CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, June 15, 2023 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Rezoning - Martin and Sons - 1038 S. 37th Street

   b. Conditional Use - Lucky 7 Arcade - 1702 Delaware Avenue

   c. Site Plan - FPUA S. 5th Street Parking Lot - 2410-701-0072-010-5

   d. Minor Amendment to Site Plan - Bible Baptist Church - 4401 S. 25th Street

   e. Minor Amendment to Site Plan - Westside Baptist Church of Fort Pierce - 1717 Gulfstream Avenue

   f. Final Plat - Fort Pierce Commercial - 5553, 5555 and 5557 Okeechobee Road

   g. Temporary Use - Kingdom Hall for Jehovah Witness - 3535 Deberry Road

Technical Review Committee **1. a.**

Meeting Date: 06/15/2023

REQUESTED ACTION

Rezoning - Martin and Sons - 1038 S. 37th Street

SUMMARY

Project #23-0600004
Attached is an application for a Zoning Map Amendment (23-06000004) approval for the subject property. The property is currently zoned Residential Single Family - Three units per acre, E-3, and is assigned a Future Land Use of Low Density Residential.

- The applicant is looking to change the zoning to Single Family Moderate Density Residential, R-3

Please review and provide comments at least two days before the meeting date. Please send all comments to raltizer@cityoffortperce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

1038 S. 37th Street
Parcel ID: 2417-213-0001-000-7

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 06/01/2023 01:45 PM
Final Approval Date: 06/01/2023

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: 1038 South 37th Street, Fort Pierce, Florida 34947

2. Property Tax ID(s): 2417-213-0001-000-7

3. Total Acreage: 5.28 Acres

4. Existing Future Land Use Designation: RL

5. Existing Zoning Classification: E-3

6. Proposed Zoning Classification: R-3

7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: Change the zoning to allow for greater variety of housing.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	7100 Chruch	RL(FP)	R-1(FP)
South	9100 Utility	RU(SLC)	U(SLC)
East	1000 - Vac Comm 0100 - SF Res 0100 - SF Res	COM(SLC) COM(SLC) COM(SLC)	CN(SLC) CN(SLC) CN(SLC)
West	0000 - Vac Res 0100 - SF Res	RU(SLC) RU(SLC)	RS-3(SLC) RS-3(SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	E3	3	5.28	X
Proposed	RL	R3	6	5.28	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 3900
Proposed Zoning	Total gallons per day 8060
Change in Demand	**Total gallons per day** 4160

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 3900
Proposed Zoning	Total gallons per day 8060
Change in Demand	**Total gallons per day** 4160

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	885.32	886.15	0.83
Urban District	5 acres per 1,000 people	221.33	221.54	0.21
Community	2.5 acres per 1,000 people	110.67	110.77	0.10
Neighborhood	1.36 acres per 1,000 people	60.20	60.26	0.06

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 Academy
City	Fort Pierce	Fort Pierce
Distance	3.2 Miles	2.5 Miles
Current Zoning Enrollment Demand	4.25	1.82
Proposed Zoning Enrollment Demand	14.18	6.08
Change in Demand	9.93	4.26

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	2 yard
Proposed Zoning	4 yard
Change in Demand	2 yard

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment do not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning	N/A	
Change in Demand	Trips	Trips
Impact to Capacity	N/A	

12. Name of Owner(s): Martin Prado
Mailing Address: 4366 Pine Ridge Court
City Weston State Florida Zip 33331
Phone # 954-214-7951
E-mail: martin@martinandsons-usa.com

13. Name of Applicant: Franco Prado (son)
Mailing Address: 4581 Weston Road, Suite 154
City Weston State Florida Zip 33331
Phone # 954-536-3186 Fax # _____
E-mail: franco@martinandsons-usa.com

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

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

I certify that: (Check One)

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

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

FP 5/12/23

Applicant's Signature Date

559 NW 70th Way	Florida	33063
Address	State	Zip

954-536-3186		franco@martinandsons-us
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.

Martin Prado	954-214-7951
Property Owner's Name (Please Print)	Phone

4366 Pine Ridge Court	Florida	33331
Address	State	Zip

MMuado 05/12/23

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO who is personally known to me or has produced FL. DL. #P630-565-63-266-0 as iden

AMBertello

Signature of Notary (seal)

Notary Public State of Florida
Ana M Bertello
My Commission HH 320625
Expires 10/10/2026

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

April 1, 2023

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: 1038 South 37th Street Rezoning

Dear Planning Staff,

I am happy to present the City of Fort Pierce with an application for a Zoning Atlas Map Amendment of parcel ID 2417-213-0001-000-7, a 5.28-acre vacant residential property located on South 37th street, north of Whiteway Dairy Road and south of Deberry Road in the City of Fort Pierce. The current Zoning is E-3, Residential single-family—three units per acre, and the Future Land Use is RL, Low Density Residential.

The application would like to rezone the property to R-3, Single-family moderate density zone. A Future Land Use Amendment is not required since the current zoning density (E-3, three units per acre) and proposed future zoning density (R-3, six units per acre) remains within the 6.5 units-per-acre limit for the Low Density Residential RL Future Land Use.

There are several properties within a half mile with the same or greater zoning that is being requested with this application. The parcel is in an area traditionally known for larger estate and ranch style properties which has seen extensive development in recent years, including several Planned Development Communities and Multi-Family housing projects.

We believe the request for this rezoning is true to the intent of the purpose for the proposed zoning district R-3 as evidenced by the very language of the code itself:

> Sec. 125-193. - Single-family moderate density zone (R-3).
>
> (a) *Purpose*. The major purpose of this zoning district is to provide for residential areas with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain nonresidential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.
> …

The need for higher density residential housing in the area will continue to increase, making this request consistent with how the area is developing and in accordance with the comprehensive plan because it does not require an amendment to the Future Land Use.

We look forward to your assistance and response.

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Sincerely,

Franco Prado, President
Martin & Sons Residential Services, Inc.

Martin Prado
4366 Pine Ridge Court
Weston, FL 33331

OWNER CONSENT FORM

Project Name: 1038 South S3th Street
Parcel ID: 2417-213-0001-000-7 Address: 1038 South 37th Street, Fort Pierce, FL 34947

BEFORE ME THIS DAY PERSONALLY APPEARED MARTIN E. PRADO, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Franco Prado 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 12 day of May, 2023, by MARTIN E. PRADO (Name of Person Acknowledging) who is personally known to me or who has produced FL-DL-P630565632660 (type of identification) as identification and who did (did not) take an oath.

Notary Signature

ANA. M. BERTELLO
Printed Name of Notary

Notary Public State of Florida
Ana M Bertello
My Commission HH 320625
Expires 10/10/2026

10-10-26
My commission expires

Owner's Signature

MARTIN E. PRADO
Owner's Name

4366 Pine Ridge Ct.
Street Address

Weston, FL. 33331
City, State, Zip

954-389-0220
Telephone/Email

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5150121 OR BOOK 4945 PAGE 2660, Recorded 02/02/2023 12:24:00 PM Doc Tax: $2205.00

Prepared by
Melinda Endres, an employee of
First American Title Insurance Company
12160 South Shore Blvd, Suite 104
Wellington, Florida 33414
(561)793-9100

Return to: Grantee

File No.: 12663-2767488

WARRANTY DEED

THIS INDENTURE, executed on **January** 25, **2023**, between

Mount Bethel Baptist Church, Inc., a Florida non-profit corporation

whose mailing address is: 901 NW 11th Ave., Fort Lauderdale, FL 33311,
hereinafter called the "grantor", and

Martin Prado, a single man

whose mailing address is: 4