1309 |
| 2407-223-0 | 300 N JENKINS RD | Philip Anton Hoeffner III | 300 N Jenkins RD | Fort Pierce; FL 34947-1513 |
| 2407-223-0 | N JENKINS RD | Bernice Worley | 308 N Jenkins Rd | Fort Pierce; FL 34947-1513 |
| 2407-231-0 | 5220 ORANGE AVE | Orange Ave Development II LLC | 28178 Hayes Rd | Roseville; MI 48066-2346 |
| 2407-231-0 | 5410 ORANGE AVE | Cypress Knee LLC | 5500 Orange Ave | Fort Pierce; FL 34947-1309 |
| 2407-231-0 | LA JEAN DR | Cypress Knee LLC | 5500 Orange Ave | Fort Pierce; FL 34947-1309 |
| 2407-232-0 | 5500 ORANGE AVE | St. Lucie Battery & Tire Company | 5500 Orange AVE | Fort Pierce; FL 34947-1309 |
| 2407-234-0 | 5310 ORANGE AVE | Gerald L Groothouse and Elizabeth J Groothouse | 5310 Orange Ave | Fort Pierce; FL 34947-1307 |
| 2407-234-0 | 5300 ORANGE AVE | Gerald L Groothouse (TR) | 18702 Kitty Hawk CT | Fort Pierce; FL 34987-3233 |
| 2407-241-0 | TBD | Orange Avenue Devel II LLC | 28178 Hayes Rd | Roseville; MI 48066-2346 |
| 2407-241-0 | TBD | State Of Florida DOT | 3400 W Commercial Blvd | Fort Lauderdale; FL 33309-3421 |
| 2407-243-0 | ORANGE AVE | Gerald L Groothouse (TR) | 18702 Kitty Hawk CT | Fort Pierce; FL 34987-3233 |
| 2407-244-0 | 5000 Orange AVE | BACHRODT RIVIERA PROPERTY LLC | 2840 Center Port CIR | Pompano Beach; FL 33064-2136 |
| 2407-311-0 | ORANGE AVE | BACHRODT RIVIERA PROPERTY LLC | 2840 Center Port CIR | Pompano Beach; FL 33064-2136 |
| 2407-312-0 | 5115 ORANGE AVE B | Ana I Rodriguez | 5115 Orange AVE; Unit Apt B | Fort Pierce; FL 34947-1321 |
| 2407-312-0 | TBD | Melvin Willi Chay Deleon and Ruth Perez Reyes | 5115 Orange AVE; Unit Apt A | Fort Pierce; FL 34947-1321 |
| 2407-312-0 | 5115 ORANGE AVE A | Melvin Willi Chay Deleon and Ruth Perez Reyes | 5115 Orange AVE; Unit Apt A | Fort Pierce; FL 34947-1321 |
| 2407-312-0 | 110 U VISTA CT | Elian Langlet and Lise Vedel | 110 U Vista CT | Fort Pierce; FL 34947-1317 |
| 2407-312-0 | 136 U VISTA CT | SLBT Land Holdings LLC | 5500 Orange AVE | Fort Pierce; FL 34947-1309 |
| 2407-312-0 | ORANGE AVE | Azak Development & Home Builders LLC | 1391 NW Saint Lucie West BLVD | Port St Lucie; FL 34986-2196 |
| 2407-312-0 | 184 U VISTA CT | Delaware Avenue And S 18th Street LLC and Alvaro Campuzano | 184 U Vista CT | Fort Pierce; FL 34947-1317 |
| 2407-312-0 | 115 U VISTA CT | Christopher Porter | 115 U Vista Ct | Fort Pierce; FL 34947-1318 |
| 2407-312-0 | 131 U VISTA CT | Timothy Gunther and Abbigail C Gunther | 131 U Vista CT | Fort Pierce; FL 34947-1318 |
| 2407-312-0 | 162 U VISTA CT | Brunilda Meadows | 162 U Vista Ct | Fort Pierce; FL 34947-1317 |
| 2407-312-0 | 5301 ORANGE AVE | Linda C LeMieux (TR) | 175 U Vista Ct | Fort Pierce; FL 34947-1318 |
| 2407-312-0 | 175 U VISTA CT | Linda C Le Mieux | 175 U Vista Ct | Fort Pierce; FL 34947-1318 |
| 2407-312-0 | U VISTA CT | Linda C Le Mieux | 175 U Vista Ct | Fort Pierce; FL 34947-1318 |
| 2407-321-0 | 5501 ORANGE AVE | Joseph G Miller | 5500 Orange Ave | Fort Pierce; FL 34947 |
| 2407-600-0 | 260 N JENKINS RD | Philip A Hoeffner Jr and Angela Hoeffner | 260 N Jenkins Rd | Fort Pierce; FL 34947-1513 |
| 2407-600-0 | 308 N JENKINS RD | Bernice Worley | 308 N Jenkins Rd | Fort Pierce; FL 34947-1513 |

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# PUBLIC NOTIFICATION CERTIFICATION

**PROJECT NAME:** West Orange FLUMA – Adoption.

**NOTICES PROVIDED PURSUANT TO:** City Code Section 125-37

**NOTICE BY NEWSPAPER:** January 22 ,2023 and August 6, 2023.

**NOTICE BY MAIL:** January 26, 2023 & August 1, 2023.

**NOTICE BY SIGNS:** N/A.

**VERIFIED BY:** Kev Freeman. **TITLE:** Planning Director

**SIGNATURE:**  **DATE:** August 9, 2023

Final Publication Date
8/6/2023

Email Address
CConde@gannett.com

Ad Number
GCI1092330

Publication
St. Lucie News Tribune

Market
Treasure Coast

Delivery Method
Email

Number of Affidavits Needed
1

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

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

Account Number (If Known)
463454

Customer Email
lcox@cityoffortpierce.com

Your Name
Chan Conde

**Treasure Coast Newspapers**
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St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

**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, who on oath says that he or she is the Legal Coordinator of the St Lucie News Tribune, published in St. Lucie County, Florida: that the attached copy of advertisement, being a PUBLIC NOTICE was published on publicly accessible, website of St. Lucie County, Florida, or in a newspaper by print in the issues of, on:

**8/6/2023**

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on AUGUST 6TH 2023:

Notary, State of WI, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Publication Cost: $630.00
Ad No: GCI1092330
Customer No: 361844
PO: PUBLIC NOTICE

# of Affidavits1

# CITY OF FORT PIERCE
# NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 163.3184 and 166.041 F.S., will on Monday, August 21st, 2023, at 5:05 p.m. hold a public hearing for the second (adoption hearing) of the enactment of a proposed ordinance in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

ORDINANCE 23-012 - AN ORDINANCE OF THE CITY OF FORT PIERCE AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF THE CITY'S COMPREHENSIVE PLAN IN RESPECT OF PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTHEAST CORNER OF N JENKINS ROAD AND FLOYD JOHNSON ROAD IN FORT PIERCE, FLORIDA BEING APPROXIMATELY MORE OR LESS 84.8 ACRES, THEREBY AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 80.3 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE DESIGNATIONS OF RESIDENTIAL URBAN AND COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF HIGH DENSITY RESIDENTIAL, AND AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 4.5 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE COUNTY DESIGNATION OF COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF GENERAL COMMERCIAL, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS, PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY, REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; AND FOR OTHER PURPOSES

This ordinance is being considered pursuant to application submitted by the representative, Pedrali Design Group, and property owners, Orange Avenue Development II LLC, and Cypress Knee LLC, for a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres). Said parcels are generally located at or near the southeast corner of N. Jenkins Road and Floyd Johnson Road, Fort Pierce.

The subject property comprises the following five (5) parcels, 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1 and 2407-211-0001-000-0, totaling approximately 84.8 acres

Legal description of the parcel is as follows:

**PARCEL ID: 2407-221-0001-000-1**

BEING THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, LESS AND EXCEPTING THE NORTH 66.50 FEET AND THE WEST 47.00 FEET THEREOF, FOR ROAD AND CANAL RIGHTS-OF-WAY.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3"X4" CONCRETE MONUMENT (STAMPED P.R.M. R.W. HERR PLS 4307) AT THE NORTHEAST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N89°55'38"W, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.00 FEET; THENCE RUN N00°14'22"W, A DISTANCE OF 30.00 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 421.31 FEET; THENCE RUN N00°11'28"E, A DISTANCE OF 178.71 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 208.71 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN N89°55'38"W, A DISTANCE OF 600.05 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N00°08'24"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 321.51 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 276.80 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 112.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE S00°11'28"E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET; THENCE RUN N89°55'38"W, A DISTANCE OF 421.31 FEET, THENCE RUN S00°14'22"W, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE RUN ALONG SAID SOUTH LINE, A DISTANCE OF 354.99 FEET TO THE POINT OF BEGINNING

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°11'28" EAST, A DISTANCE OF 112.80 FEET; THENCE SOUTH 89°55'38" EAST, A DISTANCE OF 509.87 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°11'50" WEST, ALONG SAID EAST LINE, A DISTANCE OF 321.51 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 300.23 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 00°11'28" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING

**PARCEL ID: 2407-212-0001-000-3**

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

**PARCEL ID: 2407-241-0001-000-3**

PARCEL 1:
THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY; THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.627 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 118.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST

QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

**PARCEL ID: 2407-211-0001-000-0**

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

**PARCEL ID: 2407-231-0000-000-5 (PART)**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' AND THE SOUTH 382.77' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

ALL PARCELS CONTAINING A TOTAL OF 80.3 ACRES, MORE OR LESS.

TOGETHER WITH;

**PARCEL ID: 2407-231-0000-000-5 (PART)**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' AND THE NORTH 947.31' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT, THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT, THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING, THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

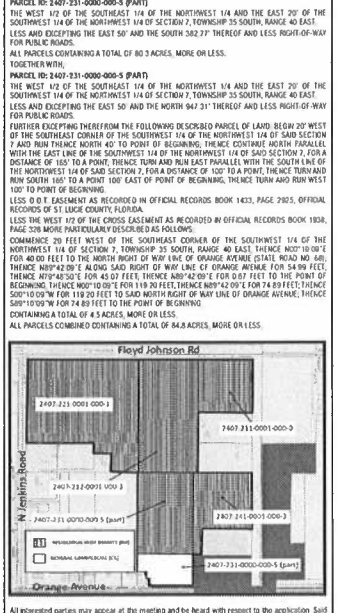
LESS O.D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1858, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET, THENCE N70°48'50"E FOR 45.07 FEET, THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING, THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING

CONTAINING A TOTAL OF 4.5 ACRES, MORE OR LESS.

ALL PARCELS COMBINED CONTAINING A TOTAL OF 84.8 ACRES, MORE OR LESS.




All interested parties may appear at the meeting and be heard with respect to the application. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3095 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 08/05/2023

## CITY OF FORT PIERCE
## NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Sections 163.3184 and 166.041 F.S., will on Monday, August 21st, 2023, at 5:05 p.m. hold a public hearing for the second (adoption hearing) of the enactment of a proposed ordinance in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida.

ORDINANCE 23-012 - AN ORDINANCE OF THE CITY OF FORT PIERCE AMENDING THE FUTURE LAND USE MAP DESIGNATIONS OF THE CITY'S COMPREHENSIVE PLAN IN RESPECT OF PROPERTY GENERALLY LOCATED AT OR NEAR THE SOUTHEAST CORNER OF N. JENKINS ROAD AND FLOYD JOHNSON ROAD IN FORT PIERCE, FLORIDA BEING APPROXIMATELY MORE OR LESS 84.8 ACRES, THEREBY AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 80.3 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE DESIGNATIONS OF RESIDENTIAL URBAN AND COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF HIGH DENSITY RESIDENTIAL, AND AMENDING THE FUTURE LAND USE DESIGNATIONS OF APPROXIMATELY 4.5 ACRES OF THE SUBJECT PROPERTY FROM ST. LUCIE COUNTY DESIGNATION OF COMMERCIAL TO CITY OF FORT PIERCE DESIGNATION OF GENERAL COMMERCIAL, AS DESCRIBED WITHIN THE ATTACHED LEGAL DESCRIPTIONS; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS THERE OF IN CONFLICT, AND FOR OTHER PURPOSES.

This ordinance is being considered pursuant to application submitted by the representative, Pendall Design Group, and property owners, Orange Avenue Development II LLC, and Cypress River LLC, for a Future Land Use Map Amendment of five (5) parcels of land to change the future land use designations from St. Lucie County designations of Residential Urban (RU) and Commercial (COM) to City designations of High Density Residential (RH) (+/- 80.3 Acres) and General Commercial (CG) (+/- 4.5 Acres). Said parcels are generally located at or near the southeast corner of N. Jenkins Road and Floyd Johnson Road, Fort Pierce.

The subject property comprises the following five (5) parcels: 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-312-0001-000-3, 2407-321-0001-000-1 and 2407-211-0001-000-0, totaling approximately 84.8 acres

Legal description of the parcel is as follows:

**PARCEL ID: 2407-321-0001-000-1**

BEING THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, LESS AND EXCEPTING THE NORTH 68.50 FEET AND THE WEST 47.00 FEET THEREOF, FOR ROAD AND CANAL RIGHTS-OF-WAY.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 3"X4" CONCRETE MONUMENT (STAMPED P.R.M. R.W. HERR PLS 4907) AT THE NORTHEAST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N89°53'38"W ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 30.00 FEET; THENCE RUN N00°14'22"W, A DISTANCE OF 30.00 FEET; THENCE RUN S89°53'38"E, A DISTANCE OF 421.31 FEET; THENCE RUN N00°11'28"E, A DISTANCE OF 178.71 FEET; THENCE RUN S89°55'38"E, A DISTANCE OF 208.71 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN N89°55'38"W, A DISTANCE OF 820.05 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF "HOEFFNER ESTATES" AS RECORDED IN PLAT BOOK 32, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN N00°06'24"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 30, A DISTANCE OF 321.51 FEET; THENCE RUN S89°53'38"E, A DISTANCE OF 776.80 FEET; THENCE RUN S00°11'28"W, A DISTANCE OF 192.80 FEET TO THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE S00°11'28"E, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 178.71 FEET; THENCE RUN N89°53'38"W, A DISTANCE OF 421.31 FEET; THENCE RUN S00°14'22"W, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE RUN ALONG SAID SOUTH LINE, A DISTANCE OF 354.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 5 OF THE REPLAT OF HOEFFNER ESTATES AS RECORDED IN PLAT BOOK 32, PAGES 17 THROUGH 17A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°11'28" EAST, A DISTANCE OF 192.80 FEET; THENCE SOUTH 89°55'38" EAST A DISTANCE OF 509.07 FEET TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°11'50" WEST, ALONG SAID EAST LINE, A DISTANCE OF 321.51 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 300.33 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 00°11'28" EAST, DEPARTING SAID SOUTH LINE AND ALONG SAID EAST LINE A DISTANCE OF 208.71 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE NORTH 89°55'38" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING

**PARCEL ID: 2407-312-0001-000-3**

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

**PARCEL ID: 2407-241-0001-000-3**

PARCEL 1:
THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915.

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 805.208 METERS (2,643.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 05" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 674.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.664 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 84.055 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 20" WEST, A DISTANCE OF 84.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE.

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,643.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 05" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

**PARCEL ID: 2407-211-0001-000-0**

THE NE1/4 OF THE NW1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

**PARCEL ID: 2407-231-0000-000-5 (PART)**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' AND THE SOUTH 382.77' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

ALL PARCELS CONTAINING A TOTAL OF 80.3 ACRES, MORE OR LESS.

TOGETHER WITH;

**PARCEL ID: 2407-231-0000-000-5 (PART)**

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' AND THE NORTH 947.31' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

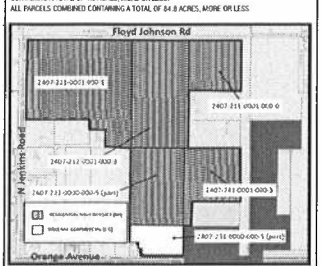
LESS 0.01' EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'05"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'05"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N19°48'50"E FOR 45.07 FEET; THENCE N89°42'05"E FOR 0.87 FEET TO THE POINT OF BEGINNING; THENCE N00°10'05"E FOR 119.20 FEET; THENCE N89°42'05"E FOR 74.89 FEET; THENCE S00°10'05"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°16'00"W FOR 74.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 4.5 ACRES, MORE OR LESS.

ALL PARCELS COMBINED CONTAINING A TOTAL OF 84.8 ACRES, MORE OR LESS.

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/s/ Linda W. Cox, City Clerk
Publish: 08/06/2023

# Fontenay

Continued from Page 1A

He's right about that, to a point. I certainly wouldn't want to discourage residents from attending future meetings and airing any concerns they have. However, barring some major red flags being brought to light, it's clear most of the commissioners seem to be supportive of the plans outlined by Ari and Molly McCoy Straus.

As I wrote in a column a few days ago, the PI Motor Club would include two road courses, one approximately 2.7 miles and the other about 4 miles long, as well as an off-road course and a go-kart track. There would be a skid pad for testing vehicle handling under extreme conditions, a 4,600-foot runway that could be used both for testing vehicle acceleration and accommodating the occasional arrival of private aircraft, and a research and development center for testing automotive products.

There would also be "GarageMahals," large garage areas attached to lounges that could be used for temporary overnight accommodations, as well as possibly a "trackside inn" that could accommodate 15-25 people for short stays. There could be up to 125 high-end single-family homes or "autominiums," which are described as luxury townhouses with oversized garages.

Plus space set aside for PI's offices, an event center, a clubhouse, a restaurant and convenience store for use by members and guests, along with support facilities to accommodate all of the activities planned for the 629 acres southwest of where State Road 70 and Summerlin Road intersect.

Whatever terms might be used to describe it, PI Motor Club would be precedent setting. Although St. Lucie County has a handful of special districts where large-scale activities occur, this would be the first one outside the boundaries of its designated urban services area.

The Strauses plan to handle their own water and sewer treatment facilities, meaning county officials wouldn't have to extend new lines 4 miles beyond the current urban services boundary. The Strauses also promise to staff the site with their own security and emergency services personnel.

The homes built on the property are expected to be temporary dwellings for club members while they're using the facilities, as opposed to year-round residences.

For all of those reasons, county officials have suggested Leet's hypothesis about getting a tax revenue windfall while providing comparatively little in the way of services is correct.

This is, by the way, the same argument the developers of Atlantic Fields made last year when they persuaded the Martin County Commission to approve a comprehensive plan amendment allowing their luxury golf course community to be built outside the urban services area.



**Molly McCoy Straus and Ari Straus hope to replicate the success of the Monticello Motor Club in upstate New York with a similar project in western St. Lucie County.** BLAKE FONTENAY/TCPALM

Both projects are touted as being "self-contained," with the people living in those exclusive communities having so many amenities onsite that they don't need to venture out and bother the rest of us living elsewhere on the Treasure Coast.

This is about as naive as thinking the park operators in the Jurassic Park/World movies were going to keep all the dinosaurs under control.

No matter how nice those amenities are, no matter how many stars the club's restaurant gets, and no matter how well stocked the clubhouse store is, at some point, the people using them are going to want to travel offsite for shopping, recreation or whatever needs they have.

After all, it is a free country. And no one knows that better than the people who have accumulated the type of wealth needed to buy into places like Atlantic Fields and PI Motor Club.

It's also wishful thinking (or willful disingenuity) to suggest sheriff's deputies or fire/rescue personnel won't need to respond if a crime or accident happens at one of these locations. Frankly, as a guest, I'd be uneasy about the prospect of a private security force being the only law enforcement on the property.

I'm not saying PI Motor Club wouldn't be an asset to the community. I'm sure some local restaurateurs and business owners want well-heeled car club members dining and shopping in their establishments.

What I am saying is, there's no free lunch when it comes to development, particularly on a scale as large as this one. Here's hoping St. Lucie County officials will make a clear-eyed assessment of the project's strengths and weaknesses, rather than offering a simplistic narrative that doesn't really hold up under close scrutiny.

*This column reflects the opinion of Blake Fontenay. Contact him via email at bfontenay@gannett.com or at 772-232-5424.*

## ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING AGENDA
## August 17, 2023

**NOTICE OF A PROPOSED CONDITIONAL USE**

The first public hearing for the proposed petition will be held before the Planning and Zoning Commission, acting as the Local Planning Agency, on Thursday, August 17, 2023. The meeting will be held at **6:00 P.M.** or as soon thereafter as the item may be heard, in the County Commission Chambers, 3rd Floor of the St. Lucie County Administration Annex, 2300 Virginia Avenue, Fort Pierce, Florida. The purpose of this public hearing is to consider the following petitioned item by the applicant for adoption, by Resolution.

**RESOLUTION**

**AN RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, FOR A CONDITIONAL USE PERMIT ALLOWING CHILD CARE SERVICES IN THE COMMERCIAL OFFICE (CO) ZONING DISTRICT, AT 2945 AND 2955 MIDWAY ROAD IN ST. LUCIE COUNTY, FLORIDA.**

**Petition Applicant:** Children's University, LLC
**Petition File Number:** CU 2303-000058
**Location:** 2945 and 2955 Midway Road (see map below).
**Parcel ID:** 3405-401-0001-0002
**Purpose:** To allow for child care services for up to 120 students, with outdoor play areas.




All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the St. Lucie County Planning and Zoning Commission should be received by the Planning and Development Services Department - Planning Division at least 3 days prior to the scheduled hearing. The petition file is available for review at the Planning and Development Services Department offices located at 2300 Virginia Avenue, 2nd Floor, Fort Pierce, Florida, during regular business hours. Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information on this petition.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners for approval or disapproval, any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission are electronically recorded. **PURSUANT TO SECTION 286.0105, FLORIDA STATUTES** if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Risk Manager at least forty-eight (48) hours prior to the meeting at (772) 462-1548 or T.D.D. (772) 462-1428.

PLANNING AND ZONING COMMISSION/
LOCAL PLANNING AGENCY
ST. LUCIE COUNTY, FLORIDA
/S/ROBERT LOWE, CHAIRMAN
**PUBLISH DATE: August 6, 2023**

## ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY

**PUBLIC HEARING AGENDA**
**Thursday, August 17, 2023**

**NOTICE OF THE PROPOSED AMENDMENT OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE REGARDING STANDARDS FOR OPERATIONS ENGAGED IN THE RECYCLING OF VEGETATIVE DEBRIS AND ZONING DISTRICTS WHERE SUCH OPERATIONS ARE PERMITTED AS CONDITIONAL USES.**

**The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding a petition for adoption by the Board of County Commissioners of St. Lucie County, Florida, of the following Ordinance:**

**ORDINANCE NO.**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING THE TEXT OF THE LAND DEVELOPMENT CODE, SECTION 7.10.12., SCRAP, WASTE AND RECYCLING OPERATIONS; AND SECTION 2.00.00 DEFINITIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR ADOPTION; AND PROVIDING FOR CODIFICATION.**

**PURPOSE:** The applicant, Mike's Organic Topsoil, filed a Text Amendment to the Land Development Code, Section 7.10.12.-Scrap, Waste and Recycling Operations, to allow business operations that recycle vegetative debris into topsoil in the AG-5 (Agricultural -5) and PNRD (Planned Non-Residential Development) Zoning Districts as a conditional use.

**FILE NUMBER: TLDC-2301-000020**

The Planning and Zoning Commission **PUBLIC HEARINGS** on these items will be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Ave., Fort Pierce, FL on **Thursday, August 17, 2023, beginning at 6:00 pm** or as soon thereafter as possible. Public Hearings may be continued from time to time as necessary.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Comments must be submitted by noon the day prior to the meeting. Comments will be distributed to the Commission in advance of the meeting and included in the record provided the comments comply with the County's rules.

The petition files are available for review at the Planning and Development Services Department offices located at 2300 Virginia Avenue, Fort Pierce, Florida, during regular business hours. Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners, for approval or disapproval, any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission are electronically recorded. **PURSUANT TO Section 286.0105, Florida Statutes,** if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Risk Manager at least forty-eight (48) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.

PLANNING AND ZONING COMMISSION/
LOCAL PLANNING AGENCY
ST. LUCIE COUNTY, FLORIDA
/S/ ROBERT LOWE, CHAIRMAN
**PUBLISH DATE: Monday, August 10, 2023**

**City Commission Regular Meeting - 5:05 pm** **12. d.**

**Meeting Date:** 08/21/2023

**Re:** 23-048 Commission Compensation

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Legislative Hearing - Ordinance 23-048 amending the Mayor and Commission annual salaries. FIRST READING

**SUMMARY:**

At a Budget Workshop and Conference Agenda meeting on July 10, 2023, the Mayor and City Commission discussed their current salaries; consensus was to proceed with an increase commensurate with that of city employees over the last two years.

**RECOMMENDATION:**

Adopt the ordinance.

**ALTERNATIVES:**

Do not adopt or adopt with changes.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

n/a

## Fiscal Impact

**OTHER INFORMATION:**

Budgetary increase will be calculated by the Finance Department and incorporated into the FY2024 budget.

## Attachments

23-048

## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 07/28/2023 12:32 PM |

Form Started By: Linda Cox Started On: 07/26/2023 02:35 PM

Final Approval Date: 07/28/2023

**ORDINANCE NO. 23-048**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 2, ARTICLE II., DIVISION 1, SEC. 2-19 COMPENSATION** OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** at a Budget Workshop and Conference Agenda meeting on July 10, 2023, the Mayor and City Commission discussed their current salaries.

**NOW, THEREFORE, BE IT ORDAINED** by City Commission of the City of Fort Pierce, Florida:

**SECTION 1.** Chapter 2, Article II, Division 1, Section 2-19, of the Code of Ordinances, is hereby amended as follows:

Sec. 2-19. - Compensation.

(a) Effective ~~April 1, 2021~~ October 1, 2023, the annual compensation of the mayor-commissioner of the city shall be ~~$36,301.20~~ 40,560.00. Any modification to this amount must be done by ordinance specific to this section of the code.
(b) Effective ~~April 1, 2021~~ October 1, 2023, the annual compensation of each city commissioner of the city shall be ~~$27,814.80~~ 31,200.00. Any modification to this amount must be done by ordinance specific to this section of the code.
(c) In no event shall the mayor-commissioner or city commissioners be compensated in excess of the salaries, provided in subsections (a) and (b) of this section, for attending any regular, postponed or special meeting.
(d) The compensation for the mayor-commissioner and city commissioners shall be payable at the same time that other city employees are paid.

**SECTION 2.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 4.** This ordinance is and the same shall become effective as of October 1, 2023.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara Hedges
Interim City Attorney

**STATE OF FLORIDA**
**COUNTY OF ST. LUCIE**

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 23-0048 was duly advertised by title only in the St. Lucie News Tribune on August 11, 2023; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, August 17, 2023; and was duly introduced, read by title only, and passed on second and final reading on Tuesday, September 5, 2023, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

**City Commission Regular Meeting - 5:05 pm** **13. a.**

**Meeting Date:** 08/21/2023

**Re:** Sound Meadows - LIve Local Act - Affordable Housing

**Submitted For:** Kev Freeman, Planning Director, Planning & Zoning

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**SUBJECT:**

ITEM FOR INFORMATION/DISCUSSION ONLY - Staff Notification of an affordable housing project 'Sound Meadows' submitted under the provisions of the 'Live Local Act'.

**SUMMARY:**

This application for 210 apartment units has been submitted under the provisions of Fla. Stat. § 166.04151 - Affordable Housing (see extract attached).

The project is located on two contiguous parcels of land totaling approximately 16 ac. located on the East side of US-1, approximately 900 feet North of Tumblin Kling Road. The subject parcels are currently assigned the GC Future Land Use classification and the C3 zoning designation. The application is submitted on behalf of SP Sound LLC, by the representative Lucido and Associates, proposes a development of (9) 24-unit buildings and one 18-unit building (total of 210 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, a central refuse compactor, surface parking, stormwater storage areas, buffering, and associated infrastructure to support the proposed development.

The subject parcels will be accessed directly from US-1. Additionally, a parcel of approximately 1.5 ac. in area is being retained along the US1 frontage for future commercial development – such future commercial development shall be required to submit all necessary plans, documents, and capacity analysis at such time development is proposed.

The provisions of the Statutes includes at 166.04151(7) (summary extract) :

- The City must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004.
- The City may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.
- The City may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.
- A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use.

Staff have established a checklist for administrative review, which will include the Technical Review Committee.

**RECOMMENDATION:**
Receive the information and discuss as appropriate.

**ALTERNATIVES:**
None

**RESPONSIBLE STAFF:**
Kev Freeman, Planning Director

**COORDINATED WITH:**
None

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## Fiscal Impact

**OTHER INFORMATION:**
N/A

**Budgeted Y/N:** N
**OTHER INFORMATION:**
None

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## Attachments

Staff Presentation
Application
Staff Review Procedure
Income & Rent Limits - MSA
Fla. Stat. § 166.04151
Fla. Stat. § 420.0004

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## Form Review

| Inbox | Reviewed By | Date |
|---|---|---|
| City Manager | Nick Mimms | 08/09/2023 09:56 AM |

Form Started By: Kev Freeman
Started On: 08/07/2023 11:33 AM
Final Approval Date: 08/09/2023

# CITY OF FORT PIERCE

# SOUND MEADOWS 'LIVE LOCAL' HOUSING DEVELOPMENT

August 21st, 2023

Staff Presentation – Information Only

This application for 210 apartment units has been submitted under the ‘Live Local’ Act and the provisions contained in Fla. Stat. § 166.04151 - Affordable Housing.

As such the proposal is required to meet several requirements and in turn the City is obligated to process the application in accordance with State Statute.

The provisions of 166.04151(7)

The City must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004.

The provisions of 166.04151(7)

The City may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.

*In the case of the City of Fort Pierce the highest residential density is 30 du/acre*

The provisions of 166.04151(7)

The City may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

*In the case of the City of Fort Pierce the maximum height will be determined by the location of the development*

The provisions of 166.04151(7)

A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use.

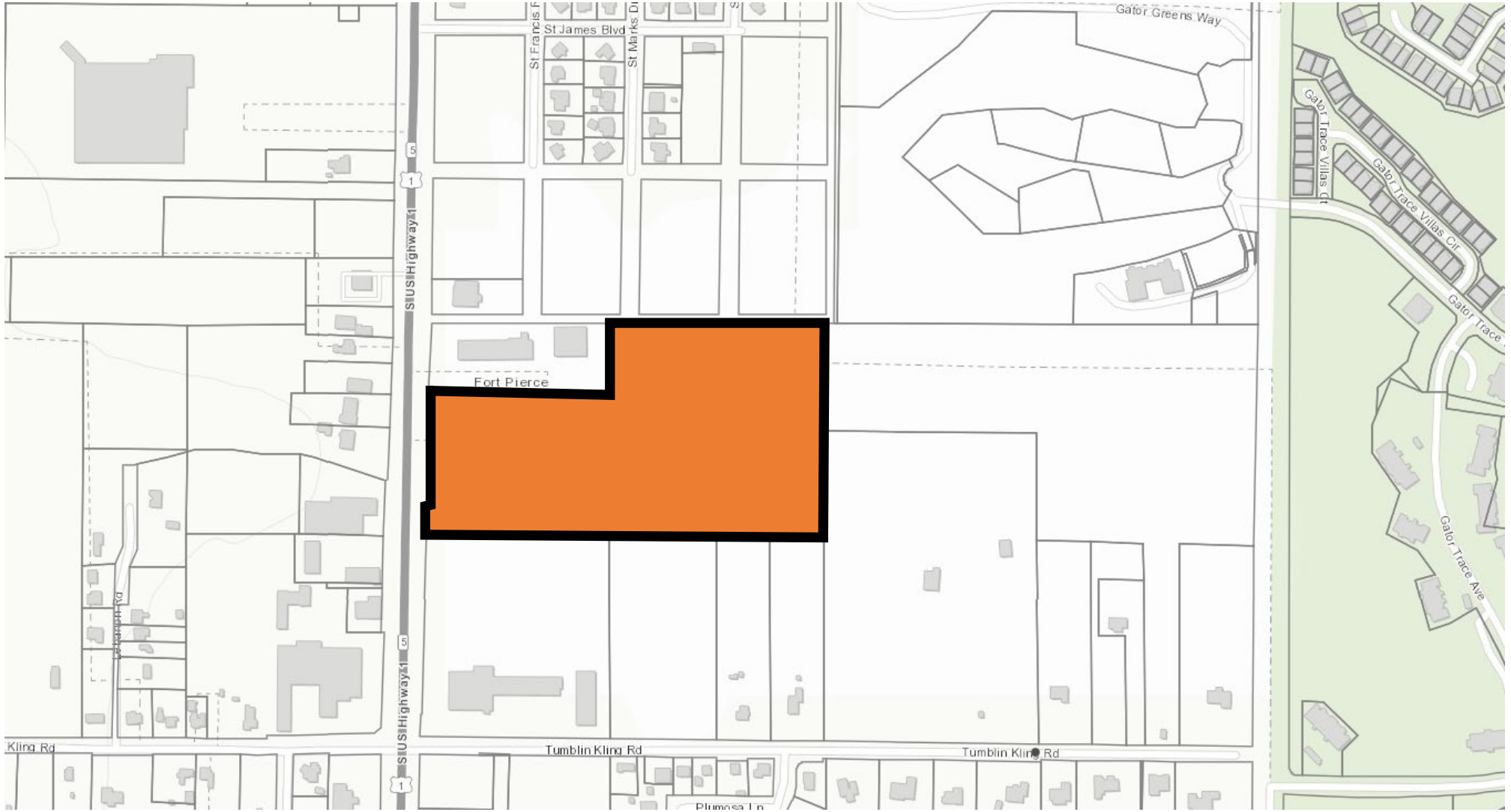
*In the case of the City of Fort Pierce, projects meeting the provisions of State Statue will be reviewed as R-5 multi-family.*

Sound Meadows

The project is located on two contiguous parcels of land totaling approximately 16 ac.

The site is located on the East side of US-1, approximately 900 feet North of Tumblin Kling Road. The subject parcels are currently assigned the GC Future Land Use classification and the C3 zoning designation.

# SITE LOCATION



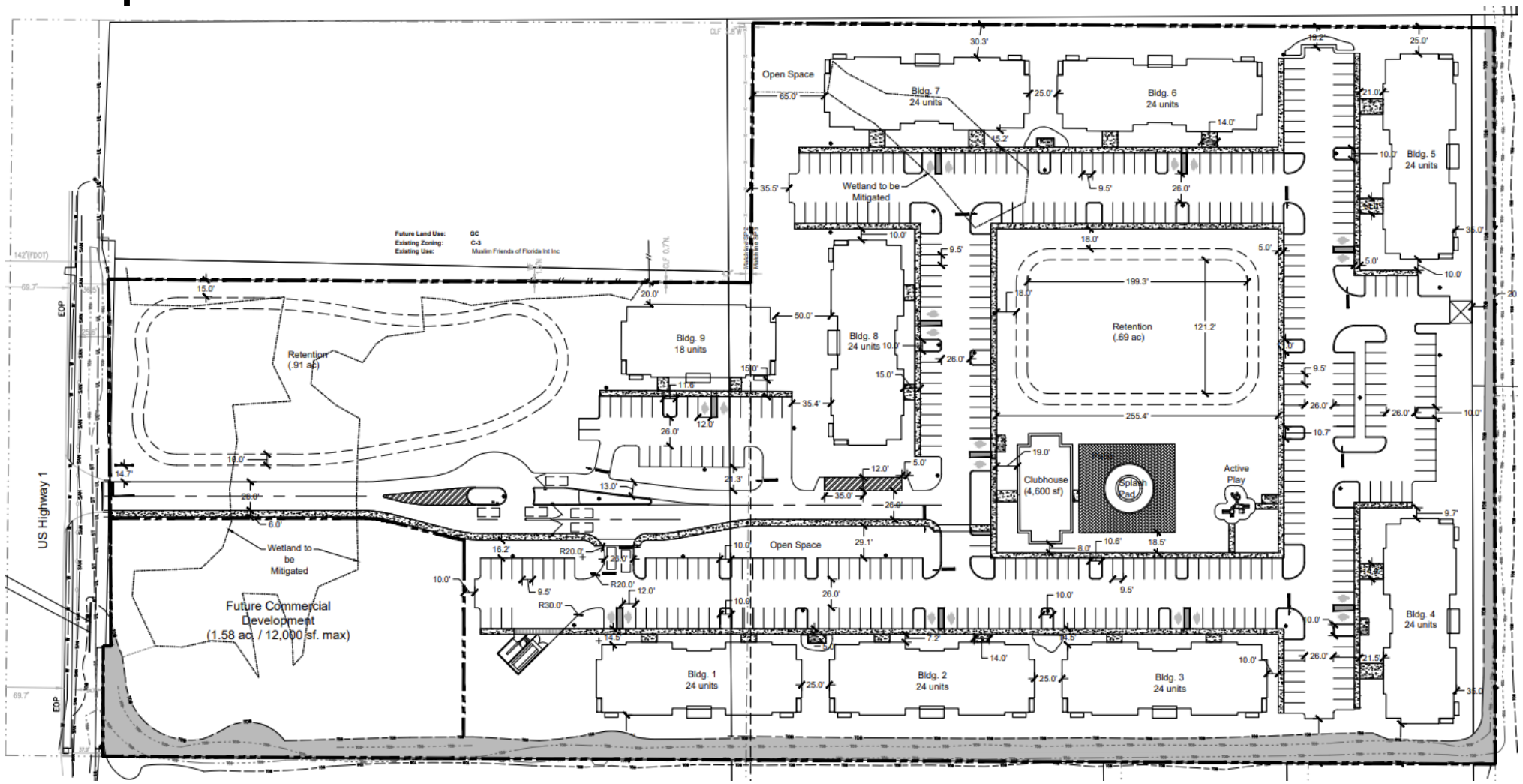
# FUTURE LAND USE



# ZONING


St James Blvd
St Francis Pl
St Marks Dr
Gator Greens Way
Gator Trace Villas Ct
Gator Trace Villas Cir
Gator Trace
Gator Trace Ave
US Highway 1
Fort Pierce
Tumblin Kling Rd
Kling Rd
Plumosa Ln

# Proposed Site Plan



# 2023 RENT AND INCOME LIMITS - ST. LUCIE COUNTY MSA

| County (Metro) | Percentage Category | Income Limit by Number of Persons in Household | | | | | | | | | | Rent Limit by Number of Bedrooms in Unit | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 0 | 1 | 2 | 3 | 4 | 5 |
| **Saint Lucie County** | 30% | 17,800 | 20,350 | 24,860 | 30,000 | 35,140 | 40,280 | 45,420 | 50,560 | Refer to HUD | | 445 | 476 | 621 | 814 | 1,007 | 1,199 |
| (Port Saint Lucie MSA) | **50%** | **29,650** | **33,900** | **38,150** | **42,350** | **45,750** | **49,150** | **52,550** | **55,950** | **59,290** | **62,678** | **741** | **794** | **953** | **1,101** | **1,228** | **1,356** |
| | 80% | 47,450 | 54,200 | 61,000 | 67,750 | 73,200 | 78,600 | 84,050 | 89,450 | 94,864 | 100,285 | 1,186 | 1,270 | 1,525 | 1,761 | 1,965 | 2,168 |
| Median: 84,800 | **120%** | **71,160** | **81,360** | **91,560** | **101,640** | **109,800** | **117,960** | **126,120** | **134,280** | **142,296** | **150,427** | **1,779** | **1,906** | **2,289** | **2,643** | **2,949** | **3,255** |
| | 140% | 83,020 | 94,920 | 106,820 | 118,580 | 128,100 | 137,620 | 147,140 | 156,660 | 166,012 | 175,498 | 2,075 | 2,224 | 2,670 | 3,083 | 3,440 | 3,797 |

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

**Property Information**

Property address or Location 4000 S. US1

Parcel ID #(s) 243480100050106; 243480100040006

Project description Affordable Multi-Family project w/ Comm. use fronting US1.

**Application Type**

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 12,000 (max.) Site Acreage: 1.58 ac.

*Residential:* Proposed Units: 210 Proposed Sq. Ft.: 100,000 sf. (+/-) Site Acreage: 14.53 ac.

| | |
|---|---|
| SP Sound LLC | Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc. |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 5403 W. Gray Street | 701 SE Ocean Blvd. |
| Street Address | Street Address |
| Tampa FL 33609 | Stuart FL 34994 |
| City State Zip | City State Zip |
| | 772.220.2100 |
| Phone Number | Phone Number |
| blemmerman@sphome.com | bnolan@lucidodesign.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)*

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

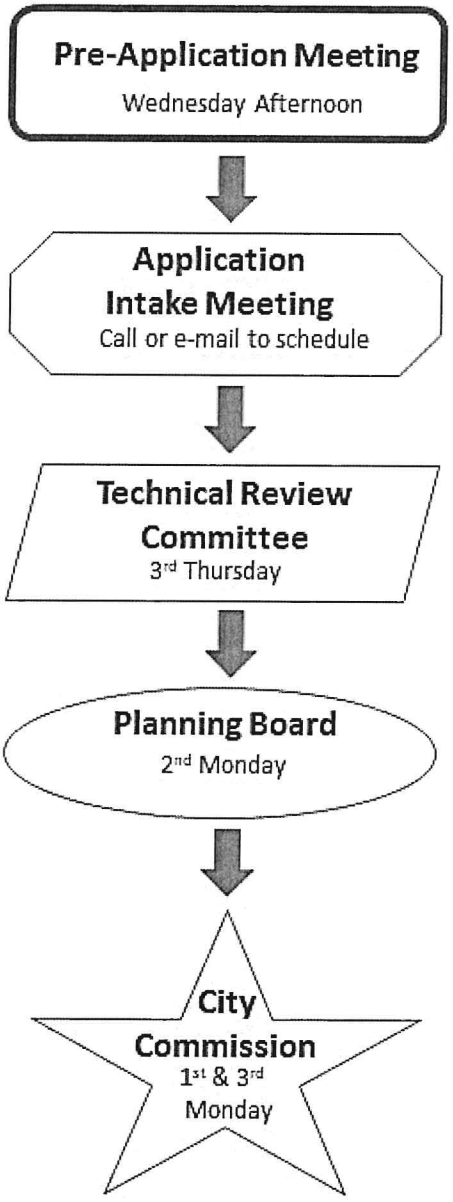
**CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM**

**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.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-




***Site Plan submittal requirements:***

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DESIGN REVIEW

**Property Information**

Property address or Location 4000 S. US1

Parcel ID #(s) 243480100050106; 243480100040006

Project description Affordable Multi-Family project w/ Comm. use fronting US1.

| | |
|---|---|
| SP Sound LLC | Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc. |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 5403 W. Gray Street | 701 SE Ocean Blvd. |
| Street Address | Street Address |
| Tampa FL 33609 | Stuart FL 34994 |
| City State Zip | City State Zip |
| | 772.220.2100 |
| Phone Number | Phone Number |
| blemmerman@sphome.com | bnolan@lucidodesign.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)*

**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**

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

**Submittal for Administrative Approval**

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

**Submittal for Board Approval**

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

# Design Review Submittal

*Prepared For:*

# *Sound Meadows*

*Prepared by:*

lucido & associates

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

***Updated: June 2023***

# Table of Contents


I. Introduction

II. General Information

III. General Existing Site Conditions

IV. Site Analysis

V. Site Characteristic Photos

VI. Architectural Context Statement

VII. Architectural and Site Context Photos


Attachments:

Site Aerial w/ Surrounding Future Land Use and Zoning
Photo Key

## I. INTRODUCTION

On behalf of SP Sound LLC, Lucido and Associates is pleased to present to you the proposed Sound Meadows Residential Community. As proposed, the development consists of (9) 24-unit buildings and one 18-unit building (total of 210 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, a central refuse compactor, surface parking, stormwater storage areas, buffering, and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1 via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. Additionally, a parcel of approximately 1.5 ac. in area is being retained along the US1 frontage for future commercial development – such future commercial development shall be required to submit all necessary plans, documents, and capacity analyses at such time development is proposed.

The proposed project will be located on two contiguous parcels of land totaling approximately 16 ac. and is located on the East side of US1, approximately 900 feet North of Tumblin Road. The subject parcels are currently assigned the GC Future Land Use classification and the C3 zoning designation. Surrounding uses within the US1 corridor North and South of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the South and East of the subject lies large-lot residential uses, and further East lies the Gator Trace Golf Course community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the East of the subject. The proposed use and intensity are also generally consistent with residential development East of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within, FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provided by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

## II. GENERAL INFORMATION

**Prepared by:** Brian Nolan, AICP, ASLA
**Lucido & Associates Project No.:** 22-065
**Property Owner:** SP Sound LLC
**Parcel ID No's.:** 243480100050106; 243480100040006
**Property Address:** 4000 S. US1
**Jurisdiction:** City of Fort Pierce (municipal)
**Site Area:** 16.11 ac. (Surveyed Acreage)
**Future Land Use Classification:** GC (General Commercial)
**Zoning Classifications:** C3 (General Commercial)

## III. GENERAL EXISTING SITE CONDITIONS

**Physical Characteristics**

| | |
|---|---|
| Subject Size: | 16.11 ac. (Surveyed Acreage) |
| Location | 4000 S. US1, Fort Pierce, FL |
| Existing Use: | Vacant |
| Adjacent Uses: | North: Muslim Friends of Florida Int Inc.; vacant<br>East: Single family; vacant<br>South: Dyer Chevrolet; vacant<br>West: Florida Falls Ent. Inc.; Paradise Home and Patio |
| Existing Improvements: | Vacant |
| Property Dimensions: | Approximately 1250 ft x 660 ft |
| Public Utility Service: | Fort Pierce Utility Authority |
| Drainage: | See attached civil engineering plans |

**Existing Future Land Use**

General Description – GC (General Commercial)

The City of Ft. Pierce Comprehensive Plan describes the Future Land Use category as follows:

*The General Commercial 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.*

**Existing Zoning**

General Description – C3 (General Commercial):

City Code describes the C3 Zoning district, as follows:

*Sec. 125-200: Purpose. The district 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.*

Permitted, Conditional and Prohibited Uses:

Sec. 125-187 – Use Table, outlines Permitted uses, Conditional uses, and Prohibited uses within each zoning district. Generally speaking, the C3 zoning district allows mixed-use building or development, community centers, food and retail establishments, and office buildings as Permitted uses, while allowing social service institutions and multi-dwelling buildings as Conditional uses. For a complete list of Permitting uses, Conditional uses, and Prohibited uses, please refer to Sec. 125-187 - Use Table.

Conditional Uses:

Sec. 125-235 through Sec. 125-249 govern Conditional Uses within the City of Fort Pierce, including the Purpose and Intent of the Conditional Use designation, review and processing of Conditional Use applications, time limits and compliance, among other things.

Accessory Uses:

Sec. 125-200(c)(2) of the City Code requires that, *Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.*

Lot Size and Dimensional Regulations:

(b) Basic use standards. Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be 10,000 square feet.

b. The minimum lot width shall be 70 feet.

c. The minimum lot depth shall be 90 feet.

(2) Yards.

a. The minimum depth of the front yard will be 25 feet.

b. 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.

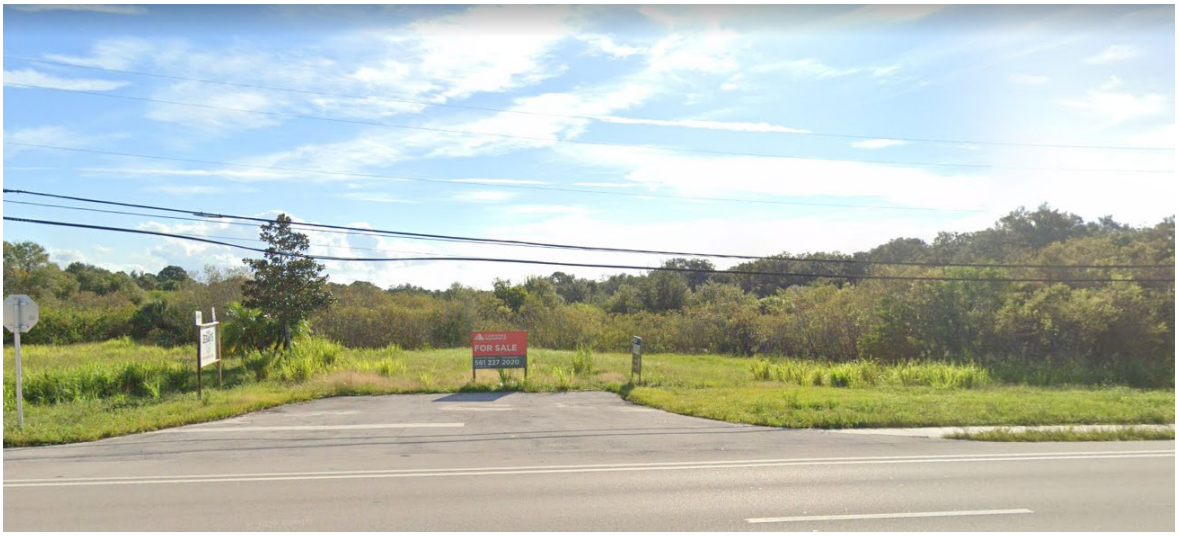
(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.

(4) Building height. No building shall exceed a height of 65 feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

## IV. SITE ANALYSIS

See attached Environmental Report.

## V. SITE CHARACTERISTIC PHOTOS




1. Project Entry – Looking East

## VI. ARCHITECTURAL CONTEXT STATEMENT

Development in subject's immediate vicinity include the Muslim Friends of Florida structure to the North, Dyer Chevrolet car dealership to the South, various commercial uses to the West and vacant residentially-zoned land to further to the South and West. US 1 is to the West along with several general commercial buildings.

The architectural context is also mixed and varied. The adjacent structures are generally single-story CBS or metal building type structures with flat or low sloping roofs.

Considering the adjacent and contextual architectural styles in the subject's close vicinity and broader context, our opinion is that the architectural style of the proposed multi-family structures and associated site improvements is appropriate and will be an asset to the area.

## VII. ARCHITECTURAL AND SITE CONTEXT PHOTOS




2. Carpets by Five-Four South – Looking West - (ex. West side of US1, North of subject parcel)




3. Sunrise City Animal Hospital – Looking East – (ex. East side of US1, North of subject parcel)



4. Fort Pierce Motors – Looking West – (ex. West side of US1, North of subject parcel)



5. Adjacent Property- Muslim Friends of Florida International Inc. – Looking East - (ex. West side of US1, North of subject parcel)




6. Leak Busters Roof Repair – Looking West – (ex. West side of US1, West of subject parcel)



7. Florida Falls Stone Company – Looking West - (ex. West side of US1, West of subject parcel)




8. Paradise Home and Patio – Looking West - (ex. West side of US1, West of subject parcel)



9. Town Plaza – Facing West - (ex. West side of US1, South of subject parcel)



10. United Auto Sales and Services – Facing West - (ex. West side of US1, South of subject parcel)




11. Adjacent Property - Dyer Chevrolet – Facing East - (ex. East side of US1, South of subject parcel)



12. Jetson TV and Appliance – Facing North - (ex. West side of US1, South of subject parcel)



13. Residence – Tumblin Kling Road – Facing South




14. Residence – Tumblin Kling Road – Facing South



15. Residence - Tumblin Kling Road – Facing South



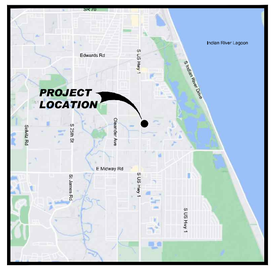
16. Residence – Tumblin Kling Road – Facing North



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




Project Team:

| | |
|---|---|
| **Client & Property Owner:** | SP Sound LLC<br>5403 W. Gray Street<br>Tampa, Fl. 33609 |
| **Land Planner / Landscape Architect:** | Lucido & Associates<br>701 East Ocean Boulevard<br>Stuart, Florida 34994 |
| **Engineer:** | Stephen Cooper, P.E. & Assoc., Inc.<br>7450 S. Federal Hwy.<br>Port Saint Lucie, FL 34952 |
| **Surveyor:** | American Surveying, Inc.<br>4847 North Florida Ave.<br>Tampa, FL 33603 |
| **Traffic Engineer:** | Pinder Troutman Consulting, Inc.<br>601 Heritage Drive, Ste 493<br>Jupiter, FL 33458 |
| **Environmental Consultant:** | CPH<br>500 West Fulton Street<br>Sanford, Fl 32771 |

SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Site Aerial

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **A1** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | 22-065_SoundMeadows_SitePlan_6.29.23.dwg | |

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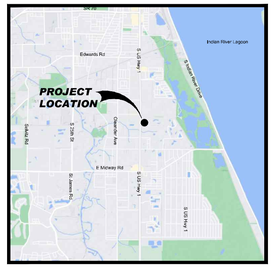
lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




Project Team:

| | |
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SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Design Review Context Photo Key

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **A1** |
| Project Number | 22-065 | |
| Municipal Number | — | |
| Computer File | 22-065_SoundMeadows_SitePlan_6.29.23.dwg | |

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | | | |
| **South** | | | |
| **East** | | | |
| **West** | | | |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>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)<br>Other: 0.125 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | 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)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day |
| **Proposed Zoning/FLU | 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/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** | |

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

**SEE ATTACHED TIR**

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to Capacity** | | |

## 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** |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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

**SAINT LUCIE COUNTY FIRE DISTRICT**
**DEVELOPMENT & SITE PLAN REVIEW APPLICATION**
**5160 N.W. Milner Drive**
**Port Saint Lucie, FL 34983**
**Telephone: 772-621.3322**
**Fax: 772-621-3604**
**Web Address: www.slcfd.com**

## Type of Request

- [x] Site Plan
- [ ] Site Plan with Construction "Detail" Plans
- [ ] Amendment
- [ ] Re-submittal
- [ ] Preliminary Subdivision Plat with Construction "Detail" Plans
- [ ] Final Subdivision Plat with Construction "Detail" Plans
- [ ] Development of Regional Impact
- [ ] Planned Unit Development
- [ ] Other

## Project Information

| | | | | | |
|---|---|---|---|---|---|
| **Project Name** | Sound Meadows | | | | |
| **Location** | 4000 S. US1 | | | | |
| **City** | Fort Pierce | **Zip** | | **Number of Dwelling Units** | 210 |
| **Type of Development/Intended Use** | Multi-Family | | | **Gross Square Feet of Structure/s** | 100,000 sf. (+/-) |
| **Gross Acreage/Square Feet of Site** | 16.11 ac. / 701,751 sf. | **Water Purveyor** | FPUA | | |

## Owner/Developer Information

| | | | | | |
|---|---|---|---|---|---|
| **Name** | SP Sound LLC | | | | |
| **Address** | 5403 W/ Gray Street | | | **City** | Tampa |
| **State** | FL | **Zip** | 33609 | **Telephone** | **Fax** |
| **E-Mail** | blemmerman@sphome.com | | | | |

## Applicant/Agent for Owner

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

**Project Architect/Engineer**

| | | | |
|---|---|---|---|
| **Name** | Stephen Cooper, P.E. | **Firm** | Stephen Cooper, P.E. & Assoc. |
| **Address** | 7450 South Federal Hwy. | **City** | Port Saint Lucie |
| **State** | FL | **Zip** | 34952 |
| **Telephone** | | **Fax** | |
| **E-Mail** | scooper@scpeinc.com | | |

## Saint Lucie County Fire District Development & Site Plan Review Fees

**Make fees payable to: Saint Lucie County Fire District**

**Minor**

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

**Major**

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

**Planned Unit Development (PUD)**

$1087.50

**Development of Regional Impact (DRI)**

$1450.00

## Applicable Codes

**The currently adopted edition of the Florida Fire Prevention Code.**
**The St. Lucie County Fire District Fire Prevention Code and Fee Schedule.**

## Client Agreement

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

| | | | | | |
|---|---|---|---|---|---|
| **Owner's Signature** | | **Printed Name** | Michael Molinari | Date | 5/25/23 |
| | | **Title** | Vice President | | |

lucido&associates

May 23, 2023

Mr. Kev Freeman, Planning Director
Planning Department
City of Fort Pierce
100 N US1
Fort Pierce, FL 34950

**Re:** Sound Meadows (fka US1 Multi-Family) – Project Narrative
**Our Reference Number:** 22-065

Dear Mr. Freeman:

On behalf of SP Sound LLC (Owner), Lucido & Associates (Agent) is pleased to present to you the proposed Sound Meadows residential community for the TRC's review.. The proposed project is to be situated upon two contiguous parcels of land totaling approximately 16 ac. in area, lying on the east side of S. US1, approximately 900-feet (1/10$^{th}$ of a mile) north of Tumblin Kling Road, within the municipal limits of the City of Fort Pierce, St. Lucie County, FL. Subject parcels are currently vacant and are assigned the GC Future Land Use classification and the C-3 zoning designation. As all proposed units will be "Affordable" units, the proposed site plan will be processed Administratively (Minor Site Plan) under the current GC and C-3 designations in accordance with the recently enrolled SB 102,

The proposed use of the subject parcels is a rental-based Multi-Family residential community, comprised of (9) 24-unit buildings and one 18-unit building (total of 210 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. A total of 374 parking stalls are required, with a total of 414 parking stalls currently proposed. Additionally, a parcel of approximately 1.5 ac. in area is being retained along the US1 frontage for future commercial development – such future commercial development shall be required to submit all necessary plans, documents, and capacity analyses at such time development is proposed.

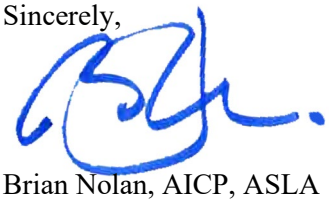
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential uses, and further east lies the Gator Trace Golf Course community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the east of the subject. The proposed use and intensity are also generally consistent with residential development east of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within,

FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provide by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

It has been our pleasure to provide you with the above narrative and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,



Brian Nolan, AICP, ASLA
Partner

Date: May 24, 2023

Michel Molinari
SP Sound LLC
5403 West Gray Street
Tampa, FL 33609

To: Ms. Kev Freeman, Planning Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

**Re: OWNER'S AUTHORIZATION**
**(LA Ref. #22-066)**
**Parcel Identification Numbers: SEE ATTCHED WARRANTY DEED**

Dear Mr. Freeman:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian J. Nolan, Partner, of Lucido & Associates,** to represent **SP Sound LLC** during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), development plan approval and such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

Michael Molinari
Vice President

STATE OF Florida
COUNTY OF Hillsborough
The foregoing was acknowledged before me this 25 day of May, 2023, by Michael Molinar, of SP Sound LLC, as VP. He/She [✓] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

Notary Public State of Florida
Gabriel Lemmerman
My Commission HH 038901
Expires 09/15/2024

(Print Name) Gabriel Lemmerman
NOTARY PUBLIC

My Commission Expires: 9/15/2024

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5096700 OR BOOK 4888 PAGE 262, Recorded 09/13/2022 02:32:50 PM Doc Tax: $11200.00

Prepared by:
**Ileana M. Rodriguez, Esq.**
**Lusky & Rodriguez, P.A.**
**770 Ponce De Leon Boulevard Suite 306**
**Coral Gables, FL 33134**
Return to:
**Jameson Pepple Cantu PLLC**
**2430 Estancia Boulevard, Suite 114**
**Clearwater, FL 33761**

[Space Above This Line For Recording Data]

# Special Warranty Deed

**This Special Warranty Deed** made this 12th day of **September, 2022** between **KAS Land LLC, a dissolved Florida limited liability company for the purpose of winding up the affairs of the company,** whose post office address is **6303 Blue Lagoon Drive, Suite 350, Miami, FL 33126**, grantor, and **SP Sound LLC, a Florida limited liability company** whose post office address is **5403 West Gray Street, Tampa, Florida 33609** , grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum 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 **Saint Lucie County, Florida**, to-wit:

**SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF**

**Parcel Identification Number: 2434-801-0005-010/6**

**and**

**Parcel Identification Number: 2434-801-0004-000/6**

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto said grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever.

**THIS CONVEYANCE** is subject to taxes and assessments for the current calendar year and all subsequent years, restrictions, covenants, conditions, reservations, easements and other matters of record.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor will warrant and defend title to said land unto said Grantee and unto Grantee's heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, under or through Grantor but no other.

**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.

DoubleTime®

**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:

KAS Land LLC, a dissolved Florida limited liability company

By: _____
Daniel Stuzin, Manager

_____
Witness Name: _____

_____
Witness Name: _____

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 9th day of September, 2022 by Daniel Stuzin, Manager of KAS Land LLC, a dissolved Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

CARIDAD BLANCO
MY COMMISSION # HH 044791
EXPIRES: January 21, 2025
Bonded Thru Notary Public Underwriters



DoubleTime®

## Schedule A

## Legal Description

Parcel 1:

All that portion of Lot 4, F.C.L.C. & T. CO. subdivision of the Southeast ¼ of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 1, page 43, St. Lucie County, Florida, lying Southerly of the following described line and less and excepting the right-of-way of U.S. Highway No. 1 as laid out and in use:

From the Northwest corner of the aforementioned Lot 4, as recorded in Plat Book 1, page 43, St. Lucie County, Florida; run South 89°41'37" East, a distance of 78 feet; thence run South 00°20'07" West, a distance of 197.27 feet; thence run South 89°41'37" East, a distance of 10 feet; thence run South 00°20'07" West, a distance of 37.73 feet to the point of beginning; thence run South 89°41'37" East to a point on the East line of said Lot 4, said point being the point of terminus.

Also less and excepting from Parcel 1, the following described parcel:

All that portion of Lot 4, F.C.L.C. & T. CO. subdivision of the Southeast ¼ of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 1, page 43, St. Lucie County, Florida, lying Northerly and Easterly of the following described line:

From the Northwest corner of the aforementioned Lot 4, as recorded in Plat Book 1, page 43, St. Lucie County, Florida; run South 89°41'37" East, a distance of 78 feet to the point of beginning; thence run South 00°20'07" West, a distance of 197.27 feet; thence run South 89°41'37" East, a distance of 10 feet; thence run South 00°20'07" West, a distance of 37.73 feet; thence run South 89°41'37" East to a point on the East line of said Lot 4, said point being the point of terminus.

Parcel 2:

Lot 3 of F.C.L.C. & T. CO. subdivision in the Southeast ¼ Section 34, Township 35 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 1, page 43, of the Public Records of St. Lucie County, Florida.

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

## Property Identification

Site Address: 4000 S US HIGHWAY 1
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-801-0005-010-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 33534
Map ID: 24/34S
Zoning: General Co

## Ownership

SP SOUND LLC

5403 W Gray ST
Tampa, FL 33609




## Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 4-LESS THAT PART OF LOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89 DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41 MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)

## Total Areas

| | |
|---|---|
| Finished/Under Air (SF): | 0 |
| Gross Sketched Area (SF): | 0 |
| Land Size (acres): | 5.78 |
| Land Size (SF): | 251,776.8 |

## Current Values

| | |
|---|---|
| Just/Market Value: | $796,400 |
| Assessed Value: | $474,210 |
| Exemptions: | $0 |
| Taxable Value: | $474,210 |

**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.**

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 160 | 160 |

Sources/links:

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

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Sep 9, 2022 | 4888 / 0262 | 0205 | SPWD | KAS Land LLC | $1,600,000 |
| May 15, 2012 | 3392 / 0586 | 0205 | SPWD | CRM Florida Properties LLC | $500,000 |
| Jul 21, 2010 | 3221 / 1095 | 0311 | CertTtle | Symphony Builders at Platts Cr | $100 |
| Aug 5, 2005 | 2325 / 1062 | XX02 | WD | Platt`s Creek Developers LLC | $5,300,000 |
| Apr 12, 2004 | 1993 / 2263 | XX02 | WD | Southeast Invest Of PBC Inc | $1,250,000 |
| Dec 19, 2000 | 1351 / 1241 | XX02 | WD | Erskine Florida Properties Inc | $700,000 |
| Mar 10, 1995 | 0945 / 0977 | XX02 | CertTtle | GREENBRIER PLAZA INC | $715,000 |
| May 1, 1979 | 0309 / 0692 | XX01 | CV | | $0 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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




Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $796,400 |
| Just/Market: | $796,400 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $322,190 |
| Assessed: | $474,210 |
| Exemption(s): | $0 |
| Taxable: | $474,210 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2004 | 0041 | 16.3 | Fort Pierce Stormwater Charge | $1,124.70 |

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 |
|---|---|---|---|---|
| 2022 | $796,400 | $474,210 | $0 | $474,210 |
| 2021 | $431,100 | $431,100 | $0 | $431,100 |
| 2020 | $431,100 | $431,100 | $0 | $431,100 |
| 2019 | $431,100 | $431,100 | $0 | $431,100 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| TT20062 | Feb 1, 2006 | Unknown | $5,000 | $275 |
| IRR200656 | Dec 1, 2006 | Sprinkler System | $3,600 | $100 |
| BP11-0454 | Apr 1, 2011 | Demolition | $0 | $525 |

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: TBD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-801-0004-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 33532
Map ID: 24/34S
Zoning: General Co

## Ownership

SP SOUND LLC

5403 W Gray ST
Tampa, FL 33609

## Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 3-LESS RD AND DRAINAGE RS/W- (10.07 AC)



## Current Values

| | |
|---|---|
| Just/Market Value: | $808,400 |
| Assessed Value: | $296,120 |
| Exemptions: | $0 |
| Taxable Value: | $296,120 |

**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): | 10.09 |
| Land Size (SF): | 439,445.111 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 160 | 170 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| Sep 9, 2022 | 4888 / 0262 | 0205 | SPWD | KAS Land LLC | $1,600,000 |
| May 15, 2012 | 3392 / 0586 | 0205 | SPWD | CRM Florida Properties LLC | $500,000 |
| Jul 21, 2010 | 3221 / 1095 | 0311 | CertTtle | Symphony Builders at Platts Cr | $100 |
| Aug 5, 2005 | 2325 / 1062 | XX02 | WD | Platt`s Creek Developers LLC | $5,300,000 |
| Apr 12, 2004 | 1993 / 2263 | XX02 | WD | Southeast Invest Of PBC Inc | $1,250,000 |
| Dec 19, 2000 | 1351 / 1241 | XX02 | WD | Erskine Florida Properties Inc | $700,000 |
| Mar 10, 1995 | 0945 / 0977 | XX02 | CertTtle | GREENBRIER PLAZA INC | $715,000 |
| Feb 1, 1985 | 0476 / 1899 | XX00 | CV | | $74,000 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $808,400 |
| Just/Market: | $808,400 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $512,280 |
| Assessed: | $296,120 |
| Exemption(s): | $0 |
| Taxable: | $296,120 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2004 | 0041 | 8.2 | Fort Pierce Stormwater Charge | $565.80 |

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 |
|---|---|---|---|---|
| 2022 | $808,400 | $296,120 | $0 | $296,120 |
| 2021 | $269,200 | $269,200 | $0 | $269,200 |
| 2020 | $269,200 | $269,200 | $0 | $269,200 |
| 2019 | $269,200 | $269,200 | $0 | $269,200 |

## 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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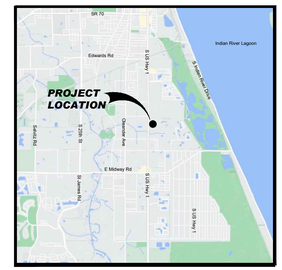
lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




Project Team:

**Client & Property Owner:** Southport Financial Services, Inc
5403 W Gray Street
Tampa, Fl. 33609

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

**Engineer:**

**Surveyor:**

**Traffic Engineer:**

**Environmental Consultant:**

SOUTHPORT FINANCIAL SERVICES

# US1 Multi-Family

Fort Pierce, Florida

## Future Land Use and Zoning

| Date | By | Description |
|---|---|---|
| 03.04.22 | SAW | Pre Application |

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **1 of 1** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | 22-065 US1 Multi Family-compactor.dwg | |

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## Street Elevation Building

Architectonics Studio

# SOUND MEADOWS
# SOUTHPORT FINANCIAL SERVICES
# ST. LUCIE COUNTY, FLORIDA

# ENVIRONMENTAL RESOURCE PERMITTING REPORT

## JUNE 2023

*Engineers*
*Architects*
*Planners*
*Surveyors*
*Landscape Architects*
*Traffic/Transportation*
*Environmental Scientists*
*Construction Management*

**Prepared by:**
CPH, LLC.
1117 E. Robinson Street
Orlando, Florida 32801

**SOUND MEADOWS**
**ST. LUCIE COUNTY**
**ENVIRONMENTAL RESOURCE PERMIT REPORT**
**June 2023**

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**SOUND MEADOWS**
**ST. LUCIE COUNTY**
**ENVIRONMENTAL RESOURCE PERMIT REPORT**
**June 2023**

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FIGURE 1 Location Map
FIGURE 2 USGS Quad Sheet
FIGURE 3 Soils Map
FIGURE 4 Preliminary Vegetation & Land Use Map
FIGURE 5 Wetland and Surface Water Location Map
FIGURE 6 Proposed Improvements Map
FIGURE 7 Proposed Wetland and Surface Water Impact Map
FIGURE 8 Post-FLUCFCS Maps

**Appendix B – UMAM Data Sheets**

## 1.0 INTRODUCTION

Southport Financial Services is proposing to construct a multifamily residential project known as Sound Meadows. The residential development is approximately 16.11-acres and shall consist of multifamily residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial development parcel. Stormwater facilities shall be designed in accordance with the South Florida Water Management District (SFWMD) permitting criteria. The subject project is located at 4000 South US Highway 1 within Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida (**Figure 1, Appendix A**).

## 2.0 PAST REGULATORY AUTHORIZATIONS

A search was conducted on publicly available databases to discover previous and/or existing regulatory approvals for the subject project area. The project site is included in at least one (1) regulatory approval, on January 11, 2007, SFWMD issued ERP No. 56-02597. This permit authorized Phase 1 of the proposed Platts Creek Development plan. This phase included the construction and operation of a stormwater management system to serve 0.80-acres of commercial development, the Platts Creek Sales Center. The sales office, stormwater retention pond and parking area were constructed in 2007 and were designed to be temporary features until a permit modification for Phase 2 of the development plan was issued. The latter phase proposed the construction of a multifamily residential development and associated stormwater management system. Phase 2 was not permitted and only the Platts Creek Sales Center was permitted and constructed. According to historical aerials, by 2010 most of the site had been cleared except for the forested areas found along the northern and southern boundaries. Then at some point between 2010 and 2012, the sales center was demolished. The permit expired on January 11, 2012.

## 3.0 EXISTING SITE CONDITIONS

The 16.11-acre project area is surrounded by commercial, institutional, residential, transportation and undeveloped land uses. Commercial development and South US Highway 1 border the western boundary of the project site. A church borders the northern portion of the project area and undeveloped land uses are located to the east and south. A surface water known as Platts Creek flows from offsite through a culvert into the project area at the southwestern corner. This surface water continues along the southern and eastern

boundaries and flows offsite. **Figure 2** depicts the subject project site on Fort Pierce Quadrangle USGS Map. The project area consists of open land, pine flatwoods, temperate hardwoods, mixed wetland hardwoods, exotic wetland hardwoods, herbaceous wetlands and a surface water. During the field investigation, recreational motor vehicle trails were observed within the central portion of the project area.

### 3.1 Soils

The *Soil Survey of St. Lucie County, Florida* identifies three (3) soil map units within the subject project area (**Figure 3**). A summary of the characteristics of these soil types, as described by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), formerly Soil Conservation Service (SCS) Soil Survey Geographic (SSURGO) database is as follows:

**Ankona and Farmton sands**

This is a nearly level, poorly drained soil that is commonly found on broad flatwoods. Slopes are smooth to concave and are less than 1 percent in most places, but they range to 2 percent along the edges of depressional areas. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. During extended dry periods the water table recedes to a depth of more than 40 inches. Permeability is rapid in the surface and subsurface layers, very slow to slow in the upper part of the subsoil and moderately rapid to rapid in the lower part of the subsoil and substratum. The available water capacity is low in the surface and subsurface layer, medium in the subsoil and low in the substratum. Natural fertility and organic matter content are low.

**Riviera fine sand, 0 to 2 percent slopes**

This poorly drained, nearly level soil is in hammocks and along drainageways. Slopes are smooth to convex and range from 0 to 2 percent. This soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches; 20 to 40 inches for 1 to 4 months during the summer rainy season in most years. This soil has rapid permeability in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum. Available water capacity is low in the surface and subsurface layers and moderate in the subsoil and substratum. Natural fertility and organic matter content are

low. The *Hydric Soils of Florida Handbook; Fourth Edition* (Hurt, 2007) lists this soil type as hydric, which are typically found in wetland habitats.

**Susanna and Wauchula sands**

This poorly drained, nearly level soil is found in the flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. This soil has a water table at a depth of less than 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the subsoil during the summer rainy season and after periods of heavy rainfall. During the dry seasons, the water table may recede to a depth of below 40 inches. This soil has rapid permeability in the surface and subsurface layers, very slow to moderately slow in the subsoil, and moderately rapid to rapid in the substratum. Available water capacity is low in the surface layer, very low in the subsurface layers, and medium in the layers below. Natural fertility and organic matter content are low. The *Hydric Soils of Florida Handbook; Fourth Edition* (Hurt, 2007) lists this soil mapping unit as having 7 percent hydric inclusions.

## 3.2 Vegetation and Land Use

There are seven (7) vegetation and land use classifications mapped within the subject property boundaries. Vegetation and land use classifications are generally classified in accordance with the *Florida Land Use, Cover and Forms Classification System* (FLUCFCS) (FDOT 1999). The following descriptive titles and FLUCFCS numbers assess the project's vegetation and land uses and are presented on the enclosed aerial photographs (**Figure 4)**.

**Open Land (FLUCFCS No. 190)**

This land use classification describes a maintained, open, grassy field in the western portion of the project area where the temporary sales center was located. Predominant groundcover vegetation observed includes bahiagrass (*Paspalum notatum*), cogongrass (*Imperata cylindrica*), thin paspalum (*Paspalum setaceum*), milk pea (*Galactia elliottii*), frogfruit (*Phyla nodiflora*), dog fennel (*Eupatorium capillifolium*) and various sedges and grasses.

**Pine Flatwoods (FLUCFCS No. 411)**

This habitat classification is found in the central portion of the project area. Canopy species observed included slash pine (*Pinus elliottii*), longleaf pine (*Pinus palustris*) and cabbage palm (*Sabal palmetto*). Understory species observed included saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Morella cerifera*), blackberry (*Rubus* sp.), caesarweed (*Urena lobata*), tropical soda apple (*Solanum viarum*), muscadine grape (*Vitis rotundifolia*) and bluestem (*Andropogon* sp.). This area has been disturbed by various activities including off-road vehicles.

**Temperate Hardwood Forest (FLUCFCS No. 425)**

This habitat classification is found along the northern and southern boundaries of the subject project area. Canopy species observed included live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), melaleuca (*Melaleuca quinquenervia*), cabbage palm, red bay (*Persea borbonia*) and sweetgum (*Liquidambar styraciflua*). Predominate understory and groundcover include saw palmetto and gallberry.

**Streams and Waterways (FLUCFCS No. 510)**

This land use classification is found along the southern and eastern project area boundaries. Vegetation observed included Brazilian pepper (*Schinus terebinthifolia*), arrowhead (*Sagittaria latifolia*), water lily (*Nymphaea odorata*), duckweed (*Hydrocotyle spp.*) and elephant ear (*Alocasia sp.*).

**Mixed Wetland Hardwood (FLUCFCS No. 617)**

This habitat type is found in the northeastern portion of the subject project area. Canopy species observed included laurel oak, slash pine, dahoon holly (*Ilex cassine*), melaleuca, cabbage palm, red bay, sweet bay (*Magnolia virginiana*) and sweetgum. Understory and groundcover vegetation observed included saw palmetto and greenbriar (*Smilax sp.*).

**Willow (FLUCFCS No. 618)**

This habitat type is found along the northwestern portion of the subject project area. The dominant canopy species observed was Carolina willow (*Salix caroliniana*). Other species

observed included wax myrtle, Brazilian pepper, red maple (*Acer rubrum*), torpedo grass (*Panicum repens*), sawgrass (*Cladium jamaicense*), duckweed and dollar weed (*Hydrocotyle spp.*).

**Exotic Wetland Hardwoods (FLUCFCS No. 619)**

This habitat type occupies an area south of the willow habitat in the western portion of the subject project area. There are signs of heavy disturbance from past permitted site work which have facilitated the introduction of exotic species. The dominant canopy species observed is Brazilian pepper. Other species observed included wax myrtle, Carolina willow, cabbage palm, torpedo grass, red maple, Caesar's weed, green briar, sawgrass, duckweed and dollar weed.

### 3.3 Wetlands & Surface Waters

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Methodology (Section 62-340, F.A.C.), two (2) wetlands and one (1) surface water were observed within the project boundaries during the field investigations. The wetland and surface water areas are depicted in **Figure 5.** The following describes the wetland and surface water areas within the subject project limits.

#### 3.3.1 Wetlands

**Wetland 1 (W-1)** is a shrub system characterized as an Exotic Wetland Hardwood (FLUCFCS No. 619) and Willow (FLUCFCS No. 618). Wetland No. 1 is approximately 0.98-acres and is located in the western portion of the subject project area. Historically, a portion of this wetland was a stormwater pond constructed in 2007 as part of the Platts Creek Sales Center. Disturbance and the lack of maintenance have contributed to the formation of this wetland. The dominant vegetation observed included Carolina willow, Brazilian pepper, red maple, sawgrass, cabbage palm, wax myrtle, torpedo grass, duckweed, dollarweed, ceasarweed and greenbriar.

**Wetland 2 (W-2)** is an isolated shrub system characterized as Mixed Wetland Hardwood (FLUCFCS No. 617). W-2 is approximately 0.23-acres and is located in the northeastern portion of the subject project area. Vegetation observed included slash pine, laurel oak, melaleuca, red maple, dahoon holly, wax myrtle, cabbage palm, saw palmetto and greenbriar. Signs of hydrology were not observed above ground. Most of the wetland floor was bare ground covered with leaf litter and pine duff.

### 3.3.2 Surface Waters

**Surface Water 1 (SW-1)** is known as Platts Creek and is characterized as Streams and Waterways (FLUCFCS No. 510). SW-1 includes approximately 0.79-acres of the subject project area. Vegetation observed included Brazilian pepper, arrowhead, water lily, duckweed and elephant ear.

## 4.0 WILDLIFE

CPH biologists conducted field investigations of the subject project area on July 22, 2022. General reconnaissance of the site was conducted focusing on the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

### 4.1 Methodology and Site Conditions

Prior to initiation of field work, a records review of documented wildlife observations (Wildlife Occurrence Database System) maintained by the Florida Fish and Wildlife Conservation Commission (FFWCC) was conducted. Other resources used as aids included the following: aerials, Soil Survey of St. Lucie County, Florida; and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FFWCC). **The records review did not indicate recorded observations or occurrences of protected species within the subject project area.**

## 4.2 Regulatory Review

Regulatory oversight for protected fauna and flora is the responsibility of the U.S. Fish and Wildlife Service (USFWS), FFWCC and the Florida Department of Agriculture and Consumer Services (DACS). The USFWS is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA," 16 U.S.C. 1513-1543). **Species (or their signs) protected under the ESA were not observed in the subject project area during the field investigation.**

The Florida Fish and Wildlife Conservation Commission (FFWCC) regulates the taking of species listed as endangered, threatened or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code (FAC). The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities which may affect fish and wildlife and their habitat. **A state listed threatened species protected under Rule 68A-27, FAC was observed on the subject project area during the field investigations. Two (2) gopher tortoise (*Gopherus polyphemus*) burrows were found on or near the project boundary during the July 2022 field investigation. One burrow was observed near the northern boundary and one in the central portion of the subject project. An updated gopher tortoise survey will need to be completed at least 90 days prior to the start of construction. If gopher tortoises are still present, the applicant will apply for the appropriate permit through FFWCC. Other state protected species protected under Rules 68A- 27 F.A.C. were not observed within, or adjacent to, the subject project during the field investigation.**

Section 581.185, Florida Statues and Chapter 5B-40, F.A.C., delegates authority to the Florida Department of Agriculture and Consumer Services (DACS) to designate and regulate plants listed as "endangered," "commercially exploited" and "threatened." It is unlawful for an individual to harvest endangered or commercially exploited plants from the private land of another or any public land without first obtaining written permission of the landowner and a permit from DACS. It is unlawful for an individual to harvest a threatened plant from private land or public land without first obtaining written permission of the landowner. **DACS protected plants were not observed within the subject project during the field investigation.**

### 4.3 Wildlife Survey Results

Wildlife utilization is a measure of direct observations or evidence of animals' presence (e.g. scat, tracks, dens, etc.). Potential wildlife utilization was evaluated on the basis of food sources, nesting areas, roosting areas, den areas and protective covering. During the field investigations of the subject property, direct observations (or signs) of the following wildlife were noted: northern cardinal (*Cardinalis cardinalis*), mockingbird (*Mimus polyglottos*), red bellied woodpecker (*Melanerpes carolinus*), cattle egret (*Bubulcus ibis*), great egret (*Ardea alba*), American crow (*Corvus brachyrhynchos*), white ibis (*Eudocimus albus*), black racer (*Coluber constrictor*), brown anole (*Anolis sagrei*) and gopher tortoise (*Gopherus polyphemus*) burrows.

## 5.0 PROPOSED IMPROVEMENTS

The Sound Meadows project is proposing to construct a residential development consisting of multifamily residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial development parcel. The proposed improvement plan is depicted in **Figure 6**. The majority of the project area is located within uplands. The proposed impacts have been minimized to the greatest extent practicable while still meeting development requirements set forth by the local Land Development Code (LDC). Two (2) wetlands and one (1) surface water are located within the project limits. Impacts to W-1 and W-2 are unavoidable and the surface water feature will not be impacted.

### 5.1 Proposed Impacts

The boundaries of SFWMD jurisdictional wetlands are determined by groundtruthing, using the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C) and criteria outlined in the *Corps of Engineers Wetland Delineation Manual* (1987) and the *2008 Corps Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region*. The proposed development plan and wetland impacts are depicted on **Figure 7.** As indicated in **Table No. 1**, proposed construction will impact 1.21-acres of SFWMD jurisdictional wetlands. Pursuant to 10.2.2.1. wetland impact No.2 will not require mitigation. Impacts proposed to FDEP 404 jurisdictional wetlands are not a consideration for this project. **Table No. 1** details information on each impact area such as habitat type, type of impact and impact size.

### 5.1.1 Proposed Wetland Impacts

**Wetland Impact 1 (WI-1)** is an isolated shrub system characterized as Willow and Exotic Wetland Hardwoods (FLUCFCS Nos. 618 & 619). W-1 is approximately 0.98-acres, vegetation observed included Carolina willow, Brazilian pepper, red maple, sawgrass, cabbage palm, wax myrtle, torpedo grass, duckweed, dollarweed, ceasarweed and greenbriar. The proposed impact is associated with 0.98-acres of fill for the construction of stormwater facilities, future commercial development and a road. This wetland is isolated and non-jurisdictional for the FDEP 404 and is not considered "Waters of the United States" (non-WOTUS).

**Wetland Impact 2 (WI-2)** is a 0.23-acre isolated system characterized as Mixed Wetland Hardwood (FLUCFCS No. 617) located in the northeastern portion of the subject project area. The vegetation observed included slash pine, laurel oak, melaleuca, red maple, dahoon holly, wax myrtle, cabbage palm, saw palmetto and greenbriar. Signs of hydrology were not observed above ground. Most of the wetland floor was bare ground covered with leaf litter and pine duff. The proposed impact is associated with 0.23-acres of fill for the construction of multifamily residential housing. This isolated wetland is non-jurisdictional for the FDEP 404 and is not considered "Waters of the United States" (non-WOTUS). Pursuant to the *Applicants Handbook,* Section 10.2.2.1, mitigation is not required to compensate for the impact.

**Table No. 1 Proposed Wetland and Surface Water Impact Summary**

| Wetland Impact | FLUCFCS Code | Impact Acreage | Impact Type | Mitigation Required | Isolated |
|---|---|---|---|---|---|
| WI-1 | 618 & 619 | 0.98 | Fill | Yes | Yes |
| WI-2 | 617 | 0.23 | Fill | No | Yes |
| **Total** | | **1.21** | | | |

## 5.2 Post-Development Design

The proposed post-development vegetation and land uses within the project area is depicted on **Figure 8**.

### 5.2.1 Avoidance and Minimization

All jurisdictional systems in the vicinity of the South Meadows project were identified during planning efforts and delineated. All wetlands on, and adjacent to, the project was inspected to ascertain

current functions and values. The locations of the wetlands in relation to the proposed residential development were taken into consideration during design to limit potential adverse secondary impacts. Practices to avoid impacts to the surface waters that will remain include silt fence installation along the proposed development boundary.

During the field reviews, conducted to document the existing conditions of the Sound Meadows project, strict attention was given to wildlife use and in particular, wetland areas. No jurisdictional areas that could be utilized by threatened or endangered species are present and proposed for impact. The project area is not directly located in an area of critical state concern.

### 5.2.2 Secondary Impacts

Secondary impacts were reviewed relative to water quality, wetland functions and upland habitat for aquatic or wetland dependent listed species. Future anticipated activities were also reviewed and no secondary impacts are anticipated in association with the proposed activities.

**Water Quality** – The wetland impacts associated with the residential development are not anticipated to cause violations of water quality standards or adverse impacts to the functions of wetlands. Silt fences will be installed at the construction limits along the project's entire length. Side slopes of fill will be stabilized to prevent erosion. There are no design features that would adversely affect the quality of water outside of the construct of the future residential project, and therefore, there are no presumed secondary impacts from the completed mixed-use commercial and residential project in regards to water quality.

**Ecological Value of Uplands to Aquatic or Wetland Dependent Species** – Adverse secondary impacts are not expected or anticipated to occur to FFWCC and USFWS protected species. The residential development will be constructed in an urban area intended for development. The project is adjacent to South U.S. Highway 1 and existing development. Undeveloped areas surrounding the eastern portion of the project are densely vegetated making significant wildlife movement difficult. Eagle nests are not located within proximity to the proposed project. The project area is located within a wood stork core foraging area and the proposed improvements include the construction of two stormwater retention ponds. The existing surface water will not be impacted by the proposed residential development and mitigation will be provided to offset any loss in value for the proposed

impacts to the onsite wetlands. No adverse effects are anticipated to occur to FFWCC and USFWS protected species.

**Future Activities and Additional Phases** – The project as proposed is self-contained. There are no additional phases proposed for this project.

### 5.2.3 Cumulative Impacts

Pursuant to Section 10.2.8 of the Applicant's Handbook, cumulative impacts are considered unacceptable when the proposed system, taken in conjunction with past, present and future activities of similar impacts, would result in violation of state water quality standards or significant adverse impacts to functions of wetland or surface waters. The residential and commercial development will employ best management practices, such as erosion and turbidity control devices, and is not expected to cause a violation of state water quality standards.

The self-contained 16.11-acre project is located in an area of Fort Pierce proposed for residential and commercial development. The project consists of 14.11-acres of uplands and 2.0-acres of wetlands and surface waters. In the post-development condition, the project will retain 2.39-acres of surface waters. The *Applicant's Handbook*, Section 10.2.8.1 states, "Cumulative impacts are considered unacceptable when the proposed activity, considered in conjunction with the past, present, and future activities as described in Section 10.2.8, would then result in a violation of state water quality standards as set forth in Section 10.1.1(c) above, or significant adverse impacts to functions of wetlands or other surface waters identified in Section 10.2.2, within the same drainage basin when considering the basin as a whole." This asks the question whether the proposed system, considered in conjunction with past, present, and future activities, would be the proverbial "straw that breaks the camel's back" regarding the above referenced water quality or wetland and other surface water functions in the basin. In reference to this, the applicant has identified a local, regionally significant wetland mitigation bank to provide mitigation for this project. The relative functional loss associated with the impact and the relative functional gain associated with the proposed mitigation activities provides for a compensatory mitigation plan that fully and adequately compensates for the impact associated with this project.

As for any contemplated past, present and future activities within the basin it is assumed the regulatory agencies will evaluate applications brought forth for consideration as well as for projects

which these Agencies have issued permits will be or were evaluated by their own merit. The applicant has no control over what projects and applications may be brought before the SFWMD currently or in the future. It is assumed the regulatory "checks and balances" will need to be met for applicants

to receive permits. It is also assumed that all applicants which have had applications reviewed by the SFWMD have met regulatory requirements for permit issuance and therefore, are no longer a consideration for any cumulative impacts. The Sound Meadows project as proposed has provided a mitigation plan that compensates for impacts which require mitigation. As such, the project meets the cumulative impact assessment.

## 6.0 WATER QUANTITY, QUALITY, HYDROPERIOD AND HABITAT PRESERVATION

Best Management Practices (BMP) during construction will help eliminate and/or reduce the loss of valuable wetland functions as a result of sedimentation. Sedimentation causes loss of soil properties and vegetation that are characteristic of wetlands, thus resulting in the loss of wildlife habitat. All necessary turbidity control devices will be in place, preventing violation of State water quality standards during construction.

### 6.1 Erosion and Turbidity Control

The temporary erosion and turbidity control measures will be implemented as the first step of construction. Permanent erosion and turbidity control measures will be installed within 15 calendar days after completion of final grading of the residential and commercial development. During construction, the contractor is required to take all reasonable measures to insure against polluting, silting or disturbing to such an extent as to cause an increase in turbidity to the remaining water resources. Such measures shall be approved by the project engineer and may include, but not limited to, construction of temporary erosion control structures such as sediment basins, sediment checks and/or silt barriers and hay bales. There are no other aspects of the residential and commercial development construction that are anticipated to have an adverse impact on the water quality along the project limits, and therefore, the project will be in compliance with the water quality standards as described in Sections 62-302 and 62-4, F.A.C.

The proposed residential and commercial development will be designed to capture stormwater and treat it according to SFWMD criteria. Therefore, the quantity of water that is expected to adversely

affect the adjacent properties or wetlands would be negligible. The current hydrology in the adjacent wetland and surface water systems will be maintained per regulatory requirements. There are no wells, ditches, stormwater ponds or similar features proposed for the project that could be perceived to affect the hydroperiod or water quantity of the project and surrounding areas and so, the proposed recreational facility is not expected to adversely affect wetlands or other surface water functions.

## 7.0 PUBLIC INTEREST

The project is not situated within Class II Waters or Outstanding Florida Waters (OFW), therefore, the project must not be contrary to the public interest as described in the SFWMD *Applicant's Handbook*. The proposed residential development project will be permanent in nature in an area proposed and intended for residential and commercial development. The project is not situated along an existing navigable waterway, and therefore, the project will not adversely affect navigation or the flow of water or cause harmful erosion or shoaling. Appropriate BMPs will be used during construction to ensure secondary impacts do not occur during construction. Therefore, the regulated impacts to W-1 and W-2, will not adversely affect conservation of fish and wildlife including protected species. Field investigations conducted since 2022 support this assertion.

The project was originally proposed for residential development and was permitted for a single phase of the multi-phase development. Portions of the uplands and wetland areas have been altered by authorized site construction activities and clearing. This proposal for development is similar to the SFWMD Permit (#56-02597) previously issued.

## 8.0 MITIGATION

Mitigation is proposed to compensate for the 0.98-acres of unavoidable wetland impacts to W-1. Mitigation is proposed for the impacts to W-2 is not required pursuant to the *Applicant's Handbook* Section 10.2.2.1. **Table No. 2** below summarizes the proposed mitigation. The project as proposed has minimal or insignificant individual and cumulative adverse impacts on the water resource. UMAM datasheets are completed and located in **Appendix B** for the impact area for which mitigation is proposed.

**Table No. 2 Proposed Mitigation Summary**

| Wetland ID | FLUCFCS Code | Impact Acreage | Isolated | Jurisdiction | UMAM Functional Loss | Mitigation Proposed |
|---|---|---|---|---|---|---|
| W-1 | 618 | 0.57 | Yes | SJRWMD | 0.19 | Yes |
| W-1 | 619 | 0.41 | Yes | SJRWMD | 0.13 | Yes |
| **Total** | | **Total** | | | **Total** | |

The Applicant is proposing to purchase 0.13-acres of Freshwater Forested credits and 0.19-acres of Freshwater Herbaceous credits from Bluefield Ranch Mitigation Bank. A credit reservation letter shall be provided upon concurrence of the proposed mitigation plan by SFWMD.

## 9.0 PROJECT SUMMARY

Southport Financial Services is proposing to construct a 16.11-acre multifamily residential project known as Sound Meadows. The subject project is located at 4000 South US Highway 1 in the City of Ft. Pierce, St Lucie County, Florida. The project area consists of open land, pine flatwoods, temperate hardwoods, mixed wetland hardwoods, exotic wetland hardwoods, herbaceous wetlands and a surface water.

A portion of the project area was originally permitted under SFWMD Permit (# 56-02597) for the construction and operation of a stormwater management system to serve 0.80-acres of commercial development. The Platts Creek Sales Center was constructed in 2007 and demolished by 2012 and the SFWMD permit expired on January 12, 2011. Phase 2 of the overall Platts Creek Development Plan was never permitted.

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Methodology (Section 62-340.300, F.A.C.), three (3) habitats classified as wetlands or surface waters were observed within the subject project area during the field investigations.

The majority of the project area is located within uplands. The uplands have been altered by clearing and construction activities. The self-contained stormwater pond associated with the 2007 permit was not maintained and therefore facilitated the creation of W-1. The proposed improvements include multi-family residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial

development parcel. Stormwater facilities shall be designed in accordance with the South Florida Water Management District (SFWMD) permitting criteria. The project has avoided wetland impacts to the greatest extent practical and shall provide mitigation to compensate for the 0.98-acre impact to W-1. Mitigation is not proposed for the impacts to W-2 pursuant to the *Applicant's Handbook* Section 10.2.2.1. After construction is complete, a portion of W-1 will be reincorporated back into a storm water pond. The existing surface water known as Platts Creek will not be impacted during construction.

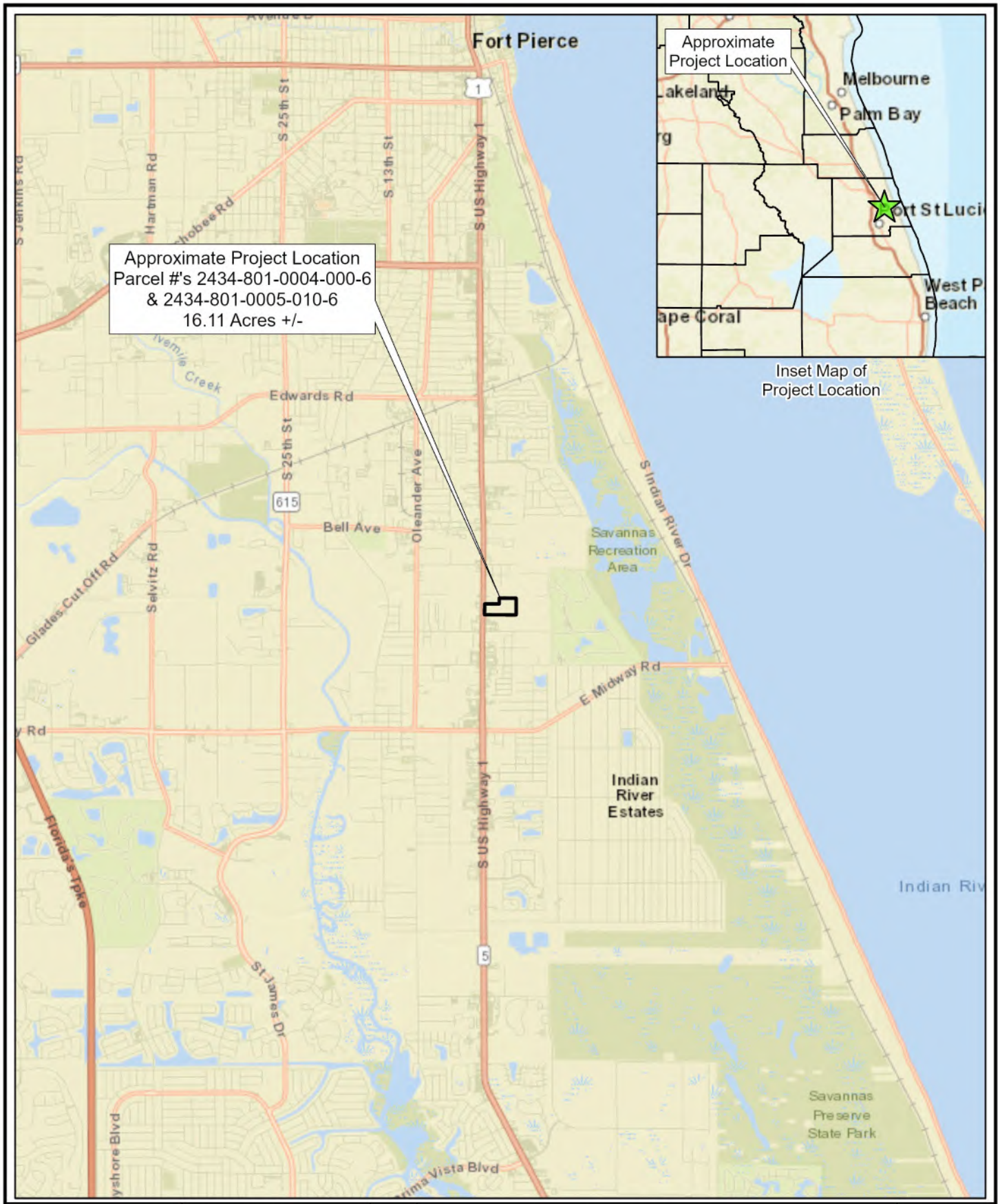
CPH biologists conducted field investigations of the subject project area in 2022. General reconnaissance of the site was conducted, looking for the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

The Applicant is proposing to provide compensatory mitigation from the Bluefield Ranch Mitigation Bank upon concurrence of the plan by SFWMD.

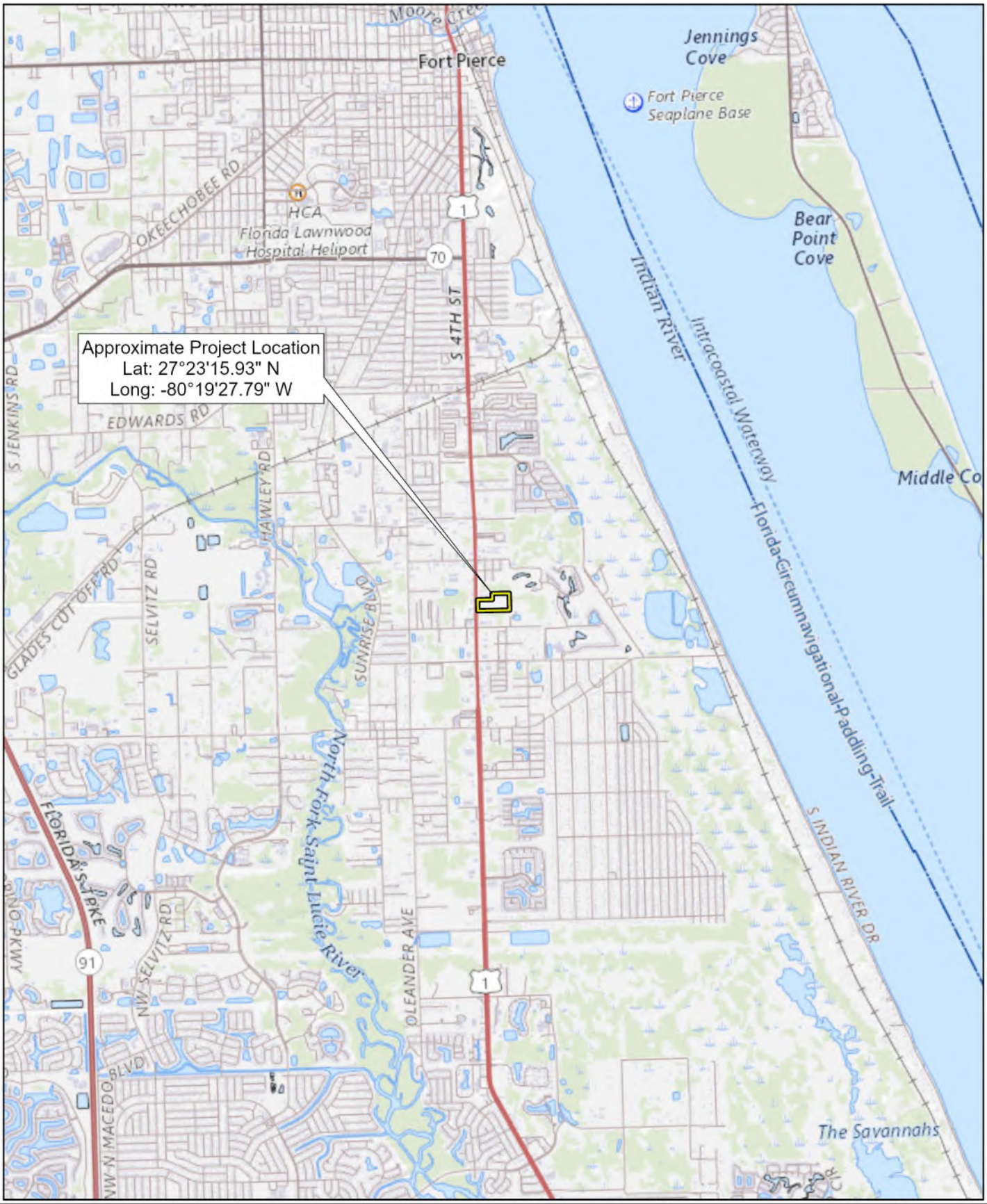
# APPENDIX A

## Figures

# Sound Meadows – Southport Financial Services
# Environmental Resource Permit Report
# St. Lucie County, Florida




| | | | |
|---|---|---|---|
| cph | Scale: 1 inch = 1 mile<br>Date: 5/26/2023<br>Photo Date: N/A<br>Project No. S36404<br>Biologist: NM GIS: ERR | N | LOCATION MAP<br>SOUND MEADOWS<br>SOUTHPORT FINANCIAL SERVICES<br>SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST<br>ST. LUCIE COUNTY, FLORIDA | FIGURE 1 |




| | | | |
|---|---|---|---|
| cph | Scale: 1 inch = 1 mile<br>Date: 5/26/2023<br>Photo Date: N/A<br>Project No. S36404<br>Biologist: NM GIS: ERR | N | USGS MAP - FORT PIERCE QUADRANGLE<br>SOUND MEADOWS<br>SOUTHPORT FINANCIAL SERVICES<br>SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST<br>ST. LUCIE COUNTY, FLORIDA | **FIGURE 2** |

| Soil No | Description | Approx Acres |
|---|---|---|
| 2 | Ankona and Farmton sands | 3.68 |
| 38 | Riviera fine sand, 0 to 2 percent slopes | 9.54 |
| 43 | Susanna and Wauchula sands | 2.89 |

USDA Natural Resource Conservation Service




| | | | |
|---|---|---|---|
| cph | Scale: 1 inch = 250 feet<br>Date: 5/26/2023<br>Photo Date: 2021<br>Project No. S36404<br>Biologist: NM GIS: ERR | N | SOILS MAP<br>SOUND MEADOWS<br>SOUTHPORT FINANCIAL SERVICES<br>SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST<br>ST. LUCIE COUNTY, FLORIDA | **FIGURE 3** |

| FLUCFCS CODE | FLUCFCS CLASSIFICATION | APPROXIMATE ACREAGE | PERCENT OF SITE |
|---|---|---|---|
| 190 | Open Land | 0.71 | 4.41% |
| 411 | Pine Flatwood | 10.14 | 62.93% |
| 425 | Temperate Hardwood | 3.26 | 20.24% |
| 510 | Streams and Waterways | 0.79 | 4.90% |
| 617 | Mixed Wetland Hardwood | 0.23 | 1.43% |
| 618 | Willow | 0.57 | 3.54% |
| 619 | Exotic Wetland Hardwood | 0.41 | 2.55% |

Florida Land Use, Cover and Forms Classification System (FDOT 1999)




cph

Scale: 1 inch = 200 feet
Date: 5/26/2023
Photo Date: 2021
Project No. S36404
Biologist: NM GIS: ERR

N

# PRELIMINARY LAND USE AND VEGETATION MAP

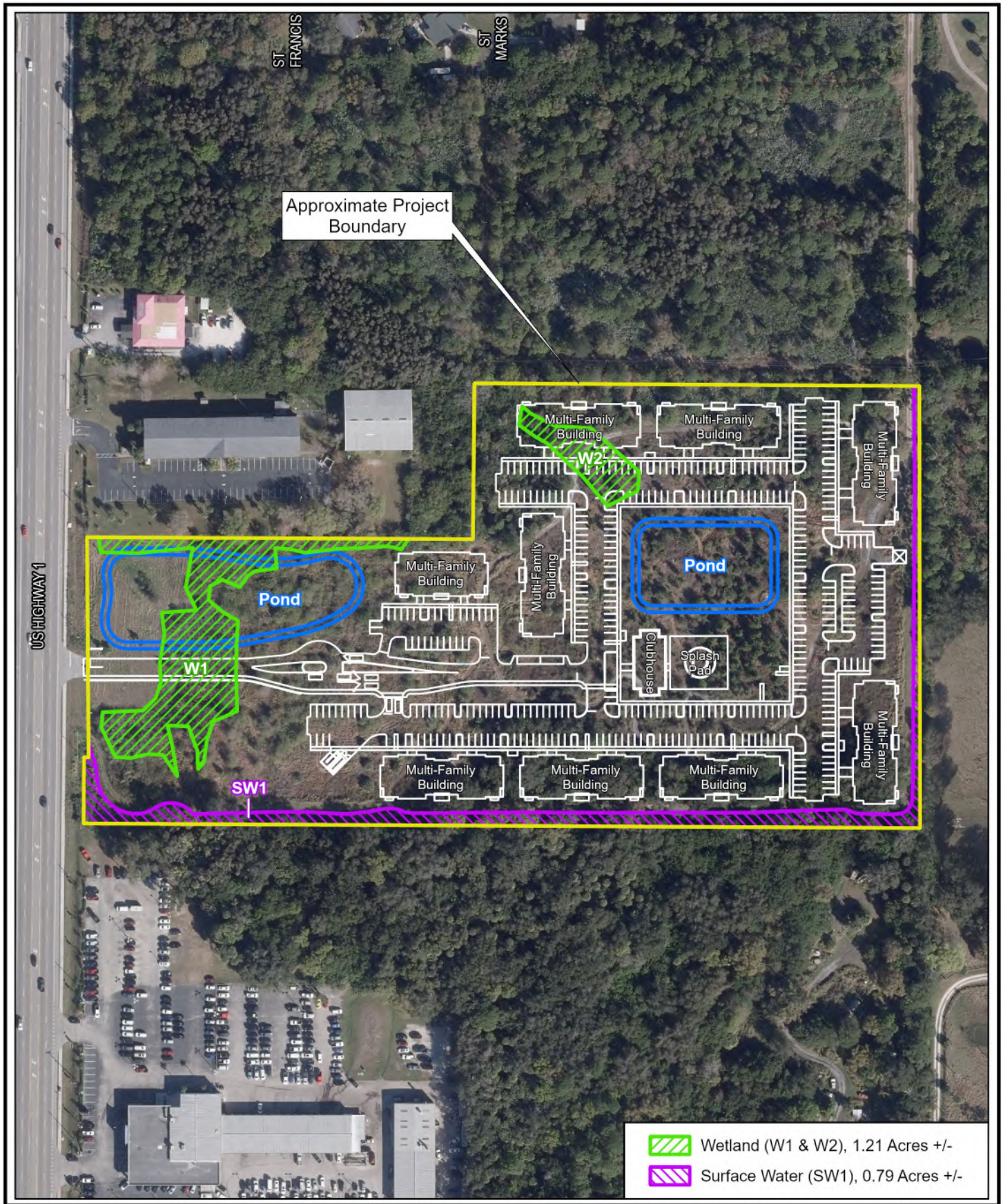
SOUND MEADOWS
SOUTHPORT FINANCIAL SERVICES
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

**FIGURE 4**

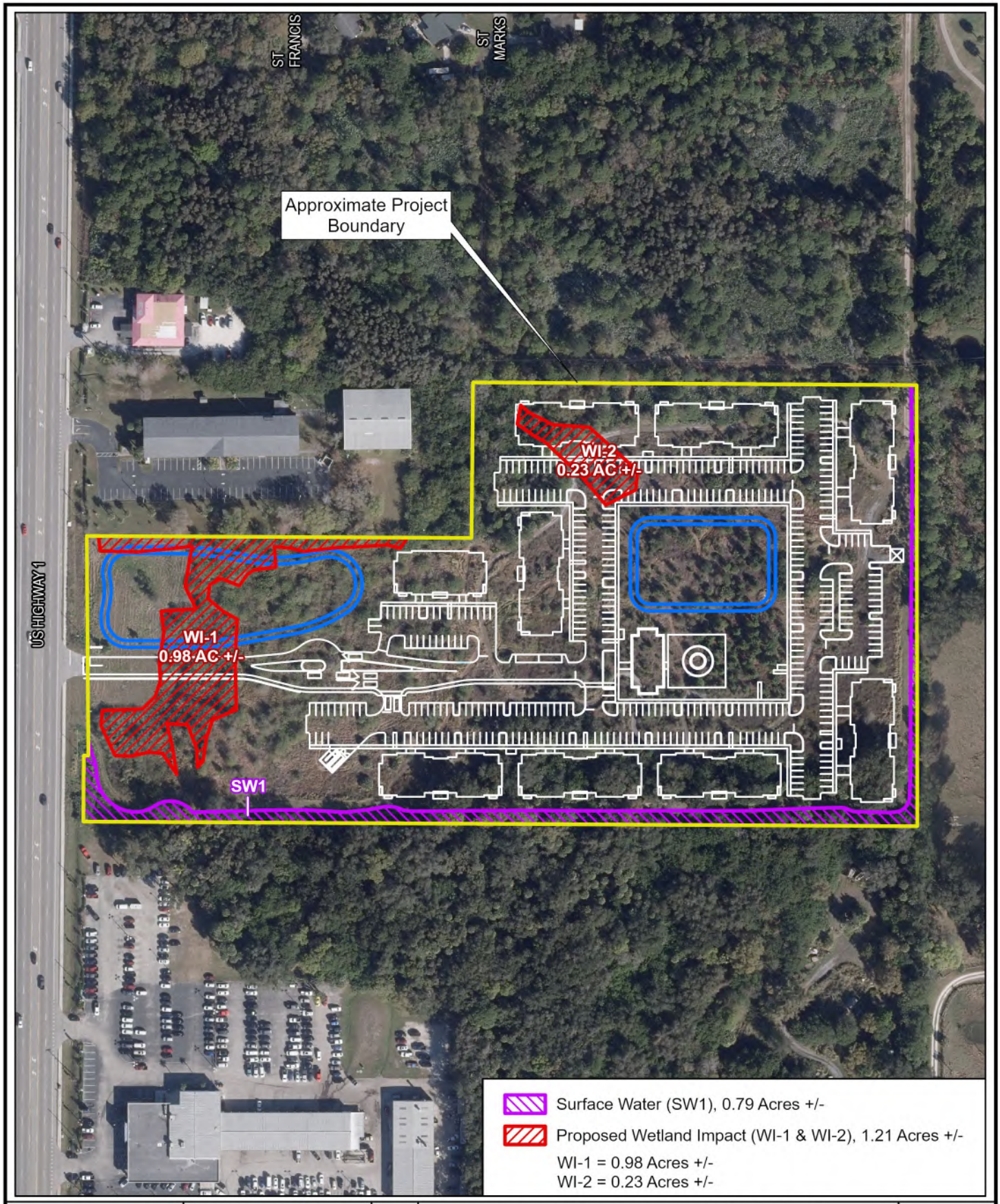



| | | | |
|---|---|---|---|
| cph | Scale: 1 inch = 200 feet<br>Date: 5/26/2023<br>Photo Date: 2021<br>Project No. S36404<br>Biologist: NM GIS: ERR | N | WETLAND LOCATION MAP<br>SOUND MEADOWS<br>SOUTHPORT FINANCIAL SERVICES<br>SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST<br>ST. LUCIE COUNTY, FLORIDA |

**FIGURE 5**



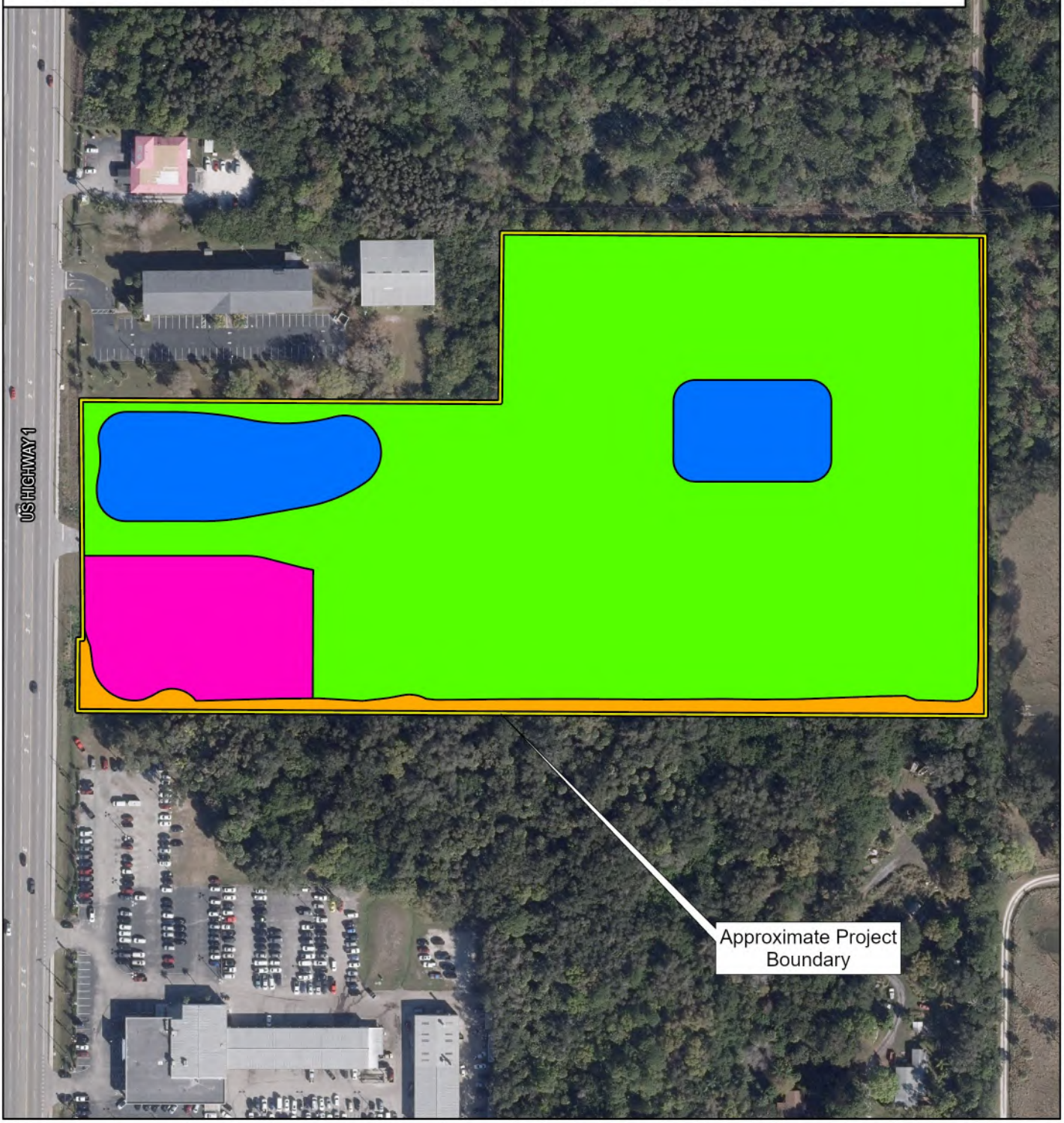

| | | | | |
|---|---|---|---|---|
| cph | Scale: 1 inch = 200 feet<br>Date: 5/26/2023<br>Photo Date: 2021<br>Project No. S36404<br>Biologist: NM GIS: ERR | N | PROPOSED IMPROVEMENTS MAP<br>SOUND MEADOWS<br>SOUTHPORT FINANCIAL SERVICES<br>SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST<br>ST. LUCIE COUNTY, FLORIDA | **FIGURE 6** |




| | | | |
|---|---|---|---|
| cph | Scale: 1 inch = 200 feet<br>Date: 5/26/2023<br>Photo Date: 2021<br>Project No. S36404<br>Biologist: NM GIS: ERR | N | PROPOSED WETLAND IMPACT MAP<br>SOUND MEADOWS<br>SOUTHPORT FINANCIAL SERVICES<br>SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST<br>ST. LUCIE COUNTY, FLORIDA | **FIGURE 7** |

| FLUCFCS CODE | FLUCFCS CLASSIFICATION | APPROXIMATE ACREAGE | PERCENT OF SITE |
|---|---|---|---|
| 133 | Commercial and Services | 1.39 | 8.63% |
| 140 | Multiple Dwelling Units, Low Rise | 12.33 | 76.54% |
| 510 | Streams and Waterways | 0.79 | 4.90% |
| 534 | Stormwater Pond | 1.60 | 9.93% |

Florida Land Use, Cover and Forms Classification System (FDOT 1999)




cph

Scale: 1 inch = 200 feet
Date: 5/26/2023
Photo Date: 2021
Project No. S36404
Biologist: NM GIS: ERR

N

# POST FLUCFCS MAP

SOUND MEADOWS
SOUTHPORT FINANCIAL SERVICES
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

**FIGURE 8**

# APPENDIX B

## UMAM Data Sheets

# Sound Meadows – Southport Financial Services
# Environmental Resource Permit Report
# St. Lucie County, Florida

## Uniform Mitigation Assessment Method Summary

| Site/Project Name: | Application Number: | Date: |
|---|---|---|
| Sound Meadows | | May 31, 2023 |

### Impact Summary

| | Assessment Area | Impact Type | Location and Landscape Support | | Water Environment | | Community Structure | | Impact Delta | Acres | Functional Loss |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Current | w/Impact | Current | w/Impact | Current | w/Impact | | | |
| 1 | Wetland 1 (W-1) Asse | Direct Impact | 4 | - | 3 | - | 3 | - | 0.333333 | 0.57 | 0.190 |
| 2 | Wetland 1 (W-1) Asse | Direct | 4 | - | 3 | - | 2 | - | 0.3 | 0.41 | 0.123 |
| 3 | - | - | - | - | - | - | - | - | - | - | - |
| 4 | - | - | - | - | - | - | - | - | - | - | - |
| 5 | - | - | - | - | - | - | - | - | - | - | - |
| 6 | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | TOTAL | | 0.98 | 0.313 |

### Mitigation Summary

| | Assessment Area | Mitigation Type | Location and Landscape Support | | Water Environment | | Community Structure | | Mitigation Delta | Time Lag | Risk | PAF | RFG | Acres | Functional Gain |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | w/o Mit | w/Mit | w/o Mit | w/Mit | w/o Mit | w/Mit | | | | | | | |
| 1 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 4 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 5 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 6 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | TOTAL | 0.00 | 0.000 |

| TOTALS | | | | | |
|---|---|---|---|---|---|
| Impacts | Acres | Mitigation - Upland | Acres | Mitigation - Wetland | Acres |
| | | | | Creation | 0.00 |
| | | Restoration | 0.00 | Restoration | 0.00 |
| Direct Impacts | 0.57 | Enhancement | 0.00 | Enhancement | 0.00 |
| Secondary Impacts | 0.00 | Preservation | 0.00 | Preservation | 0.00 |
| **Total Impacts** | **0.57** | **Total Upland Mitigation** | **0.00** | **Total Wetland Mitigation** | **0.00** |

| | |
|---|---|
| **Total Functional Loss** | **0.313** |
| **Total Functional Gain** | **0.000** |
| **Mitigation Deficit** | **-0.313** |

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT**
**Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)**

| Site/Project Name | Application Number | Assessment Area Name or Number |
|---|---|---|
| **Sound Meadows** | | **Wetland 1 (W-1) Assessment Area 1** |

| FLUCCs code | Further classification (optional) | Impact Type | Assessment Area Size |
|---|---|---|---|
| **618** | | **Direct Impact** | **0.57** Acres |

| Basin/Watershed Name/Number | Affected Waterbody (Class) | Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) |
|---|---|---|
| **St. Lucie** | **Class III** | |

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

**Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.**

Assessment area description

**A portion of the Assesment area was previously permitted and developed into a storm water pond. The historic site work and lack of maintenance have facilitated the introduction of exotics species.**

| Significant Nearby Features | Uniqueness (considering the relative rarity in relation to the regional landscape.) |
|---|---|
| **South US Highway 1, Savannas Preserve State Park** | **Not unique** |

| Functions | Mitigation for previous permit/other historic use |
|---|---|
| **Provides water storage, food chain support for wading birds and small mamals** | **No** |

| Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) | Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) |
|---|---|
| **Fish, amphibians, song birds, wading birds and small mammals** | **none** |

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

**song bird activity**

Additional relevant factors:

| Assessment conducted by: | Assessment date(s): |
|---|---|
| **Nathan Myers** | **7/22/2022, 5/25/2023** |

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT**
**Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)**

| Site/Project Name: | Application Number: | Assessment Area Name or Number: |
|---|---|---|
| **Sound Meadows** | **-** | **Wetland 1 (W-1) Assessment Area 1** |
| Impact or Mitigation: | Assessment Conducted by: | Assessment Date: |
| **Impact** | **Nathan Myers** | **7/22/2022, 5/25/2023** |

| Scoring Guidance | Optimal (10) | Moderate(7) | Minimal (4) | Not Present (0) |
|---|---|---|---|---|
| The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed | Condition is optimal and fully supports wetland/surface water functions | Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions | Minimal level of support of wetland/surface water functions | Condition is insufficient to provide wetland/surface water functions |

Enter Notes below (do NOT score each subcategory individually)

| | | | |
|---|---|---|---|
| .500(6)(a) Location and Landscape Support | a. Quality and quantity **of habitat support** outside of AA. | | |
| | b. **Invasive plant species** in proximity to AA**.** | | |
| | c. **Wildlife access** to and from AA (proximity and barriers). | | |
| | d. **Downstream benefits** provided to fish and wildlife. | | |
| | e. Adverse impacts to wildlife in AA from **land uses** outside of AA. | | |
| | f. **Hydrologic impediments and flow restrictions.** | | |
| | g. **Dependency** of downstream habitats on quantity or quality of discharges. | | |
| | h. Protection of wetland functions provided by uplands (**upland** AAs only). | | |

| Current | With Impact |
|---|---|
| 4 | |

Additional Notes:

| | | |
|---|---|---|
| .500(6)(b) Water Environment (n/a for uplands) | a. Appropriateness of **water levels and flows**. | |
| | b. Reliability of **water level indicators**. | |
| | c. Appropriateness of **soil moisture**. | |
| | d. **Soil erosion** or **depositional patterns, flow rates/points of discharge.** | |
| | e. **Fire history** (frequency/severity). | |
| | f. **Appropriate vegetative and/or benthic zonation**. | |
| | g. **Hydrologic stress** on vegetation. | |
| | h. **Use by animal**s with hydrologic requirements. | |
| | i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ). | |
| | j. **Water quality of standing water by observation** (I.e., discoloration, turbidity). | |
| | k. **Water quality data** for the type of community. | |
| | l. **Water depth, wave energy, currents, and light penetration**. | |

| Current | With Impact |
|---|---|
| 3 | |

Additional Notes:

| | | |
|---|---|---|
| .500(6)(c) Community Structure | I. Appropriate/desirable species | |
| | II. Invasive/exotic plant species | |
| | III. Regeneration/recruitment | |
| X Vegetation | IV. Age, size distribution. | |
| | V. Snags, dens, cavity, etc. | |
| _____ Benthic | VI. Plants' condition. | |
| | VII. Land management practices. | |
| _____ Both | VIII. Topographic features (refugia, channels, hummocks). | |
| | IX. Submerged vegetation (only score if present). | |
| | X. Upland assessment area | |

| Current | With Impact |
|---|---|
| 3 | |

Additional Notes:

| **Raw Score** = Sum of above scores/30 (if uplands, divide by 20) | |
|---|---|
| **Current** | **With Impact** |
| 0.3333333 | 0 |

| **Impact Acres =** | 0.57 |
|---|---|

| **Functional Loss (FL)** [For Impact Assessment Areas]: | |
|---|---|
| **FL** = ID x Impact Acres = | 0.190 |

| **Impact Delta (ID)** | |
|---|---|
| Current - w/Impact | 0.333333333 |

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigaiton bank.

Additional Notes:

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT**
**Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)**

| Site/Project Name | Application Number | Assessment Area Name or Number |
|---|---|---|
| **Sound Meadows** | | **Wetland 1 (W-1) Assessment Area 2** |

| FLUCCs code | Further classification (optional) | Impact Type | Assessment Area Size |
|---|---|---|---|
| **619** | | **Direct** | **0.41** Acres |

| Basin/Watershed Name/Number | Affected Waterbody (Class) | Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) |
|---|---|---|
| **St. Lucie** | **Class III** | |

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

**Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.**

Assessment area description

**A portion of the Assesment area was previously permitted and developed into a storm water pond. The historic site work and lack of maintenance have facilitated the introduction of exotics species.**

| Significant Nearby Features | Uniqueness (considering the relative rarity in relation to the regional landscape.) |
|---|---|
| **South US Highway 1, Savannas Preserve State Park** | **Not unique** |

| Functions | Mitigation for previous permit/other historic use |
|---|---|
| **Provides water storage, food chain support for wading birds and small mamals** | **No** |

| Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found ) | Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) |
|---|---|
| **Fish, amphibians, song birds, wading birds and small mammals** | |

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

**song bird activity**

Additional relevant factors:

| Assessment conducted by: | Assessment date(s): |
|---|---|
| **Nathan Myers** | **7/22/2022, 5/25/2023** |

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT**
**Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)**

| Site/Project Name: | Application Number: | Assessment Area Name or Number: |
|---|---|---|
| **Sound Meadows** | **-** | **Wetland 1 (W-1) Assessment Area 2** |
| Impact or Mitigation: | Assessment Conducted by: | Assessment Date: |
| **Impact** | **Nathan Myers** | 7/22/2022, 5/25/2023 |

| Scoring Guidance | Optimal (10) | Moderate(7) | Minimal (4) | Not Present (0) |
|---|---|---|---|---|
| The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed | Condition is optimal and fully supports wetland/surface water functions | Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions | Minimal level of support of wetland/surface water functions | Condition is insufficient to provide wetland/surface water functions |

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support

| | |
|---|---|
| a. Quality and quantity **of habitat support** outside of AA. | |
| b. **Invasive plant species** in proximity to AA**.** | |
| c. **Wildlife access** to and from AA (proximity and barriers). | |
| d. **Downstream benefits** provided to fish and wildlife. | |
| e. Adverse impacts to wildlife in AA from **land uses** outside of AA. | |
| f. **Hydrologic impediments and flow restrictions.** | |
| g. **Dependency** of downstream habitats on quantity or quality of discharges. | |
| h. Protection of wetland functions provided by uplands (**upland** AAs only). | |

| Current | With Impact |
|---|---|
| 4 | |

Additional Notes:

.500(6)(b) Water Environment (n/a for uplands)

| | |
|---|---|
| a. Appropriateness of **water levels and flows**. | |
| b. Reliability of **water level indicators**. | |
| c. Appropriateness of **soil moisture**. | |
| d. **Soil erosion** or **depositional patterns, flow rates/points of discharge.** | |
| e. **Fire history** (frequency/severity). | |
| f. **Appropriate vegetative and/or benthic zonation**. | |
| g. **Hydrologic stress** on vegetation. | |
| h. **Use by animal**s with hydrologic requirements. | |
| i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ). | |
| j. **Water quality of standing water by observation** (I.e., discoloration, turbidity). | |
| k. **Water quality data** for the type of community. | |
| l. **Water depth, wave energy, currents, and light penetration.** | |

| Current | With Impact |
|---|---|
| 3 | |

Additional Notes:

.500(6)(c) Community Structure

X Vegetation

_____ Benthic

_____ Both

| | |
|---|---|
| I. Appropriate/desirable species | |
| II. Invasive/exotic plant species | |
| III. Regeneration/recruitment | |
| IV. Age, size distribution. | |
| V. Snags, dens, cavity, etc. | |
| VI. Plants' condition. | |
| VII. Land management practices. | |
| VIII. Topographic features (refugia, channels, hummocks). | |
| IX. Submerged vegetation (only score if present). | |
| X. Upland assessment area | |

| Current | With Impact |
|---|---|
| 2 | |

Additional Notes:

Additional Notes:

**Raw Score** = Sum of above scores/30 (if uplands, divide by 20)

| Current | With Impact |
|---|---|
| 0.3 | 0 |

| **Impact Acres =** | 0.41 |
|---|---|

| **Functional Loss (FL)** [For Impact Assessment Areas]: | |
|---|---|
| **FL** = ID x Impact Acres = | 0.123 |

| **Impact Delta (ID)** | |
|---|---|
| Current - w/Impact | 0.3 |

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigaiton bank.

## AREA BREAKDOWN:

| | |
|---|---|
| RESIDENTIAL BUILDING GROSS 1st FLOOR AREA: | 11,092 SQ. FT. |
| RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA: | 11,092 SQ. FT. |
| RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA: | 9,270 SQ. FT. |
| | 31,454 SQ. FT. |

## OCCUPANT LOAD

| SPACE | CALC. | PEOPLE |
|---|---|---|
| RESIDENTIAL | 32,529/ 200 | 158 |

## OCCUPANT LOAD:

- OCCUPANCY LOAD: 53 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 53= 106 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
  - ** MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
  - ** MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED= 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/-141'-11"

REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS

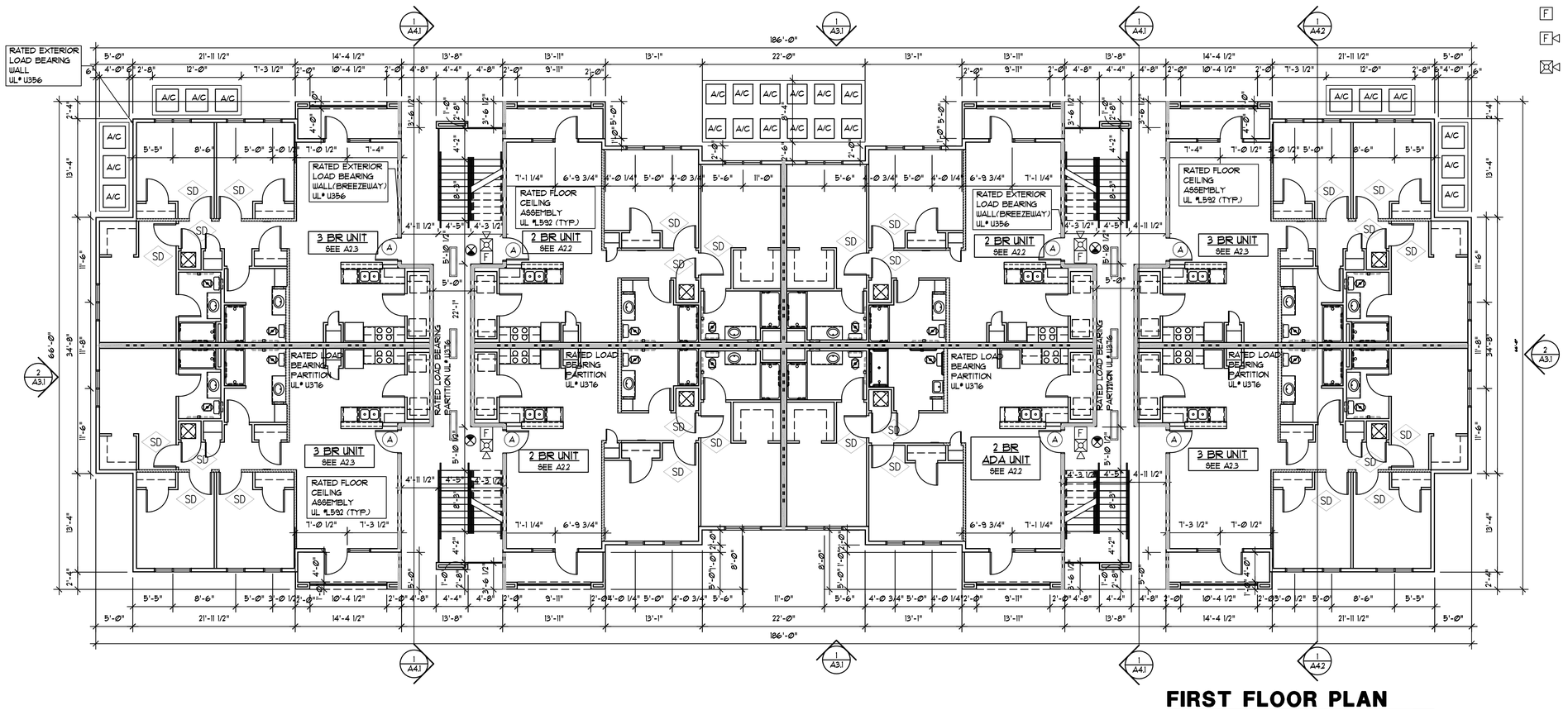
# General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.1)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A2.1-A2.5 FOR DESCRIPTION OF WORK

# Symbols Legend

- UL #U376 - TENANT SEPARATION - STUD 1 HR
  UL #U356 - EXTERIOR BEARING - STUD 1 HR
  UL #U356 - BREEZEWAY - STUD 1 HR
- TRAVEL DISTANCE TO EXIT (MAX 250 FEET)
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PAK
- SD — SMOKE DETECTOR
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.2
- A — 20 MIN RATED ENTRY DOOR W/ CLOSER
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE




## FIRST FLOOR PLAN

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


ARCHITECTONICS Studio
architects • planners
Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
(p) 727-323-5676
info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com


**Parrish Oaks**
**Proposed Multi-Family Housing Community**
**Building Five**
U.S. Highway 301 North & Oxford Road
Manatee County, Florida

**Proposed Bldg 5**
**1st Floor Plan**

Revisions:

Project No. 2015-006C
Date. December 7, 2018

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
AR-0017335
MICHAEL ARRIGO
LIC. NO. AR0017335

**a1.1**

## 1 TITLE COMMITMENT

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #2061–5801306, DATED JANUARY 5, 2022 @ 8:00 A.M.

## 2 LEGAL DESCRIPTION

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

FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AND LESS AND EXCEPTING THE RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1 AS LAID OUT AND IN USE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL 2:

LOT 3 OF F.C.L.C. & T. CO. SUBDIVISION IN THE SOUTHEAST ¼ SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THAT REFERENCED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #2061–5801306, DATED JANUARY 5, 2022 @ 8:00 A.M.

## 3 SCHEDULE 'B-II' ITEMS

NONE TO NOTE AT TIME OF SURVEY

## 4 SURVEYOR'S NOTES

1. UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST WAS SUBMITTED TO ANY UTILITY COMPANY, 811 UTILITY LOCATION, OR SIMILAR AUTHORITY.

2. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

3. THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE–MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.

4. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

5. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.

6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

7. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

8. THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.

9. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

11. THE PROPERTY HAS DIRECT ACCESS TO SOUTH US HIGHWAY 1, A DEDICATED PUBLIC STREET OR HIGHWAY.

12. PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.

13. NO JURISDICTIONAL WETLAND REPORT WAS PROVIDED TO THE SURVEYOR AND THERE WERE NO OBSERVABLE EVIDENCE OF ANY WETLAND MARKERS ONSITE AT TIME OF SURVEY.

## 6 FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0189K, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

## 7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

## 8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7"

NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B).

## 9 POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY

## 10 PARKING NOTES

PARKING COUNT (STRIPED)
0 REGULAR SPACES
0 HANDICAP SPACES

0 TOTAL SPACES

| LINE TABLE(D) | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S89°41'37"E | 78.00' |
| L2 | S89°41'37"E | 10.00' |
| L3 | S00°20'07"W | 37.73' |
| L4 | S89°41'37"E | 2.00' |
| L5 | N89°41'37"W | 7.00' |

X7.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AF7511, NAVD–88 (ELEVATION=13.45') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

### WETLAND AREA CHART

| |
|---|
| WETLAND AREA W1 = 42,486 SQUARE FEET OR 0.9753 ACRES |
| WETLAND AREA W2 = 10,196 SQUARE FEET OR 0.2340 ACRES |
| SURFACE WATER 1 AREA = 34,138 SQUARE FEET OR 0.7837 ACRES |
| UPLAND AREA = 614,961 SQUARE FEET OR 14.1175 ACRES |
| TOTAL LAND AREA = 701,791 SQUARE FEET OR 16.1110 ACRES |

### WETLAND AREA W1 A–H

| NO. | NORTHING | EASTING |
|---|---|---|
| W1–A | 1110666.1120 | 875138.2780 |
| W1–B | 1110709.8820 | 875145.1790 |
| W1–C | 1110742.1200 | 875141.0730 |
| W1–D | 1110745.6260 | 875193.7860 |
| W1–E | 1110779.4120 | 875177.3140 |
| W1–F | 1110823.5590 | 875184.6960 |
| W1–G | 1110840.1070 | 875188.0960 |
| W1–H | 1110831.7530 | 875105.4750 |

### WETLAND AREA W–1

| NO. | NORTHING | EASTING |
|---|---|---|
| W1–1 | 1110636.4590 | 875139.9180 |
| W1–2 | 1110612.8010 | 875131.8770 |
| W1–3 | 1110594.1370 | 875112.6440 |
| W1–4 | 1110591.6550 | 875052.0120 |
| W1–5 | 1110568.8780 | 875050.0730 |
| W1–6 | 1110523.8020 | 875071.2040 |
| W1–7 | 1110522.6860 | 875095.1600 |
| W1–8 | 1110528.5260 | 875121.5410 |
| W1–9 | 1110527.0560 | 875143.0240 |
| W1–10 | 1110511.1075 | 875153.8710 |
| W1–11 | 1110495.1590 | 875164.7180 |
| W1–12 | 1110537.8260 | 875157.8340 |
| W1–13 | 1110571.6610 | 875150.0050 |
| W1–14 | 1110570.2870 | 875181.3170 |
| W1–15 | 1110532.9410 | 875195.0920 |
| W1–16 | 1110505.8960 | 875195.9490 |
| W1–17 | 1110515.4190 | 875204.6020 |
| W1–18 | 1110549.8240 | 875209.3740 |
| W1–19 | 1110577.5670 | 875218.8190 |
| W1–20 | 1110593.0970 | 875254.8560 |
| W1–21 | 1110654.6760 | 875253.3750 |
| W1–22 | 1110696.6310 | 875254.2820 |
| W1–23 | 1110729.8460 | 875256.3590 |
| W1–24 | 1110742.0720 | 875234.6180 |
| W1–25 | 1110760.9760 | 875211.9820 |
| W1–26 | 1110782.1850 | 875214.3860 |
| W1–27 | 1110791.5460 | 875232.4040 |
| W1–28 | 1110780.5130 | 875259.0340 |
| W1–29 | 1110797.4460 | 875271.0690 |
| W1–30 | 1110804.2520 | 875280.8890 |
| W1–31 | 1110808.7800 | 875314.7110 |
| W1–32 | 1110839.7250 | 875312.3190 |
| W1–33 | 1110837.5160 | 875336.7390 |
| W1–34 | 1110832.4160 | 875357.3180 |
| W1–35 | 1110838.4570 | 875409.2980 |
| W1–36 | 1110839.1680 | 875434.1820 |
| W1–37 | 1110842.3000 | 875483.0730 |
| W1–38 | 1110837.3300 | 875502.7250 |
| W1–39 | 1110853.3796 | 875513.6181 |

### WETLAND AREA W–2

| NO. | NORTHING | EASTING |
|---|---|---|
| W2–1 | 1110965.7727 | 875756.4968 |
| W2–2 | 1110946.5095 | 875777.0411 |
| W2–3 | 1110902.7850 | 875813.9520 |
| W2–4 | 1110925.8890 | 875859.3820 |
| W2–5 | 1110954.3660 | 875862.1100 |
| W2–6 | 1110992.2450 | 875819.1230 |
| W2–7 | 1111020.2950 | 875789.2090 |
| W2–8 | 1111024.3790 | 875733.4110 |
| W2–9 | 1111042.8500 | 875697.6750 |
| W2–10 | 1111053.7180 | 875685.0570 |
| W2–11 | 1111025.2690 | 875680.0700 |
| W2–12 | 1111008.4500 | 875703.8230 |
| W2–13 | 1110997.5291 | 875722.6288 |

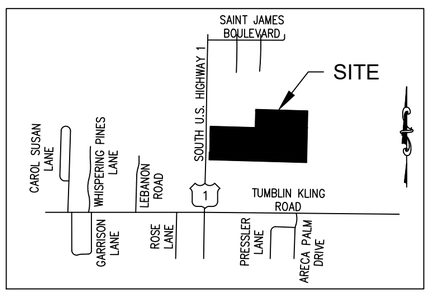
### WETLAND AREA W–3

| NO. | NORTHING | EASTING |
|---|---|---|
| W3–1 | 1110861.4050 | 875025.9450 |

### WETLAND AREA SWD

| NO. | NORTHING | EASTING |
|---|---|---|
| SWD–1 | 1110556.5061 | 875024.9093 |
| SWD–2 | 1110566.4253 | 875014.7209 |
| SWD–3 | 1110565.5655 | 875008.5026 |
| SWD–4 | 1110515.7916 | 875007.5588 |
| SWD–5 | 1110499.2136 | 875005.7196 |
| SWD–6 | 1110487.6862 | 875007.7648 |
| SWD–7 | 1110475.6596 | 875006.4584 |
| SWD–8 | 1110460.6571 | 874996.1740 |
| SWD–9 | 1110422.6579 | 874995.6083 |

## 17 VICINITY MAP




NOT TO SCALE

## 16 LEGEND

- ● UGC = UNDERGROUND CABLE POST
- ● UGS = UNDERGROUND SEWER POST
- ⋈ = WATER VALVE
- T = TELECOMMUNICATIONS RISER
- ⊸ = TRAFFIC SIGN
- ◕ = UTILITY POLE
- ⟵ = GUY WIRE
- ● SV = SEWER VALVE
- ▷| = MITERED END SECTION
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- CLF = CHAIN LINK FENCE
- WF = WOOD FENCE
- ◉ = FOUND IRON ROD, AS DESCRIBED
- ⊡ = CONCRETE MONUMENT, AS DESCRIBED
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ⌖ TBM = TEMPORARY BENCHMARK
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
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- PVC = POLYVINYL CHLORIDE
- VCP = VITREOUS CLAY PIPE
- CPH = CPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

- SAN SAN = UNDERGROUND SANITARY SEWER LINE
- = CPH WETLAND LINE
- = CPH WETLAND SETBACK LINE
- //——// = WOOD FENCE LINE
- X——X = CHAIN LINK FENCE LINE
- <> = METAL FENCE LINE
- W = UNDERGROUND WATER LINE PAINT MARKS
- TOB = TOP OF BANK
- = DIRT DRIVE

- WL# = CPH WETLAND FLAG AND NUMBER
- SWD# = SURFACE WATER WETLAND FLAG AND NUMBER

### TREE DESCRIPTION

- = OAK TREE
- = PALM TREE
- = UNKNOWN TREE
- = PINE TREE
- #" = DIAMETER AT BREAST HEIGHT
- #",#",#" = MULTI–TRUNK TREE, INDIVIDUAL SIZES SHOWN

NOTE: THE DIAMETERS OF TREES AS LOCATED IN THE FIELD ARE ESTIMATED. IF THE TREE DIAMETERS ARE CRITICAL AND SUBJECT TO A MITIGATION PROCESS, YOU MAY WISH TO RETAIN A CERTIFIED ARBORIST TO DETERMINE TYPES AND DIAMETERS BEFORE OUR SURVEYING SERVICES ARE PERFORMED AND FORWARD THEIR REPORT TO US BEFORE THE FIELD SURVEY IS PERFORMED. IF AN ARBORIST IS RETAINED AFTER OUR SURVEY IS COMPLETED, WE WILL REQUIRE A COPY OF THEIR REPORT BEFORE AMENDING OUR SURVEY.

## 15 PROPERTY AREA

LAND AREA = 701,791 SQUARE FEET
OR
16.111 ACRES

## 14 BUILDING HEIGHT

NONE TO NOTE

## 13 BUILDING AREA

NONE TO NOTE

## 12 BEARING BASIS

BEARINGS ARE BASED ON THE NORTH LINE OF THE PROPERTY, WHICH BEARS S 89°41'37" E, PER TITLE COMMITMENT.

## 11 SURVEYORS CERTIFICATION

CERTIFIED TO:

SOUTHPORT FINANCIAL REAL ESTATE LLC, A FLORIDA LIMITED LIABILITY COMPANY;
JAMESON PEPPLE CANTU PLLC;
CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION;
FIRST AMERICAN TITLE INSURANCE COMPANY;
BROWN, HUFF & ZOHAR, PLLC
SP SOUND LLC, A FLORIDA LIMITIED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B1)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01–13–2023.

DATE OF PLAT OR MAP: 01–25–2023




JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 6312
JSTRACHAN@AMERICANSURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

## 5 INFORMATION BOX

# ALTA/NSPS LAND TITLE SURVEY


AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234–0103 • FAX (813)234–0108


| Section | Township | Range | County, State |
|---|---|---|---|
| 21 | 34S | 40E | ST. LUCIE COUNTY, FLORIDA |

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

| | |
|---|---|
| FIELD DATE | 01–13–2023 |
| CREW CHIEF | SP |
| DWN. BY | LCN |
| APRVD. BY | JWS |
| DWG. NO. | 03000522B |
| SCALE | 1"=40' |

| DATE | REVISIONS |
|---|---|
| 1/24 | CLIENT'S COMMENTS |

### ALTA SURVEY KEY

1 TITLE COMMITMENT
2 LEGAL DESCRIPTION
3 SCHEDULE B-'II' ITEMS
4 SURVEYORS NOTES
5 INFORMATION BOX
6 FLOOD ZONE INFORMATION
7 CEMETERY NOTE
8 ZONING INFORMATION
9 POSSIBLE ENCROACHMENT
10 PARKING NOTES
11 SURVEYORS CERTIFICATION
12 BEARING BASIS
13 BUILDING AREA
14 BUILDING HEIGHT
15 PROPERTY AREA
16 LEGEND
17 VICINITY MAP
18 DRAWING SCALE



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| LINE TABLE(D) | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S89°41'37"E | 78.00' |
| L2 | S89°41'37"E | 10.00' |
| L3 | S00°20'07"W | 37.73' |
| L4 | S89°41'37"E | 2.00' |
| L5 | N89°41'37"W | 7.00' |

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — SHEET 3

POINT OF COMMENCEMENT
NORTHWEST CORNER
LOT 4, F.C.L.F. & T. CO. SUBDIVISION
OF THE SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 40 EAST
(P.B. 1, PG. 43)

671.35'(P)

FIR 1/2"
NO ID

L1

FIR 5/8"
BENT BOTTOM

S 00°20'07" W
197.27'(D)

WEST LINE OF LOT 4

LESS AND EXCEPT
REMAINDER OF LOT 4
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

PARCEL NO. 2434-801-0005-000-3
MUSLIM FRIENDS OF FLORIDA INT INC

TBM#2
SN&D
ELEV.=13.50'

BASIS OF BEARINGS:
NORTH PROPERTY LINE

FIR 5/8"
BENT BOTTOM
NO I.D.
(0.14'W., 0.48'S.)

L2

L3

P.O.B. PARCEL 1

13.02' FIR 5/8", NO I.D.

N 89°41'37" W 582.29'(F)
S 89°41'37" E TO EAST LINE OF LOT 3(D)

FCIR 5/8"
LB 4286

EAST LINE
OF LOT 2

S 00°33'48" W 235.45'(F)

142'(FDOT)

69.7'

36.5'

25.6'

N 07°14'40" W
22.84'(C)

S 00°20'07" W
132.27'(F)

UPLAND
AREA

A PORTION OF LOT 4
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

VACANT
LAND

GRASS

FIR 5/8"
NO I.D.
(0.91'W., 0.36'S.)

L4

SCIR

MES
INV.S=12.55'
30"RCP

ASPHALT APRON

CONCRETE

TBM#1
SN&D
ELEV.=16.94'

WETLAND
AREA
W-1

WETLAND LINE (TYP)

S 00°20'07" E
200.00'(C)

LESS AND EXCEPT
ROAD R/W (D)

MES
INV.S=7.18"(30"RCP)

CORNERS FALL IN WATER

L5

N 71°44'00" E
31.68'(F)

S00°20'07"W
100.00'(C)

REMAINDER OF
LOT 4
(NOT INCLUDED)

PARCEL 1
PARCEL NO. 2434-801-0005-010-6
SP SOUND LLC

8' DIRT PATH (TYP)

GRASS

OPEN DITCH

TOP OF BANK

N 89°40'54" W
1262.25'(C)

672.62'(P)

LOT 5
(NOT INCLUDED)

PARCEL NO. 2434-801-0006-000-0
AUTO PARTNERS III INC

TOP OF BANK (TYP)

SHADED AREA
INDICATES SURFACE
WATER 1

CORNER FALLS IN WATER

SOUTH U.S. HIGHWAY 1
(STATE ROAD 5)
VARIABLE WIDTH PUBLIC R/W PER FDOT R/W MAP
SECTION 94010-2510
69.7' ASPHALT PAVEMENT

CONCRETE SIDEWALK
OTHER'S ASPHALT DRIVEWAY
OPEN DITCH
EOP
EASTERLY R/W LINE
CONCRETE SIDEWALK
HEADWALL
BOX CULVERT
TOP OF BANK
CLF 0.7'N.
WF 1.5'N
6' WF
6' CLF
97.13'
4.7'

16 LEGEND

- UGC = UNDERGROUND CABLE POST
- UGS = UNDERGROUND SEWER POST
- = WATER VALVE
- = TELECOMMUNICATIONS RISER
- = TRAFFIC SIGN
- = UTILITY POLE
- = GUY WIRE
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- CPH = CPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

- = DIRT DRIVE
- SAN = UNDERGROUND SANITARY SEWER LINE
- = CPH WETLAND LINE
- = CPH WETLAND SETBACK LINE
- = WOOD FENCE LINE
- X = CHAIN LINK FENCE LINE
- = METAL FENCE LINE
- W = UNDERGROUND WATER LINE PAINT MARKS
- TOB = TOP OF BANK
- WL# = CPH WETLAND FLAG AND NUMBER
- SWD# = SURFACE WATER WETLAND FLAG AND NUMBER

TREE DESCRIPTION

- # = OAK TREE
- # = PALM TREE
- # = UNKNOWN TREE
- # = PINE TREE
- #" = DIAMETER AT BREAST HEIGHT
- #",#",#" = MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

NOTE: THE DIAMETERS OF TREES AS LOCATED IN THE FIELD ARE ESTIMATED. IF THE TREE DIAMETERS ARE CRITICAL AND SUBJECT TO A MITIGATION PROCESS, YOU MAY WISH TO RETAIN A CERTIFIED ARBORIST TO DETERMINE TYPES AND DIAMETERS BEFORE OUR SURVEYING SERVICES ARE PERFORMED AND FORWARD THEIR REPORT TO US BEFORE THE FIELD SURVEY IS PERFORMED. IF AN ARBORIST IS RETAINED AFTER OUR SURVEY IS COMPLETED, WE WILL REQUIRE A COPY OF THEIR REPORT BEFORE AMENDING OUR SURVEY.

+17.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AF7511, NAVD-88 (ELEVATION=13.45') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

SHEET 2 — MATCHLINE — SHEET 3

5 INFORMATION BOX

# ALTA/NSPS LAND TITLE SURVEY


AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234-0103 • FAX (813)234-0108


| Section | Township | Range |
|---|---|---|
| 21 | 34S | 40E |

County, State: ST. LUCIE COUNTY, FLORIDA

Prepared For: SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name: COMMERCIAL PROPERTY

Project Address: 4000 U.S. HIGHWAY 1

Job Order Number: 03000522B

Project Location: FT. PIERCE, FLORIDA

| | |
|---|---|
| FIELD DATE | 01-13-2023 |
| CREW CHIEF | SP |
| DWN. BY | LCN |
| APRVD. BY | JWS |
| DWG. NO. | 03000522B |
| SCALE | 1"=40' |

| DATE | REVISIONS |
|---|---|
| 1/24 | CLIENT'S COMMENTS |

Sheet 2 of 3


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| L3 | S00°20'07"W | 37.73' |
| L4 | S89°41'37"E | 2.00' |
| L5 | N89°41'37"W | 7.00' |

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — SHEET 3

8' DIRT PATH (TYP)

W.C. FCIR
LB 2391
(7.88'W.)

FIR 1/2"
NO ID

CLF 7.8'W

62.36'

235.45'(F)

S 00°33'48" W

671.37'(P) N 89°39'10" W 671.37'(F)

CORNER FALLS IN WATER

GRASS

UPLAND AREA

W2-10 13.30'
W2-9 13.28'
W2-11 12.60'
W2-8 13.07'
W2-7 13.27'
W2-12 12.94'
W2-13
W2-6 13.16'
W2-1
W2-2
W2-5 13.21'
W2-4 13.13'
W2-3 13.30'

N 89°26'12" W 67.62'

WETLAND AREA W-2

WETLAND LINE (TYP)

8' DIRT PATH (TYP)

UPLAND AREA

GRASS

PARCEL NO. 2434-801-0001-000-5
SUSAN A CALLIE-SMITH

WEST LINE OF LOT 3

FCIR 5/8"
LB 4286

6' CLF

4.7'

97.13'

8' DIRT PATH

PARCEL 2

PARCEL NO. 2434-801-0004-000-6
SP SOUND LLC

EAST LINE OF LOT 2

A PORTION OF LOT 3
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST 1/4 OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

VACANT LAND

GRASS

UPLAND AREA

GRASS

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

667.50'(C) N 00°05'35" W

LOT 2
(NOT INCLUDED)

4",4",5"

OPEN DITCH

672.62'(P) N 89°40'54" W 1262.25'(C)

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

WITNESS CORNER
FCIR 5/8"
LB 4286
(25.04'W.,
30.44'N.)

TOE OF SLOPE (TYP)

CORNER FALLS IN WATER

PARCEL NO. 2434-801-0007-000-7
JENNILYNN HERNDON (TR)

PARCEL NO. 2434-801-0008-000-4
CHRISTOPHER CHARLES CHIBAS

PARCEL NO. 2434-801-0007-010-0
MARION F BLACKWELL

PARCEL NO. 2434-801-0003-000-9
BILL STEWART

LOT 6
(NOT INCLUDED)

SHEET 2 — MATCHLINE — SHEET 3

+17.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AF7511, NAVD-88 (ELEVATION=13.45') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

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- = TRAFFIC SIGN
- = UTILITY POLE
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- SV = SEWER VALVE
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- = CHAIN LINK FENCE LINE
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TREE DESCRIPTION

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- = UNKNOWN TREE
- = PINE TREE
- f" = DIAMETER AT BREAST HEIGHT
- f",f",f" = MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

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Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

| | |
|---|---|
| FIELD DATE | 01-13-2023 |
| CREW CHIEF | SP |
| DWN. BY | LCN |
| APRVD. BY | JWS |
| DWG. NO. | 03000522B |
| SCALE | 1"=40' |

| DATE | REVISIONS |
|---|---|
| 1/24 | CLIENT'S COMMENTS |

Sheet 3 of 3


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GRAPHIC SCALE
25 50 100
( IN FEET )
1 inch = 50 ft.

SITE

LOCATION MAP N.T.S.

LEGEND
= PROPOSED DRAIN PIPE W/ MITERED END
= PROPOSED "C" INLET TOP
= PROPOSED "E" INLET TOP
= PROPOSED FIRE HYDRANT
= PROPOSED STORM MANHOLE
= PROPOSED SANITARY MANHOLE
= PROPOSED CONCRETE SIDEWALKS AND PAVING

SCALE VERIFICATION
0 1"
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

| No. | REVISION | BY | DATE |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |


STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7460 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2930
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856


SCPE

# CONCEPT UTILITY PLAN

# SOUND MEADOWS PLANNED DEVELOPMENT

FORT PIERCE FLORIDA

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: GC
Existing Zoning: C-3
Existing Use: Muslim Friends of Florida Int Inc

Future Land Use: GC
Existing Zoning: C-3
Existing Use: Auto Partners Inc.

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

POINT OF COMMENCEMENT
NORTHWEST CORNER
TRACT 4, F.C.L.F. & T. CO.
THE SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 40 EAST
(P.B. 1, PG. 43)

FIR 5/8" BENT BOTTOM

FIR 1/2" NO ID

LESS AND EXCEPT REMAINDER OF LOT 4
F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)
PARCEL NO. 2434-801-0005-000-3
MUSLIM FRIENDS OF FLORIDA INT INC

TBM #2
SN&O
ELEV.=13.50'

FIR 5/8" BENT BOTTOM NO I.D. (0.14'W., 0.48'S.)

P.O.B. PARCEL 1
FIR 5/8" NO I.D.

FOR 5/8" LB 4286

Matchline LA 2
Matchline LA 3

6' WF

6' CLF

20' LAKE MAINT. EASEMENT

PROP. WET DETENTION
TOB EL = 15.00
C.E. = 9.00
TOTAL AREA @ TOB = 50,797.29 S.F. OR 1.17 AC.
TOTAL AREA @ C.E. = 32,571.35 S.F. OR 0.75 AC.

A PORTION OF LOT 4
F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

FIR 5/8" NO I.D. (0.91'W., 0.36'S.)

EX. 12" WATER MAIN

EX. 8" SEWER FM

MES
INV.S=12.55'
30"RCP

CONNECT TO EX. SANITARY FORCE MAIN

LESS AND EXCEPT ROAD R/W (TYP.)

MES
INV.S=7.18"(30"RCP)

PARCEL NO. 2434-801-0005-010-6
SP SOUND LLC
PARCEL 1

(NOT INCLUDED)

BANK CONCRETE SIDEWALK EOP

SHADED AREA INDICATES SURFACE WATER 1

LOT 5
(NOT INCLUDED)

PARCEL NO.

BLDG. 7
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 6
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

8' DIRT PATH (TYP.)

PROP. FIRE SERVICE PER FPUA DETAIL W-10

PROP. PVC WATER MAIN

PROP. SANITARY MAIN @ 0.4% (MIN.)

PROP. FIRE HYDRANT

PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 9
18 UNITS F.F.E. = 15.00

BLDG. 8
24 UNITS
F.F.E. = 15.00

20' LAKE MAINT. EASEMENT

PROP. WET DETENTION
TOB EL = 14.00
C.E. = 9.00
TOTAL AREA @ TOB = 37,223.42 S.F. OR 0.86 AC.
TOTAL AREA @ C.E. = 23,828.74 S.F. OR 0.55 AC.

PARCEL 2
PARCEL NO. 2434-801-0004-000-6
SP SOUND LLC
A PORTION OF LOT 3
F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

CLUBHOUSE (4,600 SF)
F.F.E. = 15.00

PROP. LIFT STATION

PROP. SANITARY FORCE MAIN

PROP. LIFT STATION WATER SERVICE AND METER (TYP.)

PROP. SANITARY MANHOLE

PROP. TERMINAL MH PER FPUA TYP. POS.

BLDG. 1
24 UNITS
F.F.E. = 15.00

BLDG. 2
24 UNITS
F.F.E. = 15.00

BLDG. 3
24 UNITS
F.F.E. = 15.00

BLDG. 4
24 UNITS
F.F.E. = 15.00

BLDG. 5
24 UNITS
F.F.E. = 15.00

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

PARCEL NO. 2434-801-0007-000-5
SUSAN A CALLE-SMITH

PARCEL NO. 2434-801-0003-000-9
BILL STEWART

PARCEL NO. 2434-801-0008-000-4
CHRISTOPHER CHARLES CHIBAS

PARCEL NO. 2434-801-0007-010-0
MARION F BLACKWELL

PARCEL NO. 2434-801-0007-000-7
JENNILYNN HERNDON (TR)

LOT 6
(NOT INCLUDED)

TOE OF SLOPE (TYP)

WITNESS CORNER FOR 5/8" LB 4286 (25.04'W., 30.44'N.)

TOP OF 12" CMP IN D

SWALE DITCH

## WATER STATEMENT

AN 8" GRAVITY SEWER COLLECTION SYSTEM IS PROPOSED TO CONVEY WASTEWATER FROM THE PLANNED BUILDINGS TO A PROPOSED FPUA SPECIFIED LIFT STATION. WASTEWATER IS THEN TRANSMITTED TO THE EXISTING FORCE MAIN ON US1, ADJACENT TO THE PROJECT.

## WASTEWATER STATEMENT

POTABLE WATER TO BE PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA) VIA A LOOPED PUBLIC WATER MAIN EXTENSION INTO THE SITE. AN EXISTING WATERMAIN RUNS ALONG THE WEST PERIMETER OF THE PROJECT (US1). THE PROPOSED RESIDENTIAL MULTIFAMILY UNITS WILL BE METERED SEPARATELY.

THE PROPOSED MULTIFAMILY STRUCTURES WILL INCLUDE FIRE SPRINKLER SYSTEMS. FIRE HYDRANTS ARE PROPOSED TO BE SPACED PER ST. LUCIE COUNTY FIRE DISTRICT CRITERIA (150' MAX FROM DDCV).

## DRAINAGE STATEMENT

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED WET DETENTION SYSTEM. THE PROPOSED DETENTION SYSTEM AREA WILL PROVIDE WATER QUALITY TREATMENT PRIOR TO OVERFLOWING TO THE ADJACENT DITCH/NSLRWCD CANAL.

FLOOD PROTECTION PER LOCAL AND STATE REQUIREMENTS TO BE ADDRESSED AS FOLLOWS;

10 YEAR, 1 DAY STORM (ROAD PROTECTION – SFWMD/CITY OF FT PIERCE)

25 YEAR, 3 DAY (CITY OF FT. PIERCE – PRE VERSES POST DISCHARGE)

100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

THE PROPOSED WET DETENTION SYSTEM SHALL DISCHARGE TO THE EXISTING OUTFALL DITCH ALONG THE PROJECT'S SOUTH PERIMETER. THE EXISTING DITCH LEADS TO THE EXISTING NSLRWCD CANAL 15 (PLATT'S BRANCH) AND ULTIMATELY TO THE NORT FORK OF THE ST. LUCIE RIVER.

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

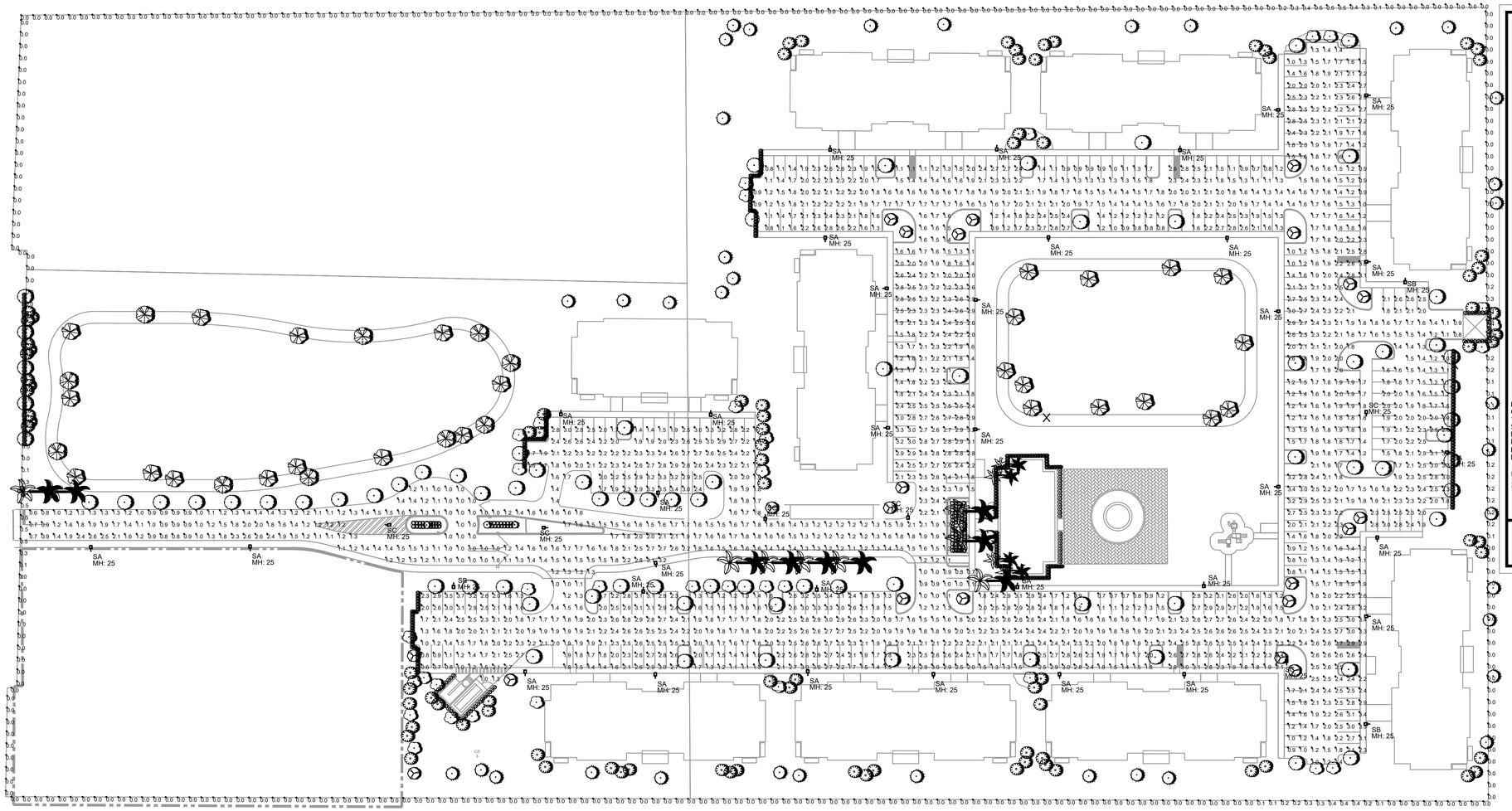
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

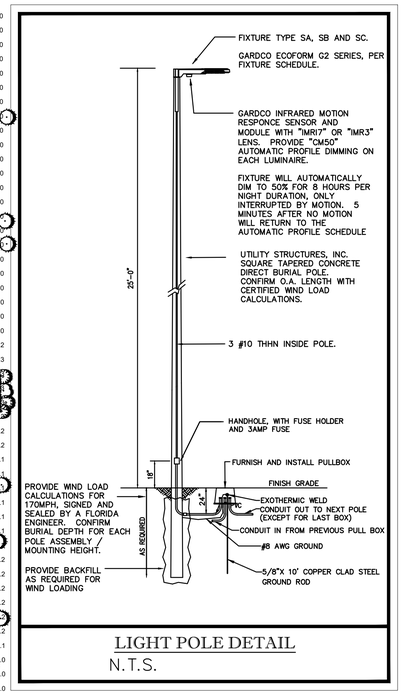
DATE: APRIL 2023
DRAWN BY: CCL
DESIGNED BY: SSC
CHECKED BY: SSC
HORZ. SCALE:
VERT. SCALE:

DRAWING NO.
C1.0

JOB NO.2022-121


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS




LIGHT POLE DETAIL
N.T.S.

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Project: SOUND MEADOWS SITE 06-08-2023 | | | | | | | | |
| Symbol | Qty | Label | [MANUFAC] | Description | Arr. Lum. Lumens | LLF | Lum. Watts | Total Watts |
| | 34 | SA | GARDCO | ECF-S-32L-1_2A-NW-G2-3-HIS POLE MOUNT 25' AFG | 11830 | 0.900 | 121.6 | 4134.4 |
| | 3 | SB | GARDCO | ECF-S-32L-1_2A-NW-G2-4-HIS POLE MOUNT 25' AFG | 12183 | 0.900 | 121.6 | 364.8 |
| | 6 | SC | GARDCO | ECF-S-48L-1A-NW-G2-5W POLE MOUNT 25' AFG | 20755 | 0.900 | 158.7 | 952.2 |

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Project: SOUND MEADOWS SITE 06-08-2023 | | | | | | | | |
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | |
| PROPERTY LINE | Illuminance | Fc | 0.03 | 0.5 | 0.0 | N.A. | N.A. | |
| DRIVES | Illuminance | Fc | 1.84 | 3.2 | 0.6 | 3.07 | 5.33 | |
| PARKING | Illuminance | Fc | 2.04 | 3.7 | 0.6 | 3.40 | 6.17 | |

PHOTOMETRIC PLAN
1"=50'-0" NORTH

ISSUED FOR REVIEW -
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2023-0261
PROJECT MANAGER: JOHN MAYR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly L Brown Florida License #58232
- date
signed

lucido & associates

# Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Overall Site Plan

| Date | By | Description |
|---|---|---|

PHOTOMETRIC PLAN

E1.1

# Sound Meadows
# Minor Site Plan

## Site and Landscape Plan

**City of Fort Pierce, Florida**


**Owner/Applicant**
SP Sound LLC
5403 W. Gray Street
Tampa, FL 33609

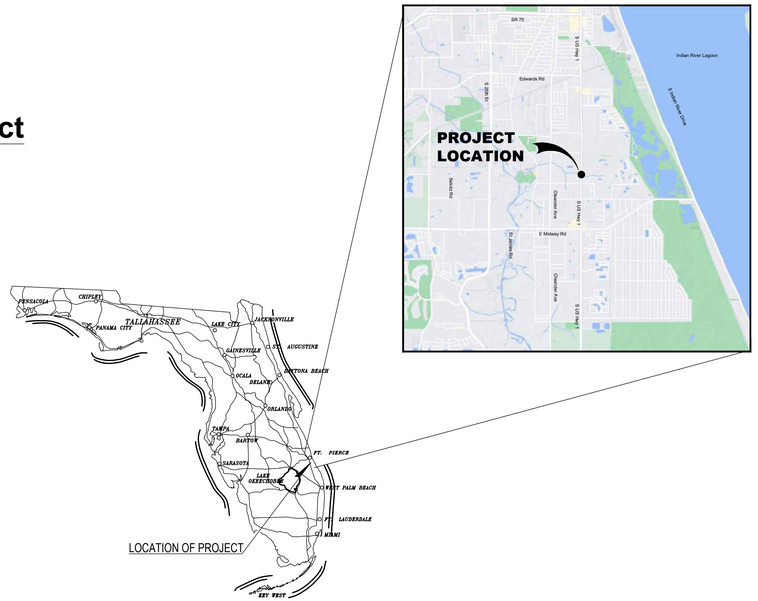
**Engineer**
Stephen Cooper, P.E. & Assoc., Inc.
7450 S. Federal Hwy.
Port Saint Lucie, FL 34952

**Surveyor**
American Surveying, Inc.
4847 North Florida Ave.
Tampa, FL 33603

**Land Planner / Landscape Architect**
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994

**Traffic Engineer**
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Ste 493
Jupiter, FL 33458

**Environmental Consultant**
CPH
500 West Fulton Street
Sanford, Fl 32771


**Sheet Index**


| | |
|---|---|
| Cover Sheet | |
| Site Aerial | A1 |
| Site Plans | SP 1 - SP 3 |
| Landscape Plans | LA 1 - LA 5 |
| Mitigation Plans | MT 1 - MT 3 |

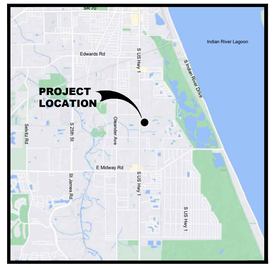

lucido&associates




lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




Project Team:

**Client & Property Owner:** SP Sound LLC
5403 W. Gray Street
Tampa, Fl. 33609

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

**Engineer:** Stephen Cooper, P.E. & Assoc., Inc.
7450 S. Federal Hwy.
Port Saint Lucie, FL 34952

**Surveyor:** American Surveying, Inc.
4847 North Florida Ave.
Tampa, FL 33603

**Traffic Engineer:** Pinder Troutman Consulting, Inc.
601 Heritage Drive, Ste 493
Jupiter, FL 33458

**Environmental Consultant:** CPH
500 West Fulton Street
Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Site Aerial

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | A1 |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | | |

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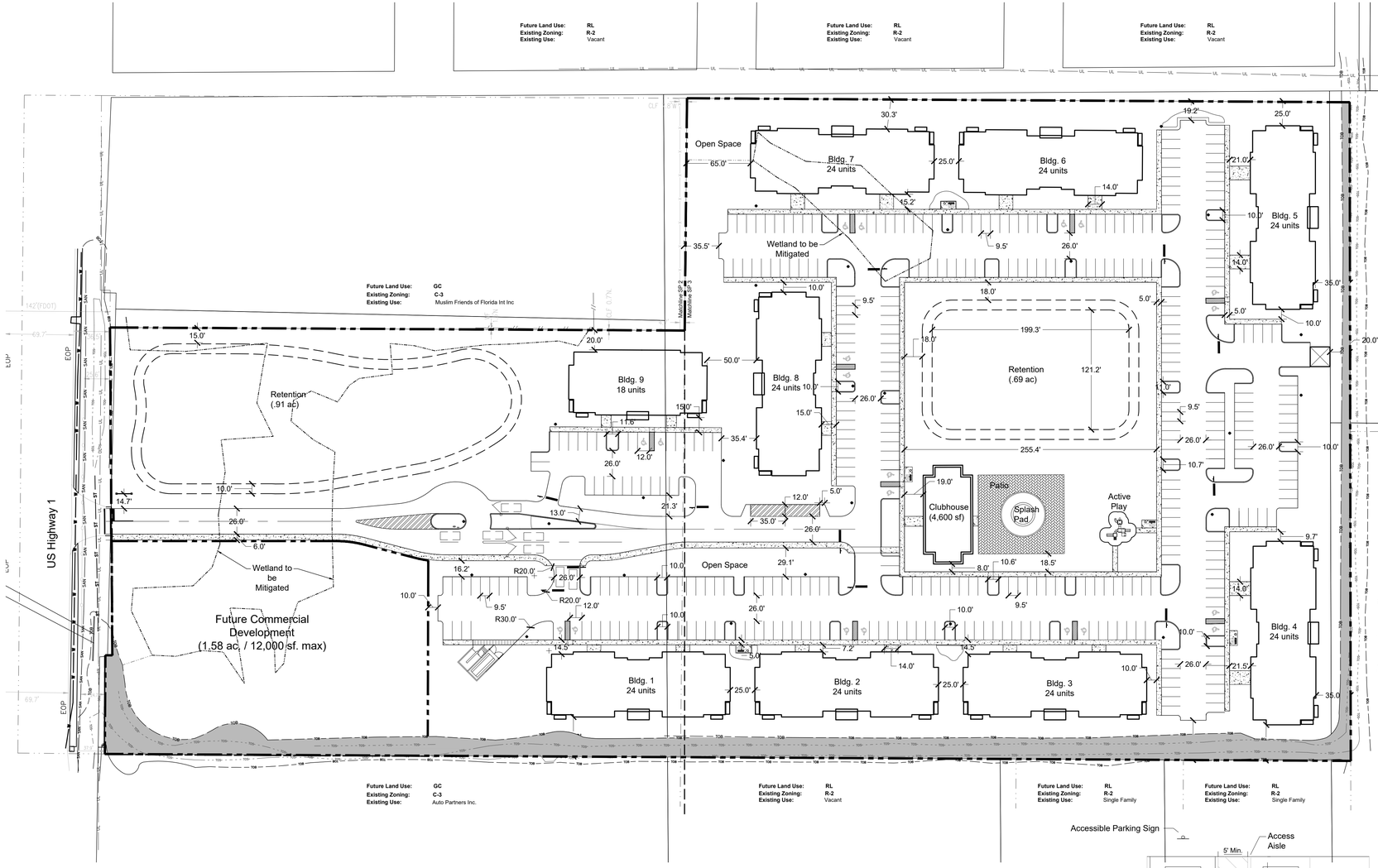



## Site Data

| | | |
|---|---|---|
| Total Area: | | 16.11 ac |
| Existing Use: | | Vacant |
| Existing Zoning: | | C-3 |
| Existing Future Land Use: | | GC |
| **Multi-Family Parcel:** | | |
| Area: | | 14.53 ac. |
| Product Type: | | Multi-Family |
| Total Units: | | 210 Units |
| Gross Density (Based on 16.11 ac.): | | 13.03 DU/ac. |
| Allowable Density: | | 15 DU/ac. / 242 DU's |
| Allowable Density Bonus (See Note #2): | | 3 DU/ac. / 44 DU's |
| Total Allowable Density: | | 18 DU/ac. / 290 |
| Req'd Common Open Space: | | 20% (2.91 ac.) |
| Common Open Space Prov'd: | | 44% (6.84 ac.) |
| Impervious Area: | 309,733 sf | 7.11 ac 49% |
| Buildings Pads: | 99,807 sf | 2.29 ac |
| A/C Pads (345 sf./bldg.): | 2,070 sf | .05 ac |
| Clubhouse | 4,600 sf | .11 ac |
| Pavement (Including Curb & Refuse): | 170,985 sf | 3.93 ac |
| Sidewalk: | 25,299 sf | .58 ac |
| Splash Pad Patio: | 6,972 sf | .16 ac |
| Pervious Area: | 392,058 sf | 7.42 ac 51% |
| Landscape Islands: | 25,157 sf | 0.58 ac |
| *Retention Area: | 81,008 sf | 1.86 ac |
| *Open Space: | 217,050 sf | 4.98 ac |
| *Included in Common Open Space | | |
| **Future Comm. Dev. Parcel** | | |
| Area: | | 1.58 ac. |
| Max. Allowable Bldg. sf.: | | 12,000 sf. |
| Req'd Open Space: | | 20% (.31 ac.) |

## Building and Lot Data

| | |
|---|---|
| Maximum Height: | 35' |
| Minimum Lot Size: | N/A |
| Building Setbacks (C-3, abutting Zoning District per Sec. 22-40(b)(2)): | |
| Front: | 25' |
| Side: | 15' |
| Side @ Corner: | 15' |
| Rear: | 15' |

## Parking Requirements

| | |
|---|---|
| Vehicle Parking Required: | 338 Spaces |
| Multi-Family: | |
| 1.5 spaces per unit @ 210 units = 315 spaces | |
| Accessible Spaces Req'd: 8 Spaces | |
| Clubhouse: | |
| 1:200 sf @ 4,600 sf. = 23 spaces | |
| ADA Spaces Req'd: 1 Space | |
| Vehicle Parking Provided: | 382 Spaces |
| ADA Spaces Provided: 20 Spaces | |
| Bicycle Parking Req'd: | 24 Spaces |
| Multi-Family: | |
| 1:10 Units @ 210 Units = 21 Spaces | |
| Clubhouse: | |
| 1:10 Stalls @ 23 Stalls = 3 Spaces | |
| Bicycle Parking Provided: | 25 Spaces |
| Loading Spaces Req'd: | 1 Spaces |
| Multi-Family: | |
| 0 > 25,000 sf. | |
| 1 for ea. 75,000 sf. over 25,000 @ 99,807 sf. = 1 Spaces | |
| Clubhouse: | |
| 0 > 10,000 sf. @ 4,600 sf. = 0 | |
| Loading Spaces Provided: | 2 Spaces |

## General Notes

1. The proposed development is an Affordable Multi-family residential community, wherein 100% of the units will be "Affordable", as defined in FS. As such, the proposed development shall be processed Administratively (Minor Site Plan) under the current commercial FLU and Zoning designations, in accordance with Florida Senate Bill 102 (SB 102).
2. Allowable Density Bonus: Within ¼ mile of Transit Stop, outside of CRA: 3 DU's/ac. (Sec. 125-326(c)(2)).
3. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
4. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
5. All interior sidewalks to be 5' wide minimum.
6. Parking space bumper rails shall comply with Section 22-60(C)(7) of the Fort Pierce City Code.
7. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
8. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

## Project Description

210-unit "Affordable" multi-family community consisting of six (8) 24-unit buildings and (1) 18-unit building, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Additionally, a 1.58 ac. Comm. Parcel has been set aside for future development. Utilities to be provided by FPUA and will be installed under ground. Emergency services to be provided by City of Fort Pierce Police Department and St. Lucie County Fire District.

## Meets and Bound Legal Description:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:
PARCEL 1:
ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AND LESS AND EXCEPTING THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AS LAID OUT AND IN USE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

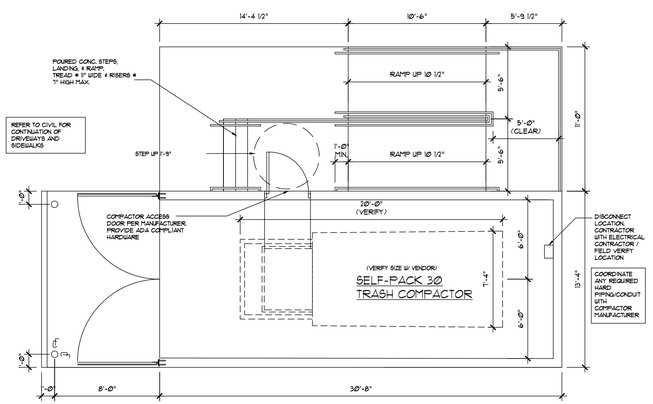
ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

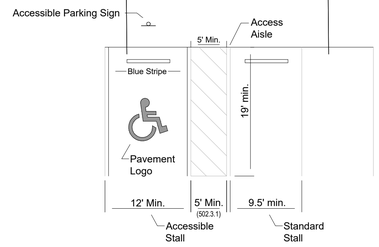
FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL 2:

LOT 3 OF F.C.L.C. & T. CO. SUBDIVISION IN THE SOUTHEAST ¼ SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

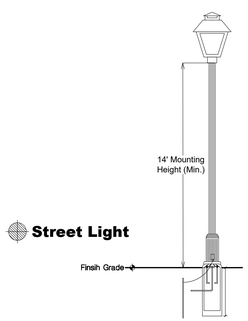



## 30 CY Compactor Enclosure Detail



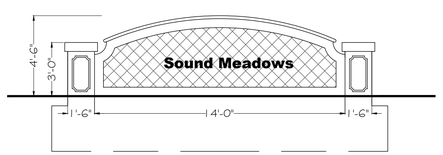

## Typical Parking Stall Detail

NTS




## Standard Light Pole Detail

NTS

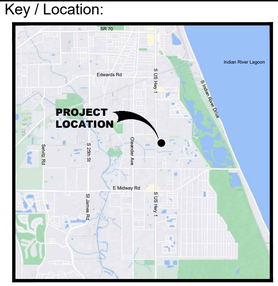



## Typical Project ID Sign Detail

NTS

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




Project Team:

| | |
|---|---|
| **Client & Property Owner:** | SP Sound LLC<br>5403 W. Gray Street<br>Tampa, Fl. 33609 |
| **Land Planner / Landscape Architect:** | Lucido & Associates<br>701 East Ocean Boulevard<br>Stuart, Florida 34994 |
| **Engineer:** | Stephen Cooper, P.E. & Assoc., Inc.<br>7450 S. Federal Hwy.<br>Port Saint Lucie, FL 34952 |
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| **Traffic Engineer:** | Pinder Troutman Consulting, Inc.<br>601 Heritage Drive, Ste 493<br>Jupiter, FL 33458 |
| **Environmental Consultant:** | CPH<br>500 West Fulton Street<br>Sanford, Fl 32771 |

SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Overall Site Plan

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **SP 1** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | | |

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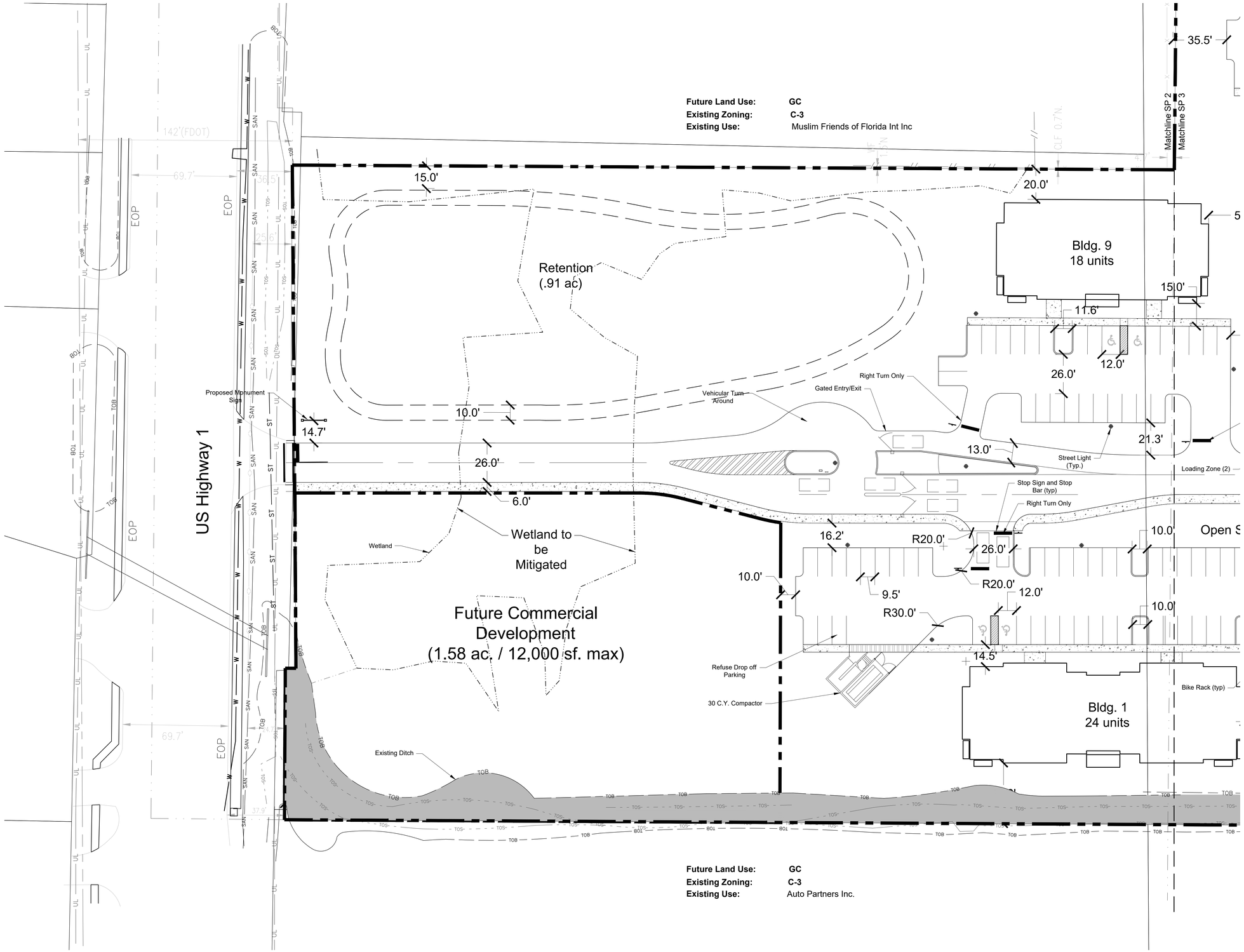


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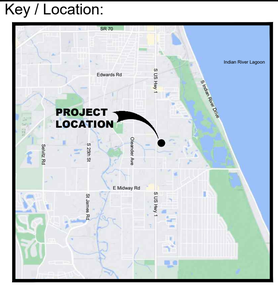
Key / Location:

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SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Site Plan Enlargement

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **SP 2** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
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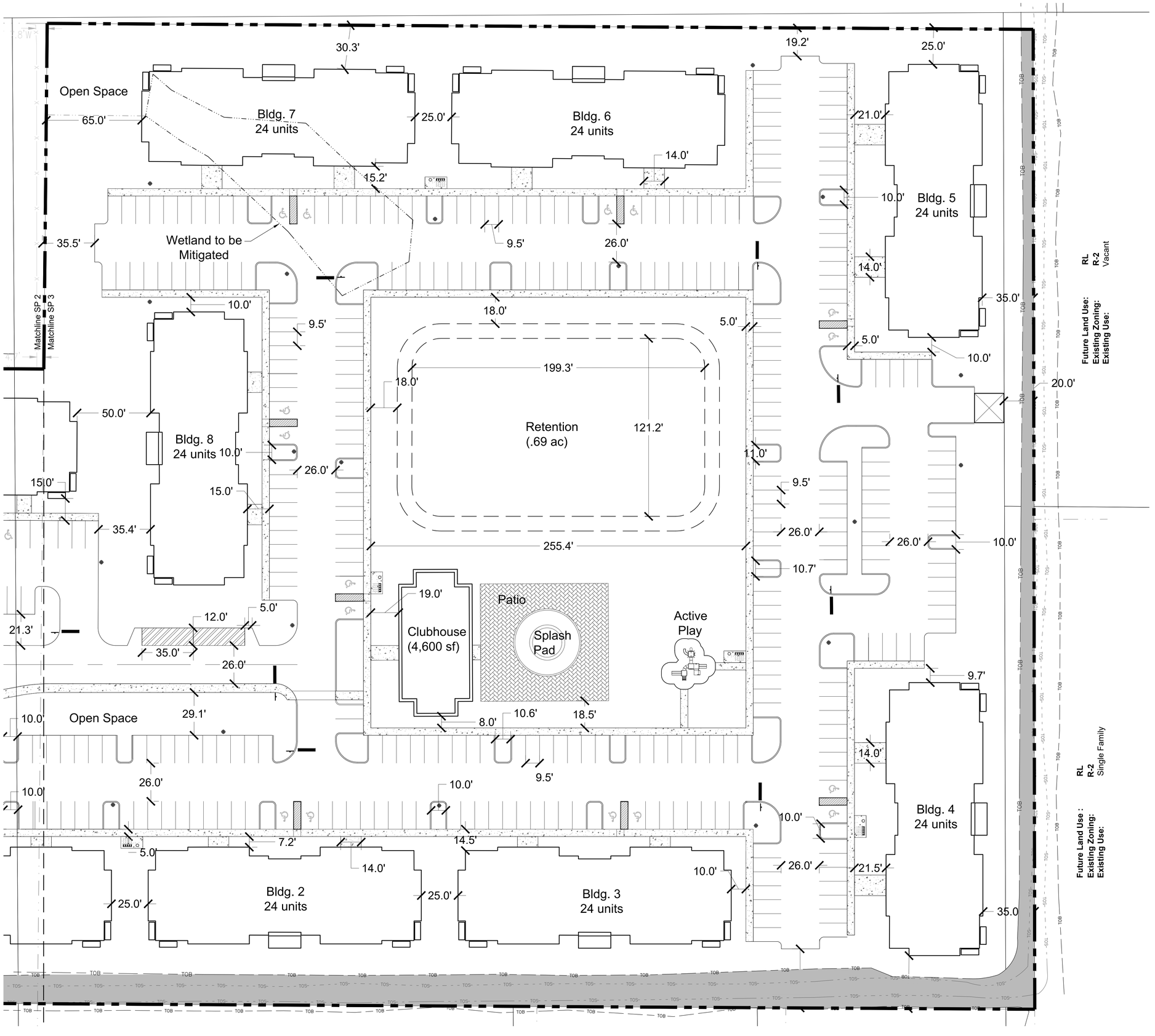


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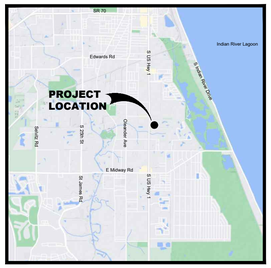


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SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Site Plan Enlargement

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

| | |
|---|---|
| Designer | SAW |
| Manager | BN |
| Project Number | 22-065 |
| Municipal Number | --- |
| Computer File | |

Sheet **SP 3**

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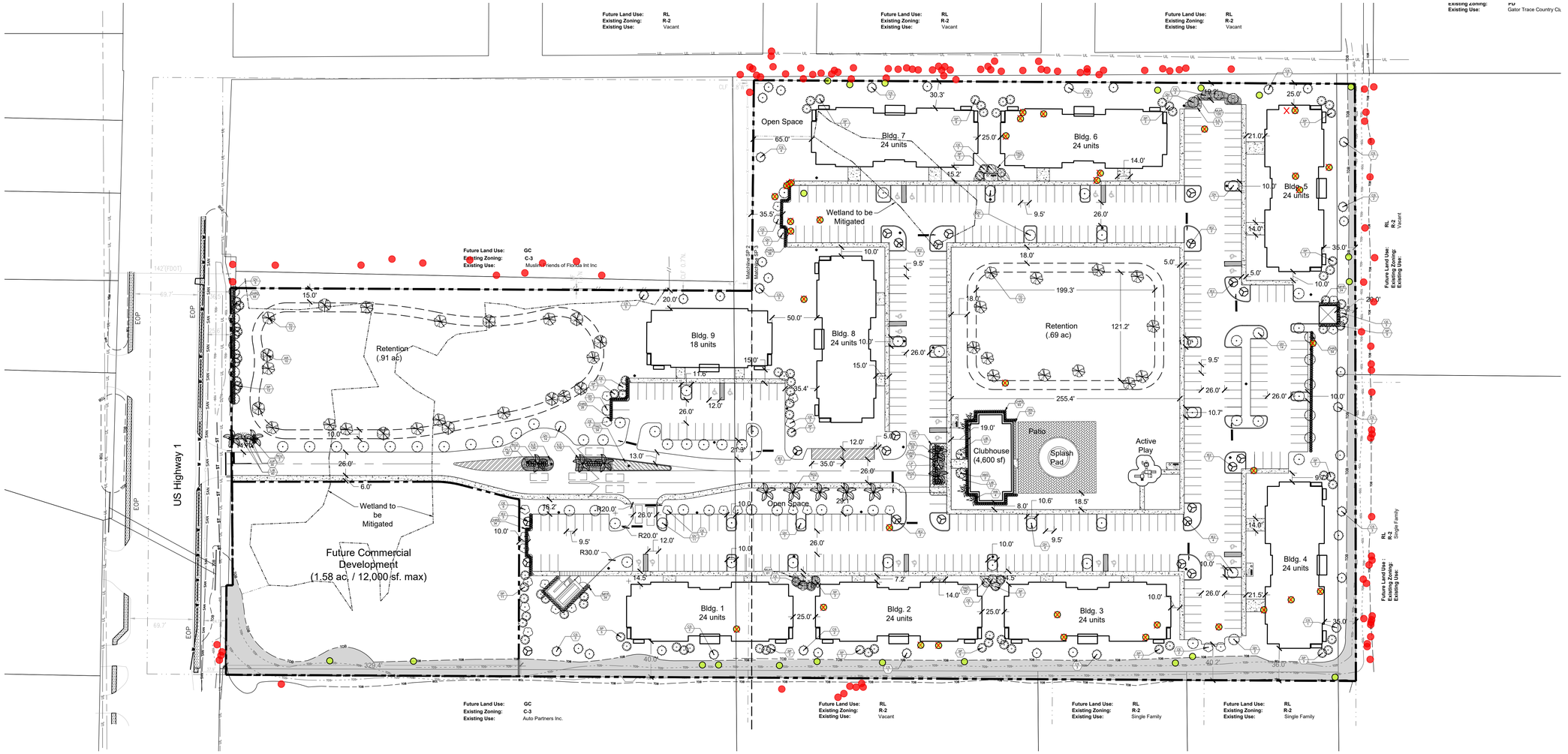


## PLANT SCHEDULE SOUND MEADOW

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONTAINER | HEIGHT | WIDTH | NOTES | NATIVE | CALIPER |
|---|---|---|---|---|---|---|---|---|---|
| AR | 10 | Acer rubrum | Red Maple | 65G | 14` HT | 7` SPR | F, SP | Native | 4" Caliper |
| CE | 33 | Conocarpus erectus | Buttonwood | 65G | 14` HT | 4` SPR | STD, F, SP | Native | 3" Caliper |
| CS | 37 | Conocarpus erectus f. sericeus | Silver Buttonwood | 65G | 14` HT | 4` SPR | STD, F, SP | Native | 3" Caliper |
| IE2 | 22 | Ilex x attenuata 'Eagleston' | Eagleston Holly | 65G | 12` HT | 4` SPR | STD, F, SP | Native | 3" Caliper |
| LP | 1 | Ligustrum japonicum | Japanese Privet Multi-Trunk | CG | 12` HT | 12` W | ML, 3` CT, Specimen | Non-native | |
| QV | 81 | Quercus virginiana | Southern Live Oak | 65G | 14` HT | 5` SPR | F, SP | Native | 3" Caliper |
| TD | 26 | Taxodium distichum | Bald Cypress | FG | 14` HT | 7` SPR | F, SP | Native | 4" Caliper |
| **PALMS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONTAINER** | **HEIGHT** | **WIDTH** | **NOTES** | **NATIVE** | **CALIPER** |
| AM3 | 2 | Adonidia merrillii | Christmas Palm Triple | FG | 16`-18` OA | | Triple, Full Heads, SP | Non-native | |
| RO2 | 12 | Roystonea regia | Florida/Cuban Royal Palm | FG | 8`GW | | F, SP, No Scars | | |
| SP | 90 | Sabal palmetto | Sabal Palm | FG | 10`-18` CT | | HVY CAL, SP | Native | |
| WB | 4 | Wodyetia bifurcata | Foxtail Palm | FG | 16` - 18` HT. 6` GW | | Full Head, Str, Specimen | Non-native | |
| **SHRUBS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONTAINER** | **HEIGHT** | **WIDTH** | **NOTES** | **NATIVE** | |
| ALI | 6 | Alcantarea imperialis | Imperial Bromeliad | 7G | 30" OA | | SP | Non-native | |
| CHR2 | 291 | Chrysobalanus icaco `Red Tip` | Red Tip Cocoplum | 3G | 24" HT | 24"W | F, SP | Native | |
| GAG | 38 | Galphimia glauca | Thryalis | 3G | 24" HT | 18"W | F | Non-native | |
| IXN | 24 | Ixora coccinea `Nora Grant` | Red Ixora | 3G | 24" OA | | FTB | Non-native | |
| JAT | 2 | Jatropha integerrima | Jatropha | 15G | 4` HT | 3`W | STD, SP | Non-native | |
| MFR | 58 | Myrcianthes fragrans | Simpson`s Stopper | 7G | 4` HT | 3`W | FTB, SP | Native | |
| PLI | 30 | Plumbago auriculata `Imperial Blue` | Plumbago | 3G | 24" HT | 24"W | F, SP | Non-native | |
| ROL | 25 | Rondeletia leucophylla | Panama Rose `Pink` | 3G | 24" HT | 24"W | FTB, SP | Non-native | |
| **GRASSES** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONTAINER** | **HEIGHT** | **WIDTH** | **NOTES** | **NATIVE** | |
| MUH | 181 | Muhlenbergia capillaris | Pink Muhly | 3G | 18" OA | | F | | 24" o.c. |
| TRD | 81 | Tripsacum dactyloides | Fakahatchee Grass | 3G | 24" OA | | Full | Native | 48" o.c. |
| **GROUND COVERS** | **QTY** | **BOTANICAL NAME** | **COMMON NAME** | **CONTAINER** | **HEIGHT** | **WIDTH** | **NOTES** | **NATIVE** | |
| GIF | 92 | Ficus microcarpa `Green Island` | Green Island Ficus | 1G | 12"HT | 12"W | Full | | 18" o.c. |
| ILS | 375 | Ilex vomitoria `Stokes Dwarf` | Dwarf Yaupon | 1G | 12"HT | 12"W | Full | Native | 18" o.c. |
| JUP | 30 | Juniperus chinensis `Parsonii` | Parsoni Juniper | 1G | 10" HT | 15" SPR | Full | Non-native | 24" o.c. |
| LIB | 182 | Liriope muscari 'Big Blue' | Big Blue Lilyturf | 3G | 12" OA | | F | | 18" o.c. |

## General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

## Landscape Calculations:

Vehicular Use Area along Property Lines
705 Linear Feet along Property Line
636 x 10 = 7,050 sq. ft. required Landscape Area
(7,050) / 200 = **35 Trees Required**
Vehicular Use Area along Right of Way
150 Linear Feet along Right of Way
1,500 x 10 = 15,000 sq. ft. required Landscape Area
(15,000) / 300 = **50 Trees Required**
Interior Vehicular Use Area
171,405 sq. ft. total Vehicular Use Area
171,405 / 15 = 11,427 sq. ft. required Landscape Area
(11,427) / 100 = **114 Trees Required**
Total Landscape Area Required: 36,777 sq. ft.
Landscape Area Provided: + sf.
**Total Trees Required: 199**
Trees Provided = 250 Canopy Trees

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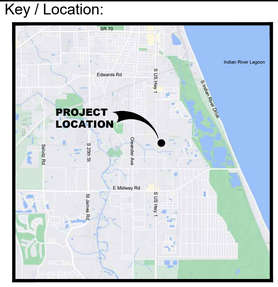
Key / Location:

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SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Landscape Plan

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **LA 1** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | | |

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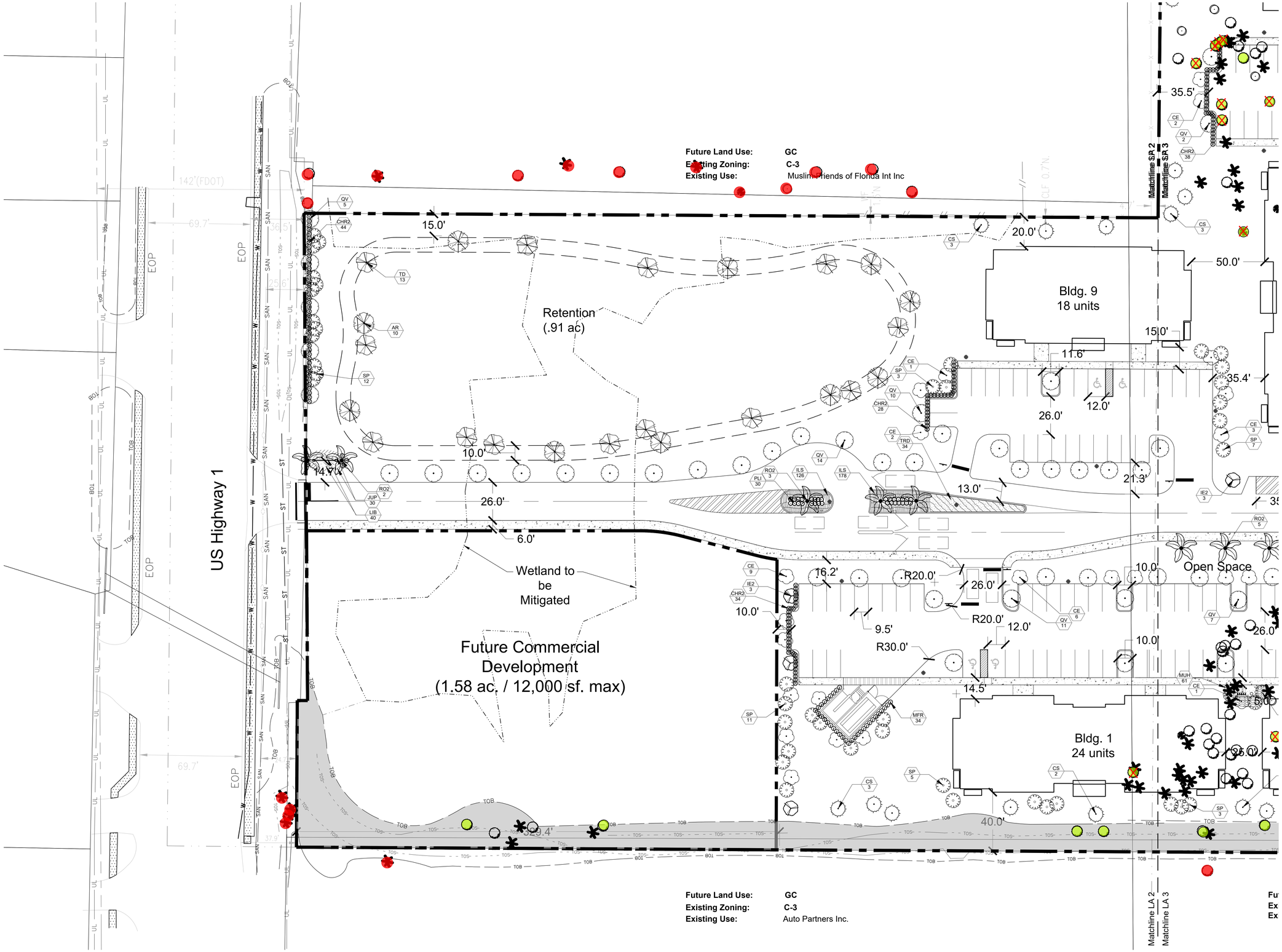


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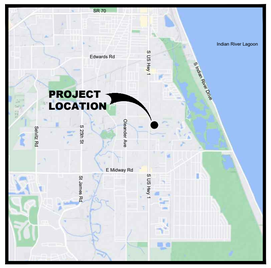


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SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Landscape Plan

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

| | | |
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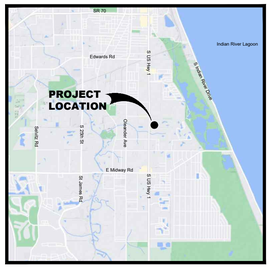


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SOUTHPORT FINANCIAL SERVICES

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Fort Pierce, Florida

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REG. # 1018
Thomas P. Lucido

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Sheet **LA 3**

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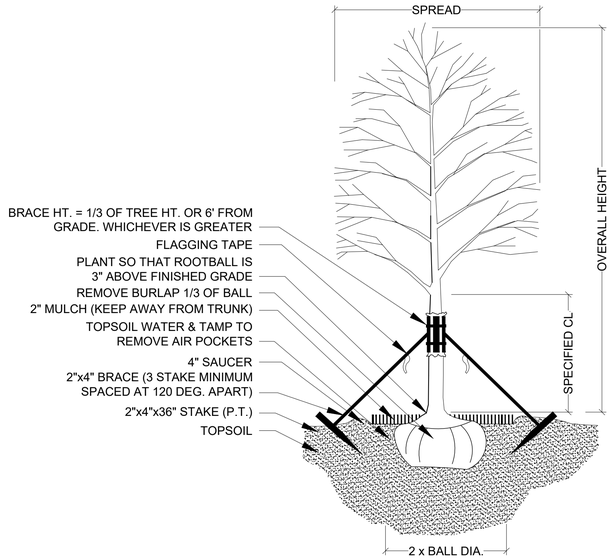
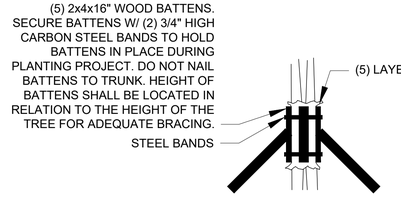



## TREE PLANTING & STAKING

NOT TO SCALE



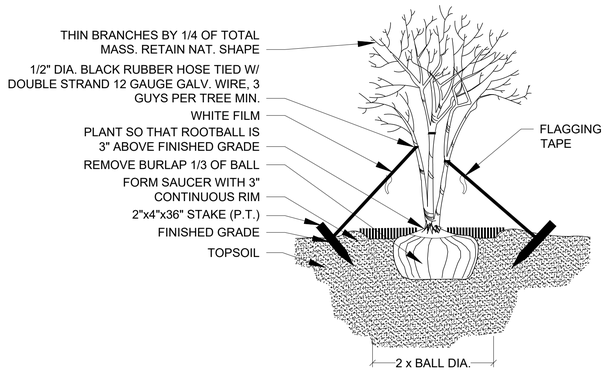

## BRACING DETAIL

NOT TO SCALE



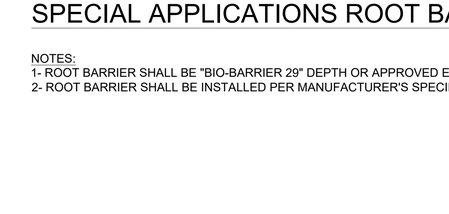

## PALM PLANTING - ANGLE STAKE

NOT TO SCALE




## MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE




## SHRUB PLANTING

NOT TO SCALE




## GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

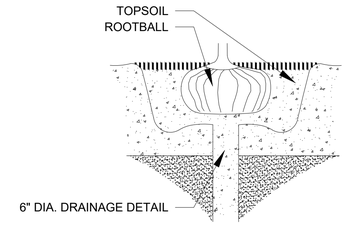



THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

## LANDSCAPE AREA PREPARATION DETAIL

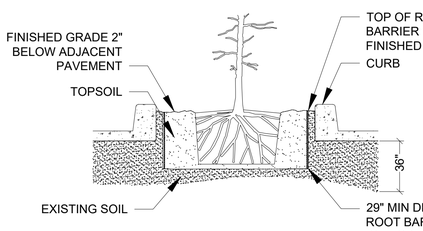
NOT TO SCALE

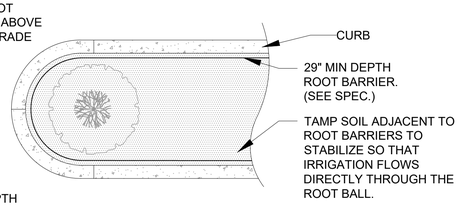
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES,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




## DRAINAGE TESTING DETAIL

NOT TO SCALE

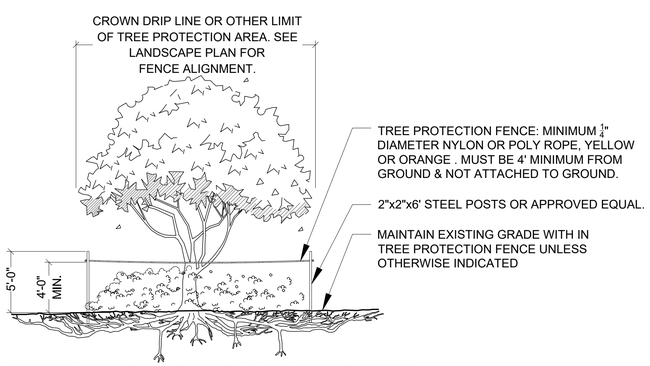



## SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

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




## TREE PROTECTION BARRICADE

NOT TO SCALE

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

## DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

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

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

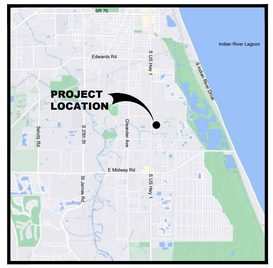
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




Project Team:

| | |
|---|---|
| **Client & Property Owner:** | SP Sound LLC<br>5403 W. Gray Street<br>Tampa, Fl. 33609 |
| **Land Planner / Landscape Architect:** | Lucido & Associates<br>701 East Ocean Boulevard<br>Stuart, Florida 34994 |
| **Engineer:** | Stephen Cooper, P.E. & Assoc., Inc.<br>7450 S. Federal Hwy.<br>Port Saint Lucie, FL 34952 |
| **Surveyor:** | American Surveying, Inc.<br>4847 North Florida Ave.<br>Tampa, FL 33603 |
| **Traffic Engineer:** | Pinder Troutman Consulting, Inc.<br>601 Heritage Drive, Ste 493<br>Jupiter, FL 33458 |
| **Environmental Consultant:** | CPH<br>500 West Fulton Street<br>Sanford, Fl 32771 |

SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan Landscape Details

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **LA 4** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | | |

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

| | |
|---|---|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon container | 5 tablets |

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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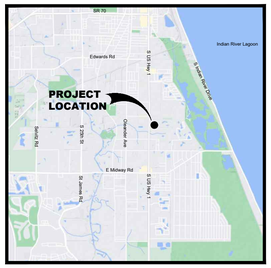
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

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| **Environmental Consultant:** | CPH<br>500 West Fulton Street<br>Sanford, Fl 32771 |

SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Landscape Specifications

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **LA 5** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | | |

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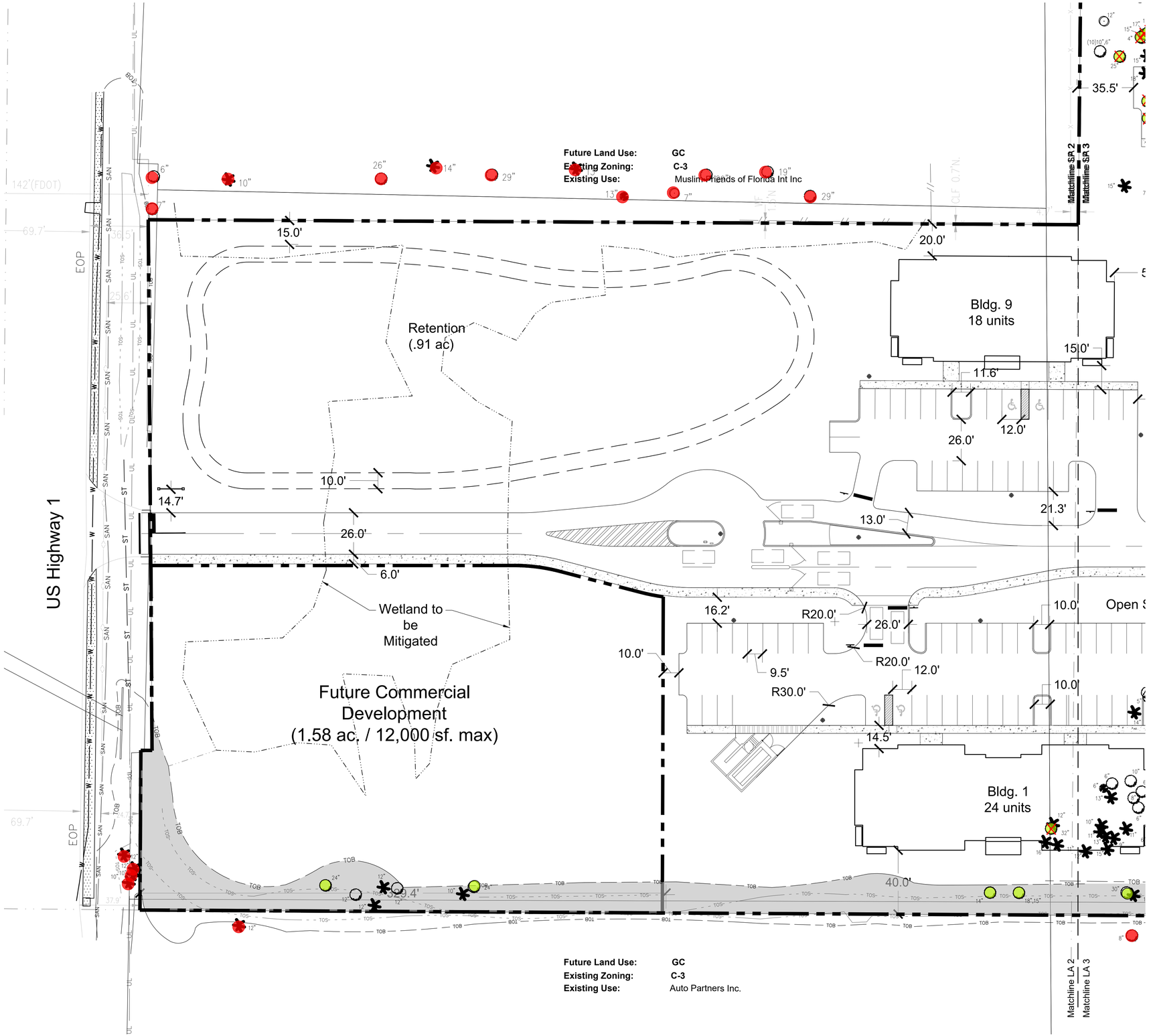


Tree to be Preserved

Tree to be Removed

Off site Tree - exempt from Mitigation Requirements

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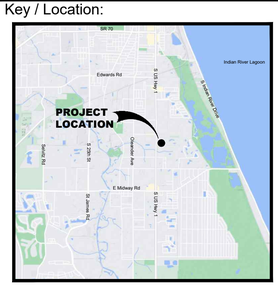
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

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SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Tree Mitigation Plan

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **MT1** |
| Project Number | 22-065 | |
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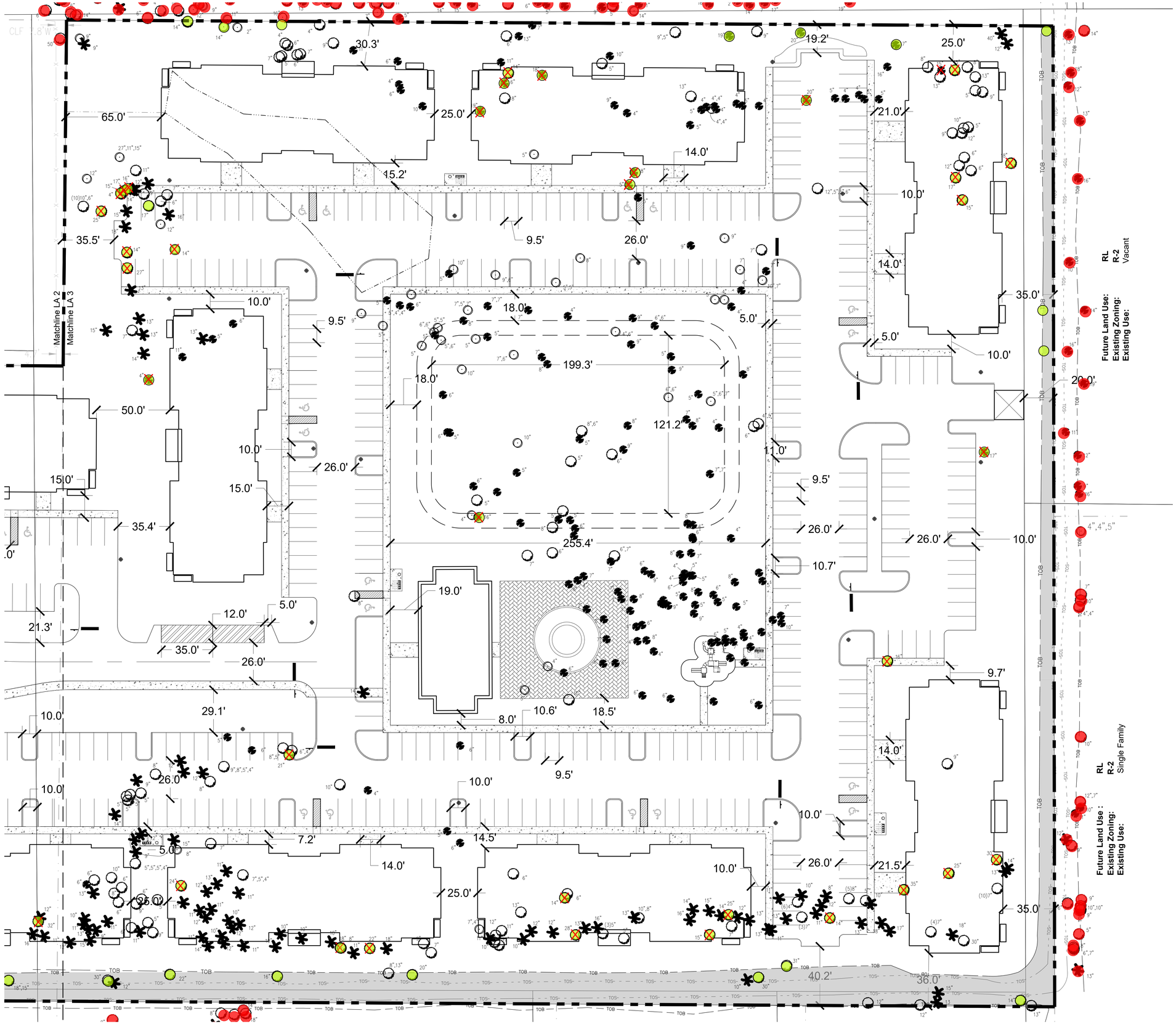


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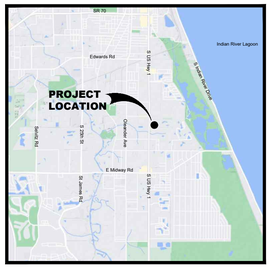
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:




Project Team:

| | |
|---|---|
| **Client & Property Owner:** | SP Sound LLC<br>5403 W. Gray Street<br>Tampa, Fl. 33609 |
| **Land Planner / Landscape Architect:** | Lucido & Associates<br>701 East Ocean Boulevard<br>Stuart, Florida 34994 |
| **Engineer:** | Stephen Cooper, P.E. & Assoc., Inc.<br>7450 S. Federal Hwy.<br>Port Saint Lucie, FL 34952 |
| **Surveyor:** | American Surveying, Inc.<br>4847 North Florida Ave.<br>Tampa, FL 33603 |
| **Traffic Engineer:** | Pinder Troutman Consulting, Inc.<br>601 Heritage Drive, Ste 493<br>Jupiter, FL 33458 |
| **Environmental Consultant:** | CPH<br>500 West Fulton Street<br>Sanford, Fl 32771 |

SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

## Minor Site Plan
## Tree Mitigation Plan

| Date | By | Description |
|---|---|---|
| 05.23.23 | SAW | Initial Submittal |

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **MT-2** |
| Project Number | 22-065 | |
| Municipal Number | --- | |
| Computer File | | |

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| Tree # | Species | Meets Clear trunk criterion | DBH | To be Removed | To be Preserved |
|---|---|---|---|---|---|
| 1580 | Slash Pine | | 15 | x | |
| 1591 | Slash Pine | | 17 | x | |
| 1593 | Slash Pine | | 15 | x | |
| 1594 | Live Oak | | 18 | x | |
| 1595 | Cabbage Palm | x | 12 | | |
| 1596 | Cabbage Palm | x | 12 | | |
| 1597 | Slash Pine | | 20 | x | |
| 1599 | Slash Pine | | 16 | x | |
| 1600 | Slash Pine | | 17 | | x |
| 1604 | Slash Pine | | 20 | | x |
| 1615 | Slash Pine | | 19 | | x |
| 1623 | Live Oak | | 5 | | |
| 1626 | Slash Pine | | 18 | x | |
| 1632 | Slash Pine | | 16 | x | |
| 1633 | Live Oak | | 14 | x | |
| 1689 | Unknown | | 26 | | x |
| 1699 | Slash Pine | | 15 | x | |
| 1700 | Slash Pine | | 18 | x | |
| 1854 | Slash Pine | | 16 | x | |
| 1859 | Slash Pine | | 14 | x | |
| 1872 | Live Oak | | 14 | | x |
| 1876 | Slash Pine | | 16 | x | |
| 1880 | Slash Pine | | 14 | | x |
| 1881 | Slash Pine | | 16 | | x |
| 1894 | Cabbage Palm | x | 10 | | |
| 1895 | Cabbage Palm | x | 11 | | |
| 1896 | Cabbage Palm | x | 12 | | |
| 1903 | Slash Pine | | 16 | x | |
| 1918 | Live Oak | | 14 | | x |
| 1919 | Unknown | | 11 | | |
| 1920 | Unknown | | 14 | | x |
| 1939 | Cabbage Palm | x | 9 | | |
| 1948 | Cabbage Palm | x | 16 | | |
| 1949 | Cabbage Palm | x | 12 | | |
| 1950 | Cabbage Palm | x | 14 | | |
| 1951 | Unknown | | 16 | x | |
| 1952 | Unknown | | 17 | x | |
| 1953 | Unknown | | 15 | x | |
| 1955 | Unknown | | 27 | x | |
| 1958 | Live Oak | | 25 | x | |
| 1960 | Cabbage Palm | x | 18 | | |
| 1961 | Cabbage Palm | x | 15 | | |
| 1967 | Cabbage Palm | x | 16 | | |
| 1969 | Unknown | | 14 | x | |





| | | | | | |
|---|---|---|---|---|---|
| 1971 | Live Oak | | 27 | x | |
| 1972 | Live Oak | | 14 | x | |
| 1973 | Cabbage Palm | x | 13 | | |
| 1974 | Cabbage Palm | x | 12 | | |
| 1975 | Cabbage Palm | x | 13 | | |
| 1976 | Cabbage Palm | x | 14 | | |
| 1978 | Cabbage Palm | x | 15 | | |
| 1981 | Live Oak | | 30 | x | |
| 1982 | Cabbage Palm | x | 14 | | |
| 1983 | Cabbage Palm | x | 13 | | |
| 1984 | Live Oak | | 30 | x | |
| 1986 | Live Oak | | 25 | x | |
| 1994 | Live Oak | | 14 | | x |
| 1995 | Cabbage Palm | x | 15 | | |
| 1997 | Cabbage Palm | x | 18 | | |
| 1999 | Cabbage Palm | x | 17 | | |
| 2000 | Cabbage Palm | x | 18 | | |
| 2001 | Live Oak | | 35 | x | |
| 2002 | Cabbage Palm | x | 10 | | |
| 2005 | Cabbage Palm | x | 13 | | |
| 2006 | Live Oak | | 14 | x | |
| 2007 | Cabbage Palm | x | 11 | | |
| 2009 | Cabbage Palm | x | 13 | | |
| 2011 | Cabbage Palm | x | 12 | | |
| 2012 | Cabbage Palm | x | 8 | | |
| 2013 | Cabbage Palm | x | 10 | | |
| 2014 | Cabbage Palm | x | 11 | | |
| 2015 | Cabbage Palm | x | 11 | | |
| 2016 | Cabbage Palm | x | 13 | | |
| 2017 | Cabbage Palm | x | 13 | | |
| 2018 | Cabbage Palm | x | 21 | | |
| 2019 | Live Oak | | 25 | x | |
| 2021 | Cabbage Palm | x | 14 | | |
| 2022 | Cabbage Palm | x | 15 | | |
| 2023 | Cabbage Palm | x | 14 | | |
| 2024 | Cabbage Palm | x | 16 | | |
| 2025 | Live Oak | | 15 | x | |
| 2026 | Live Oak | | 31 | | x |
| 2027 | Live Oak | | 30 | | x |
| 2028 | Cabbage Palm | x | 10 | | |
| 2029 | Cabbage Palm | x | 13 | | |
| 2034 | Cabbage Palm | x | 16 | | |
| 2035 | Live Oak | | 32 | x | |
| 2036 | Cabbage Palm | x | 12 | | |
| 2037 | Cabbage Palm | x | 11 | | |
| 2038 | Cabbage Palm | x | 12 | | |
| 2039 | Cabbage Palm | x | 15 | | |

| | | | | | |
|---|---|---|---|---|---|
| 2040 | Cabbage Palm | x | 13 | | |
| 2041 | Cabbage Palm | x | 9 | | |
| 2042 | Cabbage Palm | x | 11 | | |
| 2043 | Cabbage Palm | x | 10 | | |
| 2044 | Cabbage Palm | x | 13 | | |
| | Total Cabbage Palm | 229 | | 648 | 229 |
| | Total DBH | | | 648" | 229" |

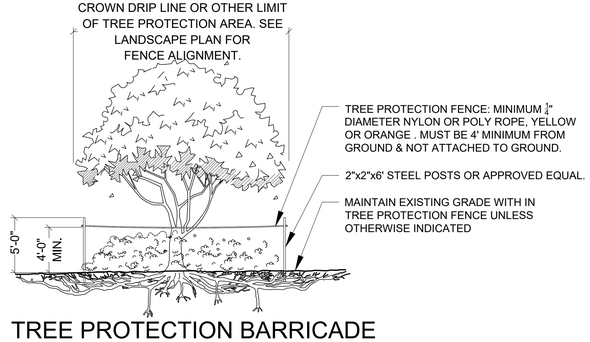
Mitigation Notes:

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

## Tree Mitigation Data:

| | |
|---|---|
| Total Tree Inches to be Removed: | 648" |
| Total Tree Inches Preserved: | 229" |
| Tree Mitigation Credits Required: | 419" |
| | |
| Total Palms: | 51 |
| Total Palms to be Removed: | 40 |
| Total Palms to be Preserved | 11 |
| Palm Mitigation Credits Required: | 40 |
| | |
| Total Tree Replacement Credits Provided: | 420 |
| Total Palm Replacement Credits Provided: | 40 |

* Code Required Trees Planted onsite @3 inch DBH exceed minimum code requirements, 136 total trees (204") count as half credit toward mitigation required, Trees planted onsite @ 4" DBH exceed minimum code requirements, 36 total trees (72") count as half credit toward mitigation required.
An additional (48) 3 inch trees provided to satisfy total replacement requirement. A totall of (40) palms have been added to the landscape plans to satisfy the replacement required. See plant schedule Sheet #LA 1.



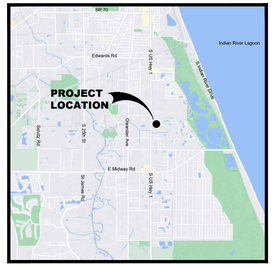

TREE PROTECTION BARRICADE

NOT TO SCALE

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

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

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SOUTHPORT FINANCIAL SERVICES

# Sound Meadows

Fort Pierce, Florida

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REG. # 1018
Thomas P. Lucido

| | | |
|---|---|---|
| Designer | SAW | Sheet |
| Manager | BN | **MT-3** |
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| Municipal Number | --- | |
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REVIEW OF AFFORDABLE HOUSING PROJECTS SUBMITTED UNDER SB102

ZONING — Review under R-5 High Density Residential as this zoning district encourages Multi-family dwellings. In accordance with the City's land development regulations for multifamily developments.

| | | |
|---|---|---|
| Lot Size | No minimum | |
| Density du/ac | 30 | |
| Height | 3-storey's | Check one-mile radius and apply maximum allowed |
| Lot Width | 80ft | |
| Front Yard | 25ft | |
| Side Yard | 10ft | + 1ft for every ft building is above 45ft |
| Rear Yard | 20ft | + 1ft for every ft building is above 45ft |
| Corner Side | 15ft | |
| Distance between buildings | 20ft | |
| Building Coverage | 50% | |
| Parking | TBD | Must consider a reduction |
| Landscape Review | Required | |
| Design Review | Check | |
| Affordable Dewellings | 40% | |
| Income-eligible | 30-years | Require document to confirm monitoring |

| | |
|---|---|
| TRC | Yes |
| Planning | No |
| Commission | No |

HUD release: 5/15/2023
Effective: 5/15/2023

# 2023 Income Limits and Rent Limits
## Florida Housing Finance Corporation
## SHIP and HHRP Programs

| County (Metro) | Percentage Category | Income Limit by Number of Persons in Household | | | | | | | | | | Rent Limit by Number of Bedrooms in Unit | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 0 | 1 | 2 | 3 | 4 | 5 |
| **Putnam County** | 30% | 14,580 | 19,720 | 24,860 | 30,000 | 34,700 | 37,250 | 39,850 | 42,400 | Refer to HUD | | 364 | 428 | 621 | 808 | 931 | 1,028 |
| | **50%** | **22,500** | **25,700** | **28,900** | **32,100** | **34,700** | **37,250** | **39,850** | **42,400** | **44,940** | **47,508** | **562** | **602** | **722** | **835** | **931** | **1,028** |
| | 80% | 35,950 | 41,100 | 46,250 | 51,350 | 55,500 | 59,600 | 63,700 | 67,800 | 71,904 | 76,013 | 898 | 963 | 1,156 | 1,335 | 1,490 | 1,643 |
| Median: 50,600 | **120%** | **54,000** | **61,680** | **69,360** | **77,040** | **83,280** | **89,400** | **95,640** | **101,760** | **107,856** | **114,019** | **1,350** | **1,446** | **1,734** | **2,004** | **2,235** | **2,467** |
| | 140% | 63,000 | 71,960 | 80,920 | 89,880 | 97,160 | 104,300 | 111,580 | 118,720 | 125,832 | 133,022 | 1,575 | 1,687 | 2,023 | 2,338 | 2,607 | 2,878 |
| **Saint Johns County** | 30% | 18,600 | 21,250 | 24,860 | 30,000 | 35,140 | 40,280 | 45,420 | 50,560 | Refer to HUD | | 465 | 498 | 621 | 814 | 1,007 | 1,199 |
| (Jacksonville MSA) | **50%** | **31,000** | **35,400** | **39,850** | **44,250** | **47,800** | **51,350** | **54,900** | **58,450** | **61,950** | **65,490** | **775** | **830** | **996** | **1,150** | **1,283** | **1,416** |
| | 80% | 49,600 | 56,650 | 63,750 | 70,800 | 76,500 | 82,150 | 87,800 | 93,500 | 99,120 | 104,784 | 1,240 | 1,328 | 1,593 | 1,841 | 2,053 | 2,266 |
| Median: 93,300 | **120%** | **74,400** | **84,960** | **95,640** | **106,200** | **114,720** | **123,240** | **131,760** | **140,280** | **148,680** | **157,176** | **1,860** | **1,992** | **2,391** | **2,761** | **3,081** | **3,400** |
| | 140% | 86,800 | 99,120 | 111,580 | 123,900 | 133,840 | 143,780 | 153,720 | 163,660 | 173,460 | 183,372 | 2,170 | 2,324 | 2,789 | 3,221 | 3,594 | 3,967 |
| **Saint Lucie County** | 30% | 17,800 | 20,350 | 24,860 | 30,000 | 35,140 | 40,280 | 45,420 | 50,560 | Refer to HUD | | 445 | 476 | 621 | 814 | 1,007 | 1,199 |
| (Port Saint Lucie MSA) | **50%** | **29,650** | **33,900** | **38,150** | **42,350** | **45,750** | **49,150** | **52,550** | **55,950** | **59,290** | **62,678** | **741** | **794** | **953** | **1,101** | **1,228** | **1,356** |
| | 80% | 47,450 | 54,200 | 61,000 | 67,750 | 73,200 | 78,600 | 84,050 | 89,450 | 94,864 | 100,285 | 1,186 | 1,270 | 1,525 | 1,761 | 1,965 | 2,168 |
| Median: 84,800 | **120%** | **71,160** | **81,360** | **91,560** | **101,640** | **109,800** | **117,960** | **126,120** | **134,280** | **142,296** | **150,427** | **1,779** | **1,906** | **2,289** | **2,643** | **2,949** | **3,255** |
| | 140% | 83,020 | 94,920 | 106,820 | 118,580 | 128,100 | 137,620 | 147,140 | 156,660 | 166,012 | 175,498 | 2,075 | 2,224 | 2,670 | 3,083 | 3,440 | 3,797 |
| **Santa Rosa County** | 30% | 17,200 | 19,720 | 24,860 | 30,000 | 35,140 | 40,280 | 45,420 | 50,560 | Refer to HUD | | 430 | 461 | 621 | 814 | 1,007 | 1,199 |
| (Pensacola-Ferry Pass- | **50%** | **28,650** | **32,750** | **36,850** | **40,900** | **44,200** | **47,450** | **50,750** | **54,000** | **57,260** | **60,532** | **716** | **767** | **921** | **1,063** | **1,186** | **1,309** |
| Brent MSA) | 80% | 45,850 | 52,400 | 58,950 | 65,450 | 70,700 | 75,950 | 81,200 | 86,400 | 91,616 | 96,851 | 1,146 | 1,228 | 1,473 | 1,701 | 1,898 | 2,095 |
| Median: 83,900 | **120%** | **68,760** | **78,600** | **88,440** | **98,160** | **106,080** | **113,880** | **121,800** | **129,600** | **137,424** | **145,277** | **1,719** | **1,842** | **2,211** | **2,553** | **2,847** | **3,142** |
| | 140% | 80,220 | 91,700 | 103,180 | 114,520 | 123,760 | 132,860 | 142,100 | 151,200 | 160,328 | 169,490 | 2,005 | 2,149 | 2,579 | 2,978 | 3,321 | 3,666 |
| **Sarasota County** | 30% | 19,200 | 21,950 | 24,860 | 30,000 | 35,140 | 40,280 | 45,420 | 50,560 | Refer to HUD | | 480 | 514 | 621 | 814 | 1,007 | 1,199 |
| (North Port-Sarasota- | **50%** | **32,000** | **36,600** | **41,150** | **45,700** | **49,400** | **53,050** | **56,700** | **60,350** | **63,980** | **67,636** | **800** | **857** | **1,028** | **1,188** | **1,326** | **1,463** |
| Bradenton MSA) | 80% | 51,200 | 58,500 | 65,800 | 73,100 | 78,950 | 84,800 | 90,650 | 96,500 | 102,368 | 108,218 | 1,280 | 1,371 | 1,645 | 1,900 | 2,120 | 2,339 |
| Median: 98,700 | **120%** | **76,800** | **87,840** | **98,760** | **109,680** | **118,560** | **127,320** | **136,080** | **144,840** | **153,552** | **162,326** | **1,920** | **2,058** | **2,469** | **2,853** | **3,183** | **3,511** |
| | 140% | 89,600 | 102,480 | 115,220 | 127,960 | 138,320 | 148,540 | 158,760 | 168,980 | 179,144 | 189,381 | 2,240 | 2,401 | 2,880 | 3,328 | 3,713 | 4,096 |
| **Seminole County** | 30% | 18,450 | 21,100 | 24,860 | 30,000 | 35,140 | 40,280 | 45,420 | 50,560 | Refer to HUD | | 461 | 494 | 621 | 814 | 1,007 | 1,199 |
| (Orlando-Kissimmee- | **50%** | **30,750** | **35,150** | **39,550** | **43,900** | **47,450** | **50,950** | **54,450** | **57,950** | **61,460** | **64,972** | **768** | **823** | **988** | **1,141** | **1,273** | **1,405** |
| Sanford MSA) | 80% | 49,150 | 56,200 | 63,200 | 70,200 | 75,850 | 81,450 | 87,050 | 92,700 | 98,336 | 103,955 | 1,228 | 1,316 | 1,580 | 1,825 | 2,036 | 2,246 |
| Median: 85,700 | **120%** | **73,800** | **84,360** | **94,920** | **105,360** | **113,880** | **122,280** | **130,680** | **139,080** | **147,504** | **155,933** | **1,845** | **1,977** | **2,373** | **2,740** | **3,057** | **3,372** |
| | 140% | 86,100 | 98,420 | 110,740 | 122,920 | 132,860 | 142,660 | 152,460 | 162,260 | 172,088 | 181,922 | 2,152 | 2,306 | 2,768 | 3,197 | 3,566 | 3,934 |

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

# Fla. Stat. § 166.04151

**Section 166.04151 - Affordable housing**

(1) Notwithstanding any other provision of law, a municipality may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing or linkage fee ordinances.

(2) An inclusionary housing ordinance may require a developer to provide a specified number or percentage of affordable housing units to be included in a development or allow a developer to contribute to a housing fund or other alternatives in lieu of building the affordable housing units.

(3) An affordable housing linkage fee ordinance may require the payment of a flat or percentage-based fee, whether calculated on the basis of the number of approved dwelling units, the amount of approved square footage, or otherwise.

(4) In exchange for a developer fulfilling the requirements of subsection (2) or, for residential or mixed-use residential development, the requirements of subsection (3), a municipality must provide incentives to fully offset all costs to the developer of its affordable housing contribution or linkage fee. Such incentives may include, but are not limited to:

(a) Allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning;

(b) Reducing or waiving fees, such as impact fees or water and sewer charges; or

(c) Granting other incentives.

(5) Subsection (4) does not apply in an area of critical state concern, as designated by s. 380.0552 or chapter 28-36, Florida Administrative Code.

(6) Notwithstanding any other law or local ordinance or regulation to the contrary, the governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, including, but not limited to, a mixed-use residential development, on any parcel zoned for commercial or industrial use, so long as at least 10 percent of the units included in the project are for housing that is affordable . The provisions of this subsection are self-executing and do not require the governing body to adopt an ordinance or a regulation before using the approval process in this subsection.

(7)

(a) A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.

# Fla. Stat. § 166.04151

(b) A municipality may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed.

(c) A municipality may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher.

(d) A proposed development authorized under this subsection must be administratively approved and no further action by the governing body of the municipality is required if the development satisfies the municipality's land development regulations for multifamily developments in areas zoned for such use and is otherwise consistent with the comprehensive plan, with the exception of provisions establishing allowable densities, height, and land use. Such land development regulations include, but are not limited to, regulations relating to setbacks and parking requirements.

(e) A municipality must consider reducing parking requirements for a proposed development authorized under this subsection if the development is located within one-half mile of a major transit stop, as defined in the municipality's land development code, and the major transit stop is accessible from the development.

(f) A municipality that designates less than 20 percent of the land area within its jurisdiction for commercial or industrial use must authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is mixed-use residential.

(g) Except as otherwise provided in this subsection, a development authorized under this subsection must comply with all applicable state and local laws and regulations.

(h) This subsection does not apply to property defined as recreational and commercial working waterfront in s. 342.201(2)(b) in any area zoned as industrial.

(i) This subsection expires October 1, 2033.

Fla. Stat. § 166.04151

Amended by 2023 Fla. Laws, ch. 17,s 5, eff. 7/1/2023.

Amended by 2022 Fla. Laws, ch. 176, s 2, eff. 6/8/2022.

Amended by 2020 Fla. Laws, ch. 27, s 6, eff. 7/1/2020.

Amended by 2019 Fla. Laws, ch. 165, s 9, eff. 6/28/2019.

s. 15, ch. 2001 - 252.

# Fla. Stat. § 420.0004

**Section 420.0004 - Definitions**

420.0004 Definitions.—As used in this part, unless the context otherwise indicates:
(1) "Adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility determined as provided in subsection (9), subsection (11), subsection (12), or subsection (17), based upon a formula as established by the United States Department of Housing and Urban Development.

(2) "Adjusted gross income" means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

(3) "Affordable" means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).

(4) "Corporation" means the Florida Housing Finance Corporation.

(5) "Community-based organization" or "nonprofit organization" means a private corporation organized under chapter 617 to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and state agencies and financial institutions as a sponsor of low-income housing.

(6) "Department" means the Department of Economic Opportunity.

(7) "Disabling condition" means a diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, or the co-occurrence of two or more of these conditions, and a determination that the condition is:
(a) Expected to be of long-continued and indefinite duration; and
(b) Not expected to impair the ability of the person with special needs to live independently with appropriate supports.

(8) "Elderly" describes persons 62 years of age or older.

(9) "Extremely-low-income persons" means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

(10) "Local public body" means any county, municipality, or other political subdivision, or any housing authority as provided by chapter 421, which is eligible to sponsor or develop housing for farmworkers and very-low-income and low-income persons within its jurisdiction.

# Fla. Stat. § 420.0004

(11) “Low-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(12) “Moderate-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(13) “Person with special needs” means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.

(14) “Student” means any person not living with his or her parent or guardian who is eligible to be claimed by his or her parent or guardian as a dependent under the federal income tax code and who is enrolled on at least a half-time basis in a secondary school, career center, community college, college, or university.

(15) “Substandard” means:
(a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
(b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
(c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

(16) “Substantial rehabilitation” means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

(17) “Very-low-income persons” means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

History.—s. 2, ch. 88-376; s. 1, ch. 89-121; s. 13, ch. 90-275; s. 72, ch. 2000-153; s. 36, ch. 2004-357; ss. 44, 53, ch. 2006-26; s. 14, ch. 2006-69; s. 323, ch. 2011-142; s. 7, ch. 2011-189.

**City Commission Regular Meeting - 5:05 pm** **13. b.**

**Meeting Date:** 08/21/2023

**Re:** KFPB

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Resolution 23-R44 appointing an at-large member to the Keep Fort Pierce Beautiful Committee.

**SUMMARY:**

Mr. Ingram resigned from the board creating an at-large vacancy.

**RECOMMENDATION:**

Select from among the applications received.

**ALTERNATIVES:**

Continue to seek applications.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Communications Department

**Fiscal Impact**

**OTHER INFORMATION:**

No fiscal impact.

**Attachments**

23-R44
Gutierrez, Gus
Oliveros, Sarah
Rappa, Keith
Sickenius, Michael
Mitchell, Renella
Ballots

**Form Review**

Form Started By: Linda Cox Started On: 08/01/2023 03:20 PM

Final Approval Date: 08/08/2023

**RESOLUTION NO. 23-R44**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE KEEP FORT PIERCE BEAUTIFUL ADVISORY BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** by Resolution 21-R30, the City Commission restructured the membership of the Keep Fort Pierce Beautiful Advisory Board thus necessitating new appointments to the Board.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following members are hereby appointed by the City Commission; said terms to commence upon adoption of this resolution and to run concurrently with the appointing Commissioner's term of office; or as indicated below; or until removed; or when a successor has been duly appointed.

| Name | Appointed by: |
|---|---|
| | at-large |

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 21st day of August, 2023.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
SARA K. HEDGES
INTERIM CITY ATTORNEY

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Keep Fort Pierce Beautiful Board

| | |
|---|---|
| Name: Gustavo (Gus) Gutierrez | Phone: (828) 684-9085 |
| Home Address: 6009 S. Indian River Drive Fort Pierce Florida 34982<br>City/Zip Code: | How long at this address? 20 Years |

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Real Estate Investment / Sales / Management

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No
If yes, list the address and nature of said business:

Galleria of Pierce Harbor (Retail Office space managment and rentals). 117 Orange Ave.

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

Only as far as permitting, change of use and Licensing and things of this nature....

Are you employed by a business that is located within the City of Fort Pierce? ■ Yes ☐ No
If yes, state the business and location:

Owner of Galleria of Pierce Harbor (Not an employee or paid from this company though)

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No
Contracting: ☐ Yes ☐ No Land Development: ■ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
Have been working with Landscape Design and Interior Design for the past 30 years.. No formal Training but lots of experience. Have Real Estate Brokers License in the State of Florida (for the past 12 Years).

Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No
If yes, please specify:
Chairman of the Parking Committee Board

Have you ever been convicted of a felony? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Email Notice from City Applicant Email Address: HouseAndDesigns@gmail.com

Date: 07/17/2023 Applicant's Signature

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: _____**

| | |
|---|---|
| Name: | Phone: |
| Home Address:<br>City/Zip Code: | How long at this address? |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: |
| Date: | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**



# Sarah Lili Oliveros

Community Involvement and Engagement Specialist

https://www.linkedin.com/in/sarah-lili-oliveros/

## Contact


300 Treasure Cay Drive
Apartment #201
Fort Pierce, FL 34947

+1 (262) 930-2209

sjerez1226@gmail.com


## Skills

- Interpersonal
- Customer Service
- Project Management
- Story-telling
- Resilience and Troubleshooting

## Education

M.B.A, Master's of Business Administration
*2019 - Current | UW-Milwaukee*

B.A. Marketing Management, Minor in Sociology
*2013 - 2017 | Alverno College*

## References

Ricardo Bussey
+52 (812) 321-9237
*Current Supervisor*

John Haynes
+1 (240) 463-8853
*Former Colleague*

Linda Van Straten
+1 (262) 777-1692
*Former Supervisor*

## Experience

### Community Involvement and Engagement Specialist

*March 2019 - Current | Johnson Controls*

- Manage and execute projects, budgets and proposals, timelines and creative design to drive employee volunteer participation and increase program awareness
- Function as the primary driver and point of contact for local/national/global volunteer programs and events; including day-to-day activities, vendor relationship management, in addition to data and performance management, and evaluation
- Act as a strategic partner by designing and implementing a community affairs strategy that speaks to company values, while enhancing the workplace and improving the community
- Operate and maintain the company's CSR software suite and platforms available to more than 115k employees across all regions and business units
- Led significant configuration changes and updates to volunteer programs and tools to assist in reaching 60 percent of volunteer hour goal before end of second quarter
- Co-led fundraising for international disaster relief efforts in Ukraine and Turkey/Syria; raised a total of half a million USD in employee donations and company matching

### Employee Services Coordinator

*February 2017 - March 2019 | Johnson Controls*

- Served as the leader of Employee Services and directed the planning and coordination of more than 50 employee events and 20 community involvement initiatives annually
- Delivered insight by utilizing data from event and program surveys, employee focus groups and other data to provide meaningful insights and trends to leadership
- Identified key deficiencies in the workplace experience to help craft and execute creative and measurable action plans for improvement that inspired, motivated and engaged employees across roles and departments
- Developed and executed monthly, building-wide communications for more than 1,200 employees, with updates from multiple stakeholders

### Internal Communications Intern

*June 2016 - February 2017 | Johnson Controls*

## Community Outreach

### Program & Event Manager

*August 2018 - Current | Emmanuel Ministries International Church*

- Devise and execute project plans and engagement activities for ongoing virtual and in-person events and initiatives with a 20+ leadership team
- Address and resolve project risks, roadblocks and obstacles while securing resources to efficiently complete event and program deliverables

### Outreach co-chair, UNIDOS Business Resource Group

*August 2019 - 2022 | Johnson Controls*

- Acted as a strategic partner in the development of an inclusive, innovative, performance driven workplace for all employees at Johnson Controls (previously served as President of Unidos)

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** KEEP FORT PIERCE BEAUTIFUL BOARD

| | |
|---|---|
| Name: Keith A Rappa | Phone: 772 528 3553 |
| Home Address: 2400 S Ocean Drive V-513 Fort Pierce FL 34949<br>City/Zip Code: | How long at this address? 1 year |

Are you a citizen of the United States? ■ Yes ☐ No

Occupation: Real Estate Broker

Do you own a business that operates within the City of Fort Pierce? ■ Yes ☐ No
If yes, list the address and nature of said business:
985 Seaway Drive Fort Pierce FL 34949

Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No
If yes, in what capacity?

Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No
If yes, state the business and location:

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No
Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):
Born in 1968 at Fort Pierce Memorial .Lifelong resident,son of a local General Contractor,graduated from Fort Pierce Central and now own and operate a Real Estate brokerage on South Beach

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No
If yes, please specify:

Have you ever been convicted of a felony? ☐ Yes ■ No
If yes, what was the nature of the crime(s) you were convicted of:

| | |
|---|---|
| Referred by: | Applicant Email Address: Rappatherealtor@gmail.com |
| Date: 7/12/2023 | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
AUG 01 2023
MAYOR'S OFFICE

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Keep Fort Pierce Beautiful Board

| | |
|---|---|
| Name: Michael Sickenius | Phone: 914-819-7168 |
| Home Address: 2400 South Ocean Drive #4373<br>City/Zip Code: Fort Pierce, 34949 | How long at this address? 20 years |
| Are you a citizen of the United States? ■ Yes ☐ No | |
| Occupation: Retired | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ■ Yes ☐ No Engineering: ■ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ■ Yes ☐ No Land Development: ■ Yes ☐ No Other: Railroad Stations + facilities<br>Describe your education, background, training and knowledge – (feel free to attach a resume):<br>BS Degree in Construction Management and Facilities. Major Civil engineering. Oversaw>2B in Planning, Design & Construction. Managed the renovaction, restoration, beautification of Grand Central Terminal which was honored by Jackie Onasis and the Mayor of NYC. Accompolishments included a major recycle program and reduction in 100s of tons of trash saving millions of dollars. One of my programs won an international award for beating out 13 countries which was presented to my team in Washington DC by the US Secretary of State. Worked with local, city & State agencies | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ■ No<br>If yes what was the nature of the crime(s) you were convicted of: | |
| Referred by: Eileen Emery | Applicant Email Address: msickenius@aol.com |
| Date: July 12, 2023 | Applicant's Signature M Sickenius |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Keep Fort Pierce Beautiful Committee

| | |
|---|---|
| Name: Renella mitchell | Phone: (914) 563-7325 |
| Home Address: 230 Peacock street<br>City/Zip Code: Fort Pierce FLA 34982 | How long at this address? 6 |
| Are you a citizen of the United States? ☒ Yes ☐ No | |
| Occupation: Retired Surgical Tech. | |
| Do you own a business that operates within the City of Fort Pierce? ☒ Yes ☐ No<br>If yes, list the address and nature of said business:<br>Mobile NotARY and Legal Services<br>230 Peacock street<br>Fort Pierce FLA 34982 | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No<br>If yes, in what capacity?<br>100% | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
| Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No<br>If yes, please specify: Parks Advisory Committee | |
| Have you ever been convicted of a felony? ☐ Yes ☒ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: Mary Simmons | Applicant Email Address: Rmitchell10802@Yahoo.com |
| Date: 08/17/2023 | Applicant's Signature Renella Mitchell |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@city-ftpierce.com**

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Keep Fort Pierce Beautiful Ballot – August 2023**

One at-large member.

Gus Gutierrez

Sarah Oliveros

Keith Rappa

Renella Mitchell

Michael Sickenius

First Choice: GUS GUTIERREZ (1 pts)

Submitted by: MICHAEL BRODRICK

THE SUNRISE CITY
FORT PIERCE
Florida
CITY CLERK'S OFFICE

**Keep Fort Pierce Beautiful Ballot – August 2023**

One at-large member.

Gus Gutierrez

Sarah Oliveros

Keith Rappa

Renella Mitchell

Michael Sickenius

First Choice: Sarah Oliveros (1 pts)

Submitted by: A. Gaines

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Keep Fort Pierce Beautiful Ballot – August 2023**

One at-large member.

Gus Gutierrez

Sarah Oliveros

Keith Rappa

Renella Mitchell

Michael Sickenius

First Choice: Gus Gutierrez (1 pts)

Submitted by: Curtis Johnson

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Keep Fort Pierce Beautiful Ballot – August 2023**

One at-large member.

Gus Gutierrez

Sarah Oliveros

Keith Rappa

Renella Mitchell

Michael Sickenius

First Choice: M. Sickenius (1 pts)

Submitted by: J. Johnson

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Keep Fort Pierce Beautiful Ballot – August 2023**

One at-large member.

Gus Gutierrez

Sarah Oliveros

Keith Rappa

Renella Mitchell

Michael Sickenius

First Choice: Sarah Oliveros _____(1 pts)

Submitted by: Linda Hudson _____

**City Commission Regular Meeting - 5:05 pm** **13. c.**

**Meeting Date:** 08/21/2023

**Re:** Surtax

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Resolution 23-R45 appointing two members to fill at-large seats on the Infrastructure Surtax Advisory Committee.

**SUMMARY:**

The term of John Heaning ended and he is not seeking reappointment; Mr. Anthony Westbury would like to be reappointed.

**RECOMMENDATION:**

Reappoint Mr. Westbury and select one other from among the applications submitted.

**ALTERNATIVES:**

Continue to seek applications.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Communications Department

**Fiscal Impact**

**OTHER INFORMATION:**

No fiscal impact.

**Attachments**

23-R45
Haines, Steven
Westbury, Anthony (REAPPOINTMENT)
Wheler, Bradford
Gardenhire, Timothy
Ballots

**Form Review**

Form Started By: Linda Cox Started On: 08/01/2023 03:37 PM
Final Approval Date: 08/08/2023

**RESOLUTION NO. 23-R45**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE INFRASTRUCTURE SURTAX CITIZEN OVERSIGHT COMMITTEE;** PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** By the City Commission of the City of Fort Pierce, Florida, that the following be and is hereby appointed by the City Commission to serve as a member of the Infrastructure Surtax Citizen Oversight Committee; which was established via Resolution No. 19-R06; said terms to commence upon adoption of this resolution and to run concurrently with the appointing Commissioner's term of office, until removed or when a successor has been duly appointed.

| Name | Appointed by: |
|---|---|
| | At-large |
| | At-large |

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 21st day of August, 2023.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
SARA K. HEDGES
INTERIM CITY ATTORNEY

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: _____**

| | |
|---|---|
| Name: | Phone: |
| Home Address:<br>City/Zip Code: | How long at this address? |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: |
| Date: | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# Steven E. Haines, PE, LEED AP

FL DIRECTOR OF CEI SERVICES

SENIOR PROJECT ENGINEER

### Education

M.S. / Civil Coastal Engineering, University of Florida, 2006
B.S. / Mechanical Engineering, University of Florida, 2005
B.S. / Aerospace Engineering, University of Florida, 2005

### Registration

Professional Engineer: FL 71522
LEED AP (BD+C) 10232666

### TIN #

H52078582

### Years of Experience

17

### Relevant Capabilities

- Advanced MOT
- Quality Control Manager
- Asphalt Paving Levels 1 & 2
- Final Estimates Levels 1 & 2
- Critical Structures Issues
- FL Stormwater, Erosion & Sediment Control
- ACEC/FES – 2019 FELI Class
- FDOT – Manager's Academy
- FDOT – Supervisor's Academy
- FDOT – Certified Public Manager Training
- FDOT – EEO, DBE and Payroll Compliance Training
- OSHA 10 Hour Training – Construction Safety & Health
- HAZMAT Certification
- Nuclear Safety Certification
- Silica Training

Mr. Haines has over 17 years of Construction Engineering & Inspection (CEI) and personnel management and development experience. His experience includes CEI services on a variety of FDOT roadway projects and municipal/LAP projects, including roadway reconstruction/resurfacing, bridge rehabilitation/ replacement, utility coordination, etc. He has extensive experience managing numerous concurrent projects as Senior Project Engineer as well as various Continuing Services Contracts and projects with significant complexity and uniqueness, including bascule bridge pilot projects, shoreline stabilizations, and water quality.

**Jun. '23 – Present: CEI Services for Bell Avenue Sidewalk, St. Lucie County, FL. St. Lucie County** (Johnson, Mirmiran & Thompson, Inc.) *Sr. Project Engineer.* This project includes improvements along the South side of Bell Avenue from 25th Street to Sunrise Boulevard. Improvements include installation of a 6 ft. wide concrete sidewalk, driveway and culvert replacement, swale realignment, updated signage, utility relocations, and striping of crosswalks. The project includes close coordination with the public and County staff to minimize disruptions to the traveling public as this corridor carries significant industrial and commercial traffic to the local area. Additionally, this is a LAP funded project with FDOT oversight. *Construction Contract Value – $251,645.79; Duration – 240 days.* **Reference: Edmund Bas, PE, Assistant County Engineer, (772) 216-0142.**

**Jul. '23 – Present: Bayshore Blvd. at Lakehurst Dr. Intersection Project, Port St. Lucie, FL**. (Johnson, Mirmiran & Thompson, Inc.) *Sr. Project Engineer.* JMT is providing CEI services to the City of Port St. Lucie to install a new mast arm traffic signal at the intersection of SW Bayshore Blvd. and SW Lakehurst Dr. Project items include four (4) new traffic signal mast arms and foundations and controller assembly, vehicle video detection equipment, pedestrian signals and detectors, signal cable, sidewalk curb ramps, signs, and pavement markings. *Construction Value – $684,368; Duration – 270 Days.* **Reference: Paul Johnson, City of Port St. Lucie Project Manager, (772) 871-5182.**

**Jul. '23 – Present: Gatlin Blvd. Adaptive Signal Project, Port St. Lucie, FL**. (Johnson, Mirmiran & Thompson, Inc.) *Sr. Project Engineer.* JMT is providing CEI services to the City of Port St. Lucie to install new traffic cameras, ITS and Signal cable, and vehicle video detection equipment at signalized intersections, optimization of green time, and addition of adaptive traffic signal control along Gatlin Blvd. within the City of Port St. Lucie. Intersections include Village Pkwy., Brescia St., Savage Blvd./Fondura Rd., Import Dr., Rosser Blvd., and Savon Blvd. *Construction Value – $477,254; Duration – 120 Days.* **Reference: Joe DeFronzo, City of Port St. Lucie Project Manager, (772) 871-5111.**

**Sep. '22 – Present: CEI Services for Floresta Dr. Phase II Reconstruction, St. Lucie County, FL. City of Port St. Lucie** (*Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* This project includes improvements along a critical corridor from the Elkham Waterway to Crosstown Parkway. Improvements include full reconstruction of the roadway, including medians, bike lanes, sidewalks, extensive underground drainage, major utility relocations, lighting, landscaping, pond excavation, bridge replacement, etc. *Construction Value – $30.0M; Duration – 730 days.* **Reference: Frank Knott, City of Port St. Lucie Project Manager, (772) 344-4290.**

**Jan. '22 – Present: CEI Services for the Reconstruction of Port St. Lucie Blvd. from Darwin to Alcantarra, St. Lucie County, FL** *(Contract No. CAF67; FM No. 431752-6-62-01). FDOT District 4 (Johnson, Mirmiran & Thompson, Inc) Sr. Project Engineer*. This project includes modifying the existing 2-lane undivided to a 4-lane urban roadway on a critical north-south corridor of southern Port St. Lucie. The project includes full roadway reconstruction and widening, concrete (sidewalk, driveway, curb and gutter, and textured), earthwork construction for a new pond and ditch excavation, a new closed drainage system, extensive utility relocates including water/wastewater, lighting, new signalization, landscaping & irrigation, etc. *Construction Value - $11.5M; Duration – 709 days.* **Reference: Mark Freeman, Treasure Coast Operations Project Manager, (772) 429-4904.**

**Dec. '20 – Present: CEI Services for Edwards Rd. Reconstruction, St. Lucie County, FL. St. Lucie County** *(Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* This project is a low bid, design-build, off-system Local Agency Project that includes replacement of the drainage system damaged due to Hurricane Irma, utility relocations, full roadway reconstruction, signalization at the Oleander Ave. intersection to replace the existing span wire system with mast arms and milling & resurfacing of Oleander Ave. south to the railroad tracks. The project includes close coordination with local utility companies, railroad representatives, and FDOT's adjacent ATMS project. *Construction Value - $6.7M; Duration – 422 days.* **Reference: Michael Harvey, EI, Project Manager, (772) 216-2586.**

**Nov. '19 – Present: Treasure Coast Operations Center General Assigned Contract (CA850), FDOT District 4 (Johnson, Mirmiran & Thompson, Inc.)** *Consultant Engineer – Part Time.* Mr. Haines is responsible for the management of the Hybrid Contract. He coordinates with the FDOT Project Manager and Operation's Center staff to provide qualified personnel for each assigned task work order (TWO) and monitors the performance of all assigned personnel. He also develops budgets, and tracks funds and time on each TWO while ensuring regular QA/QC reviews are performed. *Approximate CEI Contract Value - $5,000,000; Duration – 1,825 days*. **Reference: Kristy Keeler, FDOT PM (772) 429-4895.**

**Jan. '23 – Jul. '23: CEI Services for Header Canal Rd. Resurfacing Project, St. Lucie County, FL. St. Lucie County.** *(Johnson, Mirmiran & Thompson) Senior Project Engineer.* JMT is providing CEI services to St. Lucie County for full depth reclamation and Cold In-Place Recycling of 5.1 miles of Header Canal Rd. from SR-70 (Okeechobee Rd.) to SR-68 (Orange Ave.). Other project items include milling and resurfacing with Hot Mix Asphalt, minor widening, shoulder stabilization, and new pavement markings. *Construction Value - $3.2M; Duration – 42 days.* **Reference: Shannon Mieras, Project Manager, (772) 462-1813.**

**May '22 – Nov. '22: CEI Services for St. Lucie County Bridge Repairs (Project 18501 PH II, 11 Mile Rd over 10-Mile Creek), St. Lucie County, FL.** *(Johnson, Mirmiran & Thompson) Sr. Project Engineer.* JMT provided CEI services to St. Lucie County to repair the 11 Mile Rd. bridge over 10-Mile Creek. Project items included pile jackets, joint and spall repair on deck, expansion joint replacement, riprap rubble, milling and resurfacing, and bridge mounted conduit repairs. *Approximate Construction Contract Value – $540,763; Duration – 155 Days.* **Reference: Michael Harvey, EI, St. Lucie County Project Manager, (772) 216-2586.**

**Oct. '22 – Apr. '23: CEI Services for the Alcantarra Blvd. Sidewalk Project, Port St. Lucie, FL** *(Johnson, Mirmiran & Thompson) Sr. Project Engineer.* JMT provided CEI services to the City of Port St. Lucie to install a 6 ft. wide concrete sidewalk on the south side of SW Alcantarra Blvd. from SW Savona Blvd. to SW Port St. Lucie Blvd. Other project items include new detectable warning surfaces at side street intersections, new signage and existing sign relocations, curb and gutter at the outside right-hand turn lane near SW PSL Blvd., swale liner installation, drainage improvements, and sodding. *Approximate Construction Contract Value – $463,225; Duration – 150 Days.* **Reference: Frank Knott, City of Port St. Lucie Project Manager, (772) 344-4290.**

**Mar. '22 – Oct. '22: CEI Services for the SW Import Drive Sidewalk Phase I, Port St. Lucie, FL** *(Johnson, Mirmiran & Thompson) Sr. Project Engineer.* JMT provided CEI services to the City of Port St. Lucie to install a 6 ft. wide concrete sidewalk on the west side of Import Dr. from Oakwood Rd. to Inca Terrace. Other project items included driveway and culvert replacement, swale realignment, cross drain replacement, updated signage, and striping of crosswalks. *Approximate Construction Contract Value – $644,923; Duration – 180 Days.* **Reference: Frank Knott, City of Port St. Lucie Project Manager, (772) 344-4290.**

**Sep. '20 – Sep. '22: CEI Services for Floresta Dr. Phase I Reconstruction, St. Lucie County, FL. City of Port St. Lucie** (*Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* This project included improvements along a critical corridor from Southbend Blvd. to the Elkham Waterway. Improvements include full reconstruction of the roadway, including medians, bike lanes, sidewalks, extensive underground drainage, major utility relocations, lighting, landscaping, pond excavation, etc. *Construction Value – $12.0M; Duration – 538 days.* **Reference: Frank Knott, City of Port St. Lucie Project Manager, (772) 344-4290.**

**Feb. '22 – Apr. '22: CEI Services for Indian River Dr. Traffic Calming Project, St. Lucie County, FL. St. Lucie County** *(Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* This was the first phase of the locally funded project consisting of rehabilitating the existing pavement and installation of traffic calming features along S. Indian River Drive from Walton Rd. to Midway Rd. The project was constructed in three stages with three different prime Contractors, completing roadway edge repairs and shoulder treatments in various locations, resurfacing the entire roadway utilizing micro-surfacing and chip seal, installing new thermoplastic pavement markings and speed reduction markings within locations of tight curves, and installing 12 Dynamic Speed Feedback signs, 6 along NB and 6 along SB. *Construction Value - $1.0M; Duration – 65 days.* **Reference: Shannon Mieras, Project Manager, (772) 462-1813.**

**Aug. '21 – May '22: CEI Services for Sanibel Causeway Shoreline Stabilization, Lee County, FL.** *(Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* The project consisted of shoreline renourishment (placement of sand), the construction of (9) shoreline groins, two (2) terminal groins and minor drainage improvements along Island B of the Sanibel Causeway, which provides the online access connecting mainland Lee County to Sanibel Island. The island is bordered by the Pine Island Sound to the west and San Carlos Bay to the east. The project intent is to primarily address erosion caused by coastal forces including wind, wave, tidal forces, and stormwater runoff from the roadway. All shoreline stabilization activities were developed to avoid impacts to seagrass as well as sea turtles and other protected species. *Approximate Construction Value - $1.7M; Duration – 225 Days.* **Reference: Elaine Capps, PE, Lee County Facilities Senior Project Manager, (239) 823-4618.**

**Feb. '21 – Apr. '21: CEI Services for North Bridge Aluminum Test Panel, St. Lucie County, FL** *(Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* The project consisted of cut and removal of degraded steel grate on the western portion of the bascule bridge on A1A over the Intercoastal Waterway in Ft. Pierce, FL. New connections were installed on the existing structure and an aluminum test panel with a skid resistant surface were installed to reduce saltwater degradation. *Approximate Construction Value - $200K; Duration – 60 Days.* **Reference: Jose Kandarappallil, PE, Treasure Coast Operations Project Manager, (772) 519-2348.**

**Jul. '19 – Feb. '23: CEI Services for McCarty Ranch Water Quality Restoration Project (Area 2, 3 and 4), City of Port St. Lucie, FL.** *(Johnson, Mirmiran & Thompson) Sr. Project Engineer.* The McCarty Ranch Extension Water Quality Projects with the City of Port St. Lucie are water farms in the west part of St. Lucie County. Construction includes clearing of exotics within the impoundment, seepage canals, a 7' tall perimeter berm to retain water pumped in by the proposed pump station, and water elevation control structures. Additionally, unique sand diaphragms are installed at select locations to control soil pressures from damaging the new berm. These projects improve water quality in the adjacent C-23 canal and the discharge into the St. Lucie River. *Approximate Construction Value $1.9M & 210 Days; $2.1M & 222 Days; and $2.5M & 210 Days, respectively.* **Reference: John Eason, PE, City of Port St. Lucie Utility Engineer, (772) 873-6487**.

**Aug. '16 – Dec. '21: CEI Services for the Reconstruction of Midway Rd (CR-712) from west of 25th Street to east of US-1, St. Lucie County, FL** *(Contract No. C9P82; FM No. 231440-2-62-01). FDOT District 4 (Johnson, Mirmiran & Thompson, Inc) Sr. Project Engineer*. This project provided congestion relief on a major St. Lucie County evacuation corridor. This project includes modifying the existing 2-lane undivided to a 4-lane urban roadway, White City Park realignment, and numerous side street improvements. It also includes full bridge replacement with Florida I-beams and cast-in-place bridge deck, retaining walls, new signalized intersections with drilled shafts, major drainage and utility improvements, street lighting, landscaping, irrigation, etc. Mr. Haines also provided extensive post construction claims analysis and resolution through the Dispute Review Board (DRB) process in settling $4.0M. *Construction Value - $31.0M; Duration – 1,714 days.* **Reference: John Spivey, Treasure Coast Operations Project Manager, (772) 429-4868.**

**Jun. '19 – Dec. '19: CEI Services for St. Lucie County Bridge Repairs (Bridge No. 940037 – Keen Rd. and Bridge No. 940043 – Taylor Dairy Rd.), St. Lucie County, FL.** *(Johnson, Mirmiran & Thompson) Sr. Project Engineer.* JMT provided CEI services to St. Lucie County to repair the Keen Rd. bridge over Taylor Creek and Taylor Dairy Rd. bridge over the Ft. Pierce Farms Water Control District (FPFWCD) Canal C-1. Other project items included drainage, joint and spall repair, guardrail replacement, and rip-rap rubble. Approximate Construction Contract Value – $515,422.33; Duration – 152 Days. **Reference: Michael Harvey, EI, St. Lucie County Project Manager, (772) 216-2586.**

**Apr. '19 – Jul. '19: CEI Services for SR-732/Jensen Beach Blvd. from US 1 to Savannah Rd. and SR A1A from East of Lyons Bridge to SR-732/Jensen Beach Blvd., Martin County, FL** *(Contract No. CA308; FM No. 432348-1-62-01 and FM No. 436869-1-62-01). FDOT District 4 (Johnson, Mirmiran & Thompson) Sr. Project Engineer.* These projects included widening to accommodate new bike lanes as well as milling and resurfacing of all travel lanes and turn lanes. Other project improvements consisted of sidewalk and pedestrian ramp upgrades, upgrading signing and pavement markings, new signalization and intersection lighting, drainage, and pedestrian upgrades. The sidewalk project completed the connection of sidewalk along the west side of SR A1A and included sidewalk, curb & gutter, pedestrian handrails, selective mangrove trimming, riprap, crosswalk striping, and new signs. Mr. Haines was responsible for management of all staff and review of all project documentation. *Approximate Construction Contract Values - $5.4M; Duration – 374 Days and $480,000; Duration – 120 Days, respectively.* **Reference: Mark Freeman, FDOT Treasure Coast Operations Project Manager, (772) 429-4904.**

**Mar. '19 – Aug. '20: CEI Services for Northlake Blvd. and Military Trail Intersection Improvements (Project No. 2013519), Palm Beach County (Johnson, Mirmiran & Thompson)** *Sr. Project Engineer.* The purpose of this project is to complete intersection improvements by widening westbound Northlake Blvd. to add a new right turn lane onto Military Trail. Project includes the construction of eight new mast arms, new traffic controller cabinets, new pedestrian signals, and the addition of new signal technologies such as Adaptive Signal Control Systems. Other project improvements include new French Drains, signing and pavement markings, and milling

and resurfacing. This project also entails extensive utility coordination to ensure relocation of multiple facilities from UAOs. Mr. Haines' duties include the review of all project documentation, plan revisions, contractor submittals, as-builts, etc., and management of field personnel. *Approximate Construction Contract Value - $1,400,000; Duration – 504 days.* **Reference: Stephen O'Neil, Chief Construction Coordinator, (561) 684-4180.**

**Mar. '19 – Jul. '20: CEI Services for the Southbend Boulevard Sidewalk (Contract #20190049), Port St. Lucie, FL** *(Johnson, Mirmiran & Thompson) Sr. Project Engineer.* JMT provided CEI services to the City of Port St. Lucie to install a 6 ft. wide concrete sidewalk on the west side of Southbend Blvd. from Eagle Dr. to the Southbend Blvd. Roundabout. Other project items included drainage upgrades, guardrail replacement, and milling & resurfacing. *Approximate Construction Contract Value – $233,671; Duration – 90 Days.* **Reference: Frank Knott, City of Port St. Lucie Project Manager, (772) 344-4290.**

**Sep. '18 – Apr. '19: CEI Services for SR 15 (US 441) from S. of NE 304th St. to Osceola County Line, Okeechobee County, FL.** *(Contract No. CA011; FM No. 438063-1-62-01), FDOT District 1 (Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* This project entailed CEI services for milling and resurfacing 9.445 miles of SR 15 in Okeechobee County. This project included shoulder treatments, drainage improvements, new signing and pavement markings, etc. As the Sr. Project Engineer, Mr. Haines was responsible for the review of all project documentation, plan revisions, contractor submittals, shop drawings, as-builts, etc., and management of project personnel. Approximate Construction Contract Value - $3.7M; Duration – 185 Days. **Reference: Stacy Hill, FDOT Heartland Operations Project Manager, (863) 991-4130.**

**May '16 – Aug. '17: CEI Services for SR 9/I-95 over Gatlin Boulevard and SR 9/I-95 over CR-712 Midway Road, St. Lucie County, FL** *(Contract No. C9P25; FM No. 436646-1-62-01). FDOT District 4 (Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer.* This project entailed replacing four existing concrete slab bridge decks along I-95 and traffic railings over two different intersections. The cast-in-place bridge deck replacement occurred in two phases, outside replacement and inside replacement, while maintaining traffic at all times. Mr. Haines was responsible for the review of all project documentation, plan revisions, contractor submittals, shop drawings, as-builts, etc., and management of project personnel. Approximate Construction Contract Value - $8.2M; Duration – 412 Days. **Reference: Marla Hewson, FDOT Treasure Coast Operations Project Manager, (772) 349-6728.**

**Dec. '15 – Dec. '20: Treasure Coast Operations Center General Assigned Contract (C9M72), FDOT District 4 (Johnson, Mirmiran & Thompson, Inc.)** *Consultant Engineer – Part Time.* Mr. Haines was responsible for the management of the Hybrid Contract. He coordinates with the FDOT Project Manager and Operation's Center staff to provide qualified personnel for each assigned task work order (TWO) and monitors the performance of all assigned personnel. He also develops budgets, and tracks funds and time on each TWO while ensuring regular QA/QC reviews are performed. *Approximate CEI Contract Value - $5,000,000; Duration – 1,825 days*. **Reference: Kristy Keeler, FDOT PM (772) 429-4895.**

**Aug. '14 – Sep. '16: CEI Services for SR 710 (Beeline Highway), Indiantown, FL** *(Contract No. C9L68; FM No. 432707-1-62-01)***.** *FDOT District 4 (Johnson, Mirmiran & Thompson, Inc.) Sr. Project Engineer / Project Administrator*. This project provided passing lane improvements along SR 710 from the FEC RR crossing east of Okeechobee County Line to just west of SW Fox Brown Road. The widening occurred in two segments to provide passing lanes in each direction of travel, milling and resurfacing of the existing lanes, new shoulders, guardrail replacement, drainage modifications, new signing and pavement markings and other minor improvements. Mr. Haines was responsible for full project administration, including reviewing project documentation, plan revisions, contractor submittals, shop drawings, as-builts, etc., and management of project personnel. *Approximate Construction Contract Value - $6.9M; Duration – 778 Days.* **Reference: Chad Rucks, PE, FDOT Treasure Coast Operations Construction Engineer, (772) 429-4938.**

**Aug. '13 – Sep. '16: Treasure Coast Operations Center General Assigned Contract (C9375), FDOT District 4 (Johnson, Mirmiran & Thompson, Inc.)** *Consultant Engineer.* Mr. Haines was responsible for the management of the Hybrid Contract. He coordinated with the FDOT Project Manager and Operation's Center staff to provide qualified personnel for each assigned task work order (TWO) and monitors the performance of all assigned personnel. He also develops budgets, and tracks funds and time on each TWO while ensuring regular QA/QC reviews are performed. *Approximate CEI Contract Value - $1,300,000; Duration – 1,095 days*. **Reference: Alice Custis, FDOT PM (772) 429-4824.**

**Jul. '13 – Aug. '14: CEI Services for SR-5 (US-1) Resurfacing, Martin County, FL** *(Contract No. C9A94, FM No. 427023-1-62-01). FDOT District 4* (Johnson, Mirmiran & Thompson, Inc.) *Sr. Project Engineer.* This project was a RRR contract which entailed milling and resurfacing (M&R) US-1 from just south of the intersection at County Line Rd. to the pavement seams at approximate MP 5.05. This project also included cross slope corrections and widening in various areas. On the west side of US-1, a 10-foot-wide Shared Use Path

(SUP) will be constructed from County Line Rd. to Jonathan Dickinson State Park (JDSP). Other project improvements included the construction of ADA ramps, signalization improvements, ITS upgrades, installation of a traffic monitoring site, count station, guardrail, signage, pavement markings and utility adjustments. Approximate Construction Contract Value - $4.4M; Duration – 382 Days. **Reference: Kristopher Kehres, PE, FDOT Treasure Coast Operations Engineer, (772) 489-7127.**

**May '13 – Aug. '14: CEI Services for I-95 from SR 60 (Osceola Blvd.) to Brevard County Line, Brevard County, FL** *(Contract No. C9605; FM No. 413049-2-62-01). FDOT District 4* (Johnson, Mirmiran & Thompson, Inc.) *Project Engineer*. This project entailed widening from 4 to 6 lanes from SR 60 to the Brevard County line and the replacement of both bridges over Fellsmere Road/CR- 512 to provide three lanes with widened shoulders in each direction. Additional improvements included drainage, guardrail, signalization, ITS, signage, landscaping, and sound wall construction. Mr. Haines assisted in plan submittal reviews prior to Release for Construction and field management of early work activities. *Construction Value - $56.0M; Duration – 1,600 days.* **Reference: Katherine Kehres, PE, CPM, FDOT District 4 Safety Administrator, (772) 519-8277.**

**May '11 – May '13: Florida Department of Transportation, District 4, Treasure Coast Operations, Fort Pierce, FL (C9375)**. *(FDOT District 4). Area Engineer.* Mr. Haines' was responsible for management of direct reports & General Assign staff, member on committees including CEI selection, D-B projects, Pond Siting Analysis, etc. Mr. Haines was also the Construction Project Manager on the following projects. **Reference: Kristopher Kehres, PE, Treasure Coast Operations Engineer, (772) 489-7127.**

- **SR-615 (25th St.), Fort Pierce, FL (FDOT)** Resurfacing improvements on 25th St. Work also included pedestrian signal upgrades, bus bay widening and pavement cross-slope correction. *Construction Value - $1.0M; Duration – 178 days***.**
- **SR-713 (Kings Highway), Fort Pierce, FL (FDOT)** Milling and resurfacing improvements on Kings Highway. Work also included pedestrian signal and ADA upgrades. *Construction Value - $1.4M; Duration – 195 days.*
- **Sunrise Blvd./Oleander Ave./N. 29th St., Fort Pierce, FL (FDOT)** Design Build project which entailed resurfacing improvements, bike lanes, sidewalk improvements, and drainage. *Construction Value - $1.3M; Duration – 443 days.*
- **SR-5 (US-1/Port St. Lucie Blvd.) Intersection Improvement, Port St. Lucie, FL (FDOT)** Intersection safety upgrades which included new mast arms, widening & resurfacing. *Construction Value - $630,000; Duration – 119 days.*

**May '06 – May '11: Culpepper & Terpening, Inc., Fort Pierce, FL**. Culpepper & Terpening (C&T). *Assistant Construction Engineer*. Mr. Haines worked on numerous public infrastructure projects, managing field staff, contractors, and coordinating with design and survey to resolve constructability issues. **C&T Reference: Marcelo Dimitriou, PE, CEI Director, (772) 979-0082.**

- **N. 13th Street Improvements Phase II, Fort Pierce, FL (C&T)** FHWA stimulus funded reconstruction project from Orange Ave. to Avenue D with extensive MOT adjustments & utility coordination. *Construction Value - $670,000; Duration – 240 days.* **Reference: Ed Seissiger, Project Coordinator, City of Fort Pierce, (772) 467-3780.**
- **Walton Road Reconstruction, Port St. Lucie, FL (C&T)** This project included 4-laning an existing 2-lane roadway, constructing a closed drainage system, and installing new mast arms. The project also included WM & FM relocations, sidewalks, ponds, street/pedestrian lighting, landscaping, fiber interconnect, etc. *Construction Value - $1.0M; Duration – 178 days*. **Reference: John Frank, PE, Project Manager, St. Lucie County, (772) 462-2097.**
- **Village Parkway Phases I & II, Port St. Lucie, FL (C&T)** This project included 4 miles of new roadway and utilities through an undeveloped portion of grove land and an above ground impoundment. *Construction Value - $42.7M; Duration – 1,398 days*. **Reference: Patricia Roebling, PE, City Engineer, (772) 871-5100. (retired)**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 fax (772) 467-3841

RECEIVED
APR 29 2019
CITY CLERK'S OFFICE

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** SURTAX REVIEW / HISTORIC PRESERVATION

| | |
|---|---|
| Name: ANTHONY WESTBURY | Phone: 772-708-5348 |
| Home Address: 701 BEACH COURT<br>City/Zip Code: FORT PIERCE FL 34950 | How long at this address? 20 years |
| Are you a citizen of the United States? ☐ Yes ☒ No | |
| Occupation: Retired journalist | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, in what capacity?<br>(Formerly 23 years at The Tribune, Edwards Road) | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☒ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume):<br>Journalist in St. Lucie Co. 28 years<br>City Planner in England 7 years in 1970's – historic buildings experience | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☒ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☒ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: Mayor Hudson | Applicant Email Address: ajwestbury701@yahoo.com |
| Date: 4/28/19 | Applicant's Signature Anthony Westbury |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: _____**

| | |
|---|---|
| Name: | Phone: |
| Home Address:<br>City/Zip Code: | How long at this address? |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: |
| Date: | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# Bradford G. Wheler, PE

**61 Southpointe Drive**
**Fort Pierce, FL 34949**
**315-415-4718 Cell**
**bgwheler@gmail.com**


## Professional Background:

Mr. Wheler is the former owner, President and Chief Executive Officer of Allan Electric Company. The company was sold to UIL Holding Corp. (NYSE:UIL). Allan Electric Company was founded in 1948. The company was a major electrical contractor in New Jersey installing industrial, institutional, commercial, and highway electrical and teledata systems. The company employed 250-350 people and had sales between $40-50 million annually. He resigned as President and CEO after a transition period.

For approximately ten years prior to joining Allan Electric, Mr. Wheler was President and before that Vice President of an electrical and mechanical contracting company. The company preformed projects throughout the eastern United States employing up to 450 people. The company's projects ranged in size from under $100,000 to over $12,000,000.

Mr. Wheler also worked as Regional Vice President for an environmental construction company managing five of the company's ten branch offices. He started his career as a consulting engineer working on wastewater treatment and water supply projects.

Since retiring Mr. Wheler has preformed several consulting assignments. He also founded the publishing company BookCollaborative.com. Wheler is the author of twelve books including *DEAD IN BOOTS An Absolutely Gripping JR Steele Detective Murder Mystery, ONE DEAD LADY An Absolutely Gripping JR Steele Detective Murder Mystery, THE ZULU CURSE An Archaeological Mystery Thriller, MONGOLIA AND THE GOLDEN EAGLE An Archaeological Mystery Thriller, INCA'S DEATH CAVE An Archaeological Mystery Thriller, LOVE SAYINGS: wit & wisdom of romance, courtship, & marriage, GOLF SAYINGS: wit & wisdom of a good walk spoiled, CAT SAYINGS: wit & wisdom from the whiskered ones, HORSE SAYINGS: wit & wisdom straight from the horse's mouth, DOG SAYINGS: wit & wisdom from man's best friend, SNAPPY SAYNGS: wit & wisdom from the world's greatest minds*, and *EIGHTEEN 6/10/71 The Poetry of John G. Hunter III.*

Directorships:

Trustee Community Memorial Hospital Foundation Board, Hamilton, NY

Former 10-year Trustee, Treasurer and Chair of Finance Committee, Community General Hospital, Hamilton, NY

Board of Trustees, Sunrise Theatre Foundation.

Former Trustee, Cazenovia College, Cazenovia, NY
Former Chairman of the Board of Trustees, Chairman Finance, Investment, and Strategic Planning Committees

Past President and Director, Epsilon Association, Inc. Sigma Phi Society, Cornell University, Ithaca, NY

Past Director, Greater Cazenovia Area Chamber of Commerce

Past Director, Allan Electric Company

Past Trustee, IBEW Local 102 Pension and Annuity Plans (Over $500 million in assets)

Past Director, New Jersey Manufacturers Insurance Company (Approx. $1 billion sales and $4 billion in assets)

Past Trustee, New Jersey Business and Industry Association

Past President and Director, New York State Chapter of Associated Builders and Contractors

Past National Director, Associated Builders and Contractors

Past Chairman, National Training Trust and the Mechanical Trades Council for Associated Builders and Contractors

Education:
Bachelor of Science Degree
College of Civil and Environmental Engineering
Cornell University, Ithaca, New York

Master of Engineering
College of Civil and Environmental Engineering
Cornell University, Ithaca, New York

Master of Business Administration
Graduate School of Business Administration
Fordham University, New York, New York

Licensed Professional Engineer

Social and philanthropic:

Sunrise Theatre, Fort Pierce, FL

Pelican Yacht Club, Fort Pierce, FL

Fort Pierce Yacht Club, Fort Pierce, FL

Fort Pierce Jazz & Blues Society, Fort Pierce, FL

A.E. Backus Museum & Gallery, Fort Pierce, FL

Cazenovia Preservation Foundation, Cazenovia, NY

Cazenovia Club, Cazenovia, NY

Cazenovia Golf Club, Cazenovia, NY

Stone Quarry Hill Art Park, Cazenovia, NY

Mr. Wheler played polo on Cornell University's men's polo team for four years and was a member of the Cazenovia Polo Club. In 2011 he was inducted into the Manlius Pebble Hill Athletic Hall of Fame

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
AUG 09 2023
MAYOR'S OFFICE

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Community Wide Council

| | |
|---|---|
| Name: Timothy Gardenhire | Phone: (772) 758-3023 |
| Home Address: 1439 S US1<br>City/Zip Code: Fort Pierce 34950 | How long at this address? 3 months |

Are you a citizen of the United States? ☑ Yes ☐ No

Occupation: Cook at Pizza Hut

Do you own a business that operates within the City of Fort Pierce? ☑ Yes ☐ No
If yes, list the address and nature of said business:
Royal care car Detailing services 2208 Ave E Wash cars

Do you now or in the future plan to do business with the City of Fort Pierce? ☑ Yes ☐ No
If yes, in what capacity?
Helping the people with pooviding product an service

Are you employed by a business that is located within the City of Fort Pierce? ☑ Yes ☐ No
If yes, state the business and location:
Pizza Hut

Do you have special training or knowledge in the area of:
Architecture: ☐ Yes ☑ No Engineering: ☐ Yes ☑ No Real Estate Brokering: ☐ Yes ☑ No
Contracting: ☐ Yes ☑ No Land Development: ☑ Yes ☐ No Other:
Describe your education, background, training and knowledge – (feel free to attach a resume):

Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☑ No
If yes, please specify: Trying to be on a board

Have you ever been convicted of a felony? ☐ Yes ☑ No
If yes, what was the nature of the crime(s) you were convicted of:

Referred by: Curtis Johnson Applicant Email Address: Bobby22@outlook.com

Date: 8/9/2023 Applicant's Signature Timothy A. Byrd

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@city-ftpierce.com**

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Infrastructure Surtax Advisory Committee Ballot – August, 2023**

Please vote for 2 at-large members.

Steven Haines

Anthony Westbury (Current Member)

Bradford Wheler

Timothy Gardenhire

First Choice: BRADFORD WHELER (2 pts)

Second Choice: ANTHONY WESTBURY (1 pts)

Submitted by: MICHAEL BRODZICK

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Infrastructure Surtax Advisory Committee Ballot – August, 2023**

Please vote for 2 at-large members.

Steven Haines

Anthony Westbury (Current Member)

Bradford Wheler

Timothy Gardenhire

First Choice: Anthony Westbury (2 pts)

Second Choice: Steven Haines (1 pts)

Submitted by: A. Gaines

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Infrastructure Surtax Advisory Committee Ballot – August, 2023**

Please vote for 2 at-large members.

Steven Haines

Anthony Westbury (Current Member)

Bradford Wheler

Timothy Gardenhire

First Choice: Anthony Westbard (2 pts)

Second Choice: Timothy Gardenhire (1 pts)

Submitted by: Curtis Johnson

Anthony Lee Wood
Timothy Mendenhall
Charles Johnson

THE SUNRISE CITY
FORT PIERCE
Florida
CITY CLERK'S OFFICE

**Infrastructure Surtax Advisory Committee Ballot – August, 2023**

Please vote for 2 at-large members.

Steven Haines

Anthony Westbury (Current Member)

Bradford Wheler

Timothy Gardenhire

First Choice: S. HAINES (2 pts)

Second Choice: A. WESTBURY (1 pts)

Submitted by: J. JOHNSON

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

**Infrastructure Surtax Advisory Committee Ballot – August, 2023**

Please vote for 2 at-large members.

Steven Haines

Anthony Westbury (Current Member)

Bradford Wheler

Timothy Gardenhire

First Choice: Anthony Westbury (2 pts)

Second Choice: Stephen Haines (1 pts)

Submitted by: Linda Hudson

**City Commission Regular Meeting - 5:05 pm** **13. d.**

**Meeting Date:** 08/21/2023

**Re:** Planning Board

**Submitted For:** Linda Cox, City Clerk, City Clerk

**SUBJECT:**

Resolution 23-R46 appointing an at-large member to serve on the Fort Pierce Planning Board.

**SUMMARY:**

The term of Ms. Nichelle Clemons is expiring on 8/18/2023; she is seeking reappointment. Planning staff reports she has had only 1 excused absence throughout her term.

**RECOMMENDATION:**

Reappoint Ms. Clemons or select on individual from among the applications submitted.

**ALTERNATIVES:**

Continue to seek applications.

**RESPONSIBLE STAFF:**

Linda W. Cox, City Clerk

**COORDINATED WITH:**

Communications Department

**Fiscal Impact**

**OTHER INFORMATION:**

No fiscal impact.

**Attachments**

23-R46
Bergman, Don
Burdge, Bob
Carter, Justine
Clemons, Nichelle (REAPPOINTMENT)
Hanley, Stephen
Sickenius, Michael
Ballots

**Form Review**

Form Started By: Linda Cox Started On: 08/01/2023 03:43 PM

Final Approval Date: 08/08/2023

**RESOLUTION NO. 22-R45**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD**; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT RESOLVED** that _____ be and is hereby appointed and/or reappointed by the City Commission to serve as an at-large member of the City Planning Board; said term to expire on August 18, 2025, or when a successor has been duly appointed.

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**IN WITNESS WHEREOF**, this Resolution has been duly adopted this 21st day of August, 2023.

_____
LINDA HUDSON
MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
SARA K. HEDGES
INTERIM CITY ATTORNEY

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: _____**

| | |
|---|---|
| Name: | Phone: |
| Home Address:<br>City/Zip Code: | How long at this address? |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: |
| Date: | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

dB
Don Bergman
Architecture, LLC.

Lic. # AA 26002432

P.O. Box 13537
Fort Pierce, FL 34979-3537

4362 Gator Trace Lane
Fort Pierce, FL 34982

C: 772.708.0164

Architecture

Planning

Preservation

Programming

www.donbergmanarchitecture.com

**Donald L. Bergman, AIA**
**President**
Don Bergman Architecture, LLC.

**EDUCATION:**

University of Florida
Master of Arts/1984/Architecture
Bachelor of Design/1979/Architecture

**REGISTRATION:**

1992/Architecture/Florida - No. AR 0013560
2012/Architecture/Florida - No. AA26002432 (Corporation)

**MEMBERSHIPS/PROFESSIONAL AFFILIATIONS:**

American Institute of Architects
Standard Building Code Congress International
Chairman, City of Fort Pierce Board of Examiners of Contractors
Past Chairman, City of Fort Pierce Board of Adjustment & Appeals
Past Chairman, City of Fort Pierce Planning Board

**EXPERIENCE:**

| | |
|---|---|
| Don Bergman Architecture, LLC. | 2012 to present |
| Garcia Stromberg Architecture (GS4) | 2016-2017 |
| Peacock + Lewis Architects and Planners, Inc. | 2001 to 2011 |
| Stebbins, Scott & Bergman, Architects | 1997 to 2001 |
| Donald L. Bergman, Architect, P.A. | 1993 to 1997 |
| Stebbins & Scott, Architects, P.A. | 1984 to 1993 |

**REPRESENTATIVE PROJECTS:**

**Lawnwood Regional Medical Center & Heart Institute:**
**Fast-Track Suite**
Fort Pierce, FL

**JCAHO Statement of Conditions Update**
Fort Pierce, FL

**HCA Raulerson Hopsital**
**JCAHO Statement of Conditions Update**
Okeechobee, FL

**St. Lucie Medical Center & Orthopaedic Institute**
**JCAHO Statement of Conditions Update**

**Operating Room #10**

**St. Lucie Medical Center Dialysis Unit**
Port St. Lucie, FL

**Whole Family Health Center**
North US Highway 1, Fort Pierce, FL

**Hartman Medical Office Building**
Hartman Road, Fort Pierce, FL

**Dogs & Cats Forever, Inc.**
**Feline Wing Addition**
Selvitz Road, Fort Pierce, FL

**Medmark Services, Inc.**
**VA Primary Care Clinic**
Fort Pierce, FL

**Indian River Community College/Fort Pierce Redevelopment Agency**
**Human Development & Resources Centre - Classroom Building - Phase I ***
Avenue D, Fort Pierce, Florida

**City of Fort Pierce Redevelopment Agency**
**Human Development & Resources Centre - Gymnasium - Phase II**
Avenue D, Fort Pierce, Florida

**City of Fort Pierce:**
**Avenue "D" Police Substation***
Avenue D, Fort Pierce, FL

**Main Police Headquarters***
US Highway 1, Fort Pierce, FL

**Marina Support Building**
Indian River Drive, Fort Pierce, FL

**The Sunrise Center Build-out of the City of Fort Pierce Building Dept.**
Orange Avenue, Fort Pierce, FL

**FEMA Flood Mitigation of Little Jim's Bait & Tackle**, 601 North Causeway Drive

**St. Lucie County Board of County Commissioners:**
**Children's Environmental Museum***
**(**Oxbow Eco-Center)
Port St. Lucie, FL

**Remodeling of the Becker House**
Selvitz Road, Fort Pierce, FL

**Sheriff's Administration & Operations Center***
Midway Road, St. Lucie County, Florida

**County Courthouse & Parking Garage***
St. Lucie County, Florida

**Renovations to the Walton Community Center**
Fort Pierce, FL

**Parkway Plaza Historic Preservation & Restoration**
Vero Beach, Florida

**Fort Pierce Utilities Authority**:
Chemical Building Re-roofing

**Manatee Education & Observation Center**:
Re-roofing of the MEOC, Fort Pierce, FL

MEOC Interior Remodeling, Fort Pierce, FL

**The Housing Authority of the City of Fort Pierce:**
**Fire Damaged Units:**
3001 Avenue J
802 N 23rd Street
South 27th Circle - Duplex
South 27th Circle - Townhouse
North 32nd Street - Single Family Residence

**Juanita Avenue:***
Modernization - 20 single family units

**Lincoln Investments:**
Window Replacement & Exterior Painting

**El Dorado Terrace:**
HVAC & Electrical Service Upgrades

**Park Terrace:**
Re-roofing Study/Core samples/Moisture content imaging

**Buell Brown Center:**
North Entrance Storefront Doors
Re-roofing Study/Core samples/Moisture content imaging
1984 Renovation of vacated hospital bldg. & conversion to Buell Brown Center*
2018 Renovation of the Buell Brown Center

**Avenue G Boys & Girls Club Remodeling**
3100 Avenue G

**The Infinity Center Remodeling**
1115 North 23rd Street

**Fort Pierce Housing, Inc.**
Emil Avenue 10 Unit Apartment Building

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Planning Board

| | |
|---|---|
| Name: Bob Burdge | Phone: 772-466-0032 |
| Home Address: 4204 Birkdale Dr Ft Pierce34947<br>City/Zip Code: | How long at this address? 3, 67 in city |
| Are you a citizen of the United States? ■ Yes ☐ No | |
| Occupation: retired | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume):<br>past member of planning board, former city commissioner | |
| Are you currently a member of a Commission-appointed board/committee? ■ Yes ☐ No<br>If yes, please specify:<br>parks, keep ft pierce beautiful, 1/2 cent oversight committee | |
| Have you ever been convicted of a felony? ☐ Yes ■ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: commish33@aol.com |
| Date: 7/15/23 | Applicant's Signature Robert Burdge |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841


## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: _____**

| | |
|---|---|
| Name: | Phone: |
| Home Address:<br>City/Zip Code: | How long at this address? |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
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| Have you ever been convicted of a felony? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: |
| Date: | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
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**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# JUSTINE WHITNEY CARTER

Fort Pierce, FL (314)-810-9094 ‖ justine.carter@gmail.com
https://www.linkedin.com/in/justine-carter/

## SUMMARY

Accomplished and highly skilled Manager and Negotiator with over 15 years experience and a strong background in product development and customer relationship development, seeking a dynamic position in an innovative capacity. A passionate, intuitive, and results-focused leader eager to leverage my technical expertise, industry knowledge, and leadership experience to build strong personal and professional relationships within the community.

## EDUCATION

**QUANTIC SCHOOL OF BUSINESS & TECHNOLOGY** - EXECUTIVE MBA,
December 2021

**VANDERBILT UNIVERSITY**, Nashville, Tennessee B.S., Biomedical Engineering, Minor in Mathematics, B.S., Biomedical Engineering, Minor in Mathematics, 2003

**PENN STATE UNIVERSITY**, State College Pennsylvania Masters of Science, Food Science – 2 years

## TECHNICAL SKILLS

***Software:*** Microsoft Office Suite, Retail Link, Tableau
***Scientific Skills:*** Bakery Ingredients and Development, Cereal Processing, Flaking and Extrusion, High Protein Product Development, HACCP Certified

## PROFESSIONAL EXPERIENCE

J Whitney Carter LLC, Fort Pierce, FL
**Food & Retail Consultant, Food Innovator & Entrepreneur, Realtor®-** current

WALMART, Bentonville, AR
**Senior Sourcing and Product Development Manager,** 2018-2021

- Sourced new suppliers for category growth and managed supplier relationships, including performing project bids, cost negotiations, and identifying suppliers for strategic growth.
- Performed strategic category assessment and developed goods for private-branded candy and impulse items.
- Led complete product life cycle from concept development, packaging design, nutritional label development, and manufacturing startup to launch at store levels.
- Sourced new suppliers for category growth and managed supplier relationships, including performing project bids, cost negotiations, and identifying suppliers for strategic growth.
- Collected and maintained quality documentation for all food ingredients and finished food productsAchieved $6,000,000 cost savings with vendor switch on $60,000,000 category while maintaining custom quality and expectations.

DUPONT NUTRITION AND HEALTH, St. Louis, Missouri
**Applications Specialists,** 2015-2018

- Led and Assisted Sales Team in meetings and travel to sell DuPont Ingredients into Key accounts, including presenting during formal presentations
- Developed white papers on ingredient usage for internal and external customer communications
- Served as internal expert to lead applications development assessments of novel ingredient and technology innovations for bars, cereals, snacks, and confections.
- Generated new applications for existing and new markets, leading to innovative product concepts and prototypes that were used for internal and external customer demonstrations.
- Performed in laboratory, pilot plant, and plant processing environments across multiple application platforms, all with food safety and quality procedures
- Researched, managed and coordinated multiple projects while analyzing data for internal and customer reports and presentations
- Provided product development and ingredient functionality expertise for new product launches, product improvement, and product cost savings projects and acquired new capital equipment for cereal processing to develop and test novel ingredient applications.

CONAGRA FOODS, St. Louis, Missouri
**Senior Food Scientist, Private Label Division and Innovation Team Leader,** 2010-2015

- Developed ready-to-eat and hot cereal products from initial concept to commercialization.
- Led million-dollar value projects with a cross-functional team, including sales, marketing, finance, and R&D.
- Innovated new product concepts with active collaboration from sales and marketing.
- Completed Nutritional labeling of cereal products via collaboration with Regulatory Team
- Supervised interns and entry-level food scientists in project work to ensure completion of high priority projects and critical non-project tasks.
- Set up and conducted technical reviews and product evaluations with cross-functional teams in collaboration with senior leadership.
- Conducted sensory testing on products for development and emulation.
- Delivered technical presentations internally and to key customers.
- Initiated cost savings projects totaling over $1,000,000 in annual savings.
- Investigated, evaluated, and recommended new ingredient and processing technologies.
- Created and maintained project plans, identifying critical paths and resources required.
- Maintained accurate records of work activities in lab notebook ensuring that other food technologists followed progress of technical aspects of the project.
- Provided technical expertise to senior leadership to lead and drive sales within the platform, including keeping teams up-to-date with current innovation in food.
- Led cross-functional technical and marketing team in facilitation of innovative ideation sessions, generating active innovation projects for cereal platform.
- Scouted out new products, technologies, and ingredients at trade shows and conferences and reported findings back to the team.

## ADDITIONAL EXPERIENCE

Girl Scout Leader and Lifetime Member
Volunteer - St.Louis Ma'at Youth Group - Mentor, scientist and leader
Mustard Seed Ministries - Food Pantry Volunteer
United Way Stop Hunger Campaign Volunteer

## PROFESSIONAL AFFILIATIONS, (past and current)

- *American Association of Cereal Chemists International, Member*
- *ConAgra Foods Black Employee Resource Network, St. Louis SITE Lead*
- *Dupong, Martin Luther King, Jr. Employee Engagement Committee, Site Lead*
- *Institute of Food Technologists, Member*
- *Penn State Product Development Team, Team Leader*
- *United Way of St. Louis Campaign, ConAgra Foods Site Member*

## CERTIFICATIONS

*HACCP Certification*, **2006**
Food Safety Manager**, 2022**

## PROFESSIONAL DEVELOPMENT

- Negotiation Skills Training, **2020**
- Dupont Symposium, (Presenter) – Natural Preservatives in Cereal Applications - **2017**
- *Fona Flavor University 101 and 201,* **2012**
- *Ice Cream Short Course, Penn State University,* **2007**
- *Dairy Processing and Technology Class,* **2006**
- *Cargill Cocoa and Chocolate Class* **2004**

## AWARDS

- *New Products and Applications Originality Award, Dupont,* **2016**
- *Winner, Top Five Innovative Items, ConAgra Foods Private Label Innovation Day,* **2012**
- *Silver Award, California Almond Board Product Development Competition,* **2007**
- *Girl Scouts, Gold Award,* ***1999***

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841


RECEIVED
JUL 14 2021
CITY CLERK'S OFFICE

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** City Planning Board

| | |
|---|---|
| Name: Nichelle Clemons | Phone: (678)457-3261 |
| Home Address: 1712 Ponce De Leon Prado, Ft. Pierce, 34982<br>City/Zip Code: | How long at this address? 3 Yrs |
| Are you a citizen of the United States? ■ Yes ☐ No | |
| Occupation: Field Representative | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ■ Yes ☐ No<br>Contracting: ■ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume):<br>Licensed Real Estate Agent for 12 years | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ■ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: Linda Cox | Applicant Email Address: nclemons69@gmail.com |
| Date: 10/21/2020 | Applicant's Signature Nichelle Clemons |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
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# CITY OF FORT PIERCE

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FORT PIERCE, FLORIDA 34950
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## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying: _____**

| | |
|---|---|
| Name: | Phone: |
| Home Address:<br>City/Zip Code: | How long at this address? |
| Are you a citizen of the United States? ☐ Yes ☐ No | |
| Occupation: | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ☐ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ☐ Yes ☐ No Engineering: ☐ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ☐ Yes ☐ No Land Development: ☐ Yes ☐ No Other:<br>Describe your education, background, training and knowledge – (feel free to attach a resume): | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ☐ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ☐ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: | Applicant Email Address: |
| Date: | Applicant's Signature |

**APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.**
**Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950**
**fax (772) 467-3841 or via email at lcox@cityoffortpierce.com**

# CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

RECEIVED
AUG 01 2023
MAYOR'S OFFICE

## APPLICATION FOR APPOINTMENT/REAPPOINTMENT

**Name of Board or Boards for which you are applying:** Planning Board

| | |
|---|---|
| Name: Michael Sickenius | Phone: 9148197168 |
| Home Address: 2400 South Ocean Drive # 4373<br>City/Zip Code: Fort Pierce, FL 34949 | How long at this address? 10 years |
| Are you a citizen of the United States? ■ Yes ☐ No | |
| Occupation: RETIRED | |
| Do you own a business that operates within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, list the address and nature of said business: | |
| Do you now or in the future plan to do business with the City of Fort Pierce? ☐ Yes ■ No<br>If yes, in what capacity? | |
| Are you employed by a business that is located within the City of Fort Pierce? ☐ Yes ■ No<br>If yes, state the business and location: | |
| Do you have special training or knowledge in the area of:<br>Architecture: ■ Yes ☐ No Engineering: ■ Yes ☐ No Real Estate Brokering: ☐ Yes ☐ No<br>Contracting: ■ Yes ☐ No Land Development: ■ Yes ☐ No Other: Railroad Stations and facilities<br>Describe your education, background, training and knowledge – (feel free to attach a resume):<br>BS Degree in Construction and Facility management. Oversaw >2B in Planning, Design and Construction. Experience included small projects to projects in excess off 700 million which included mass transit, security, many commercial and industrial buildings, bridges, renovations and restoration to Grand Central Terminal in NYC. Received an International award for design in Washington DC from the United States Secreatary of Transportation. Worked with local, city and state agencies. | |
| Are you currently a member of a Commission-appointed board/committee? ☐ Yes ■ No<br>If yes, please specify: | |
| Have you ever been convicted of a felony? ☐ Yes ■ No<br>If yes, what was the nature of the crime(s) you were convicted of: | |
| Referred by: Eileen Emery | Applicant Email Address: msickenius@aol.com |
| Date: july 11, 2023 | Applicant's Signature M Sickenius |

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THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

## City Planning Board Ballot – August, 2023

Please vote for one individual listed in alphabetical order below to serve as an at-large member.

Don Bergman

Bob Burdge

Justine Carter

Nichelle Clemons (Current Member)

Stephen Hanley

Michael Sickenius

Choice: NICHELLE CLEMONS

Submitted by: MICHAEL BRODRICK

THE SUNRISE CITY
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Florida

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Bob Burdge

Justine Carter

Nichelle Clemons (Current Member)

Stephen Hanley

Michael Sickenius

Choice: Nichelle Clemons

Submitted by: A. Gaines

THE SUNRISE CITY
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Bob Burdge

Justine Carter

Nichelle Clemons (Current Member)

Stephen Hanley

Michael Sickenius

Choice: Nichelle Clemons

Submitted by: Curtis Johnson

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

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Don Bergman

Bob Burdge

Justine Carter

Nichelle Clemons (Current Member)

Stephen Hanley

Michael Sickenius

Choice: J. CARTER

Submitted by: J. JOHNSON

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3065 • FAX: 772.467.3841

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Justine Carter

Nichelle Clemons (Current Member)

Stephen Hanley

Michael Sickenius

Choice: Nichelle Clemons

Submitted by: Linda Hudson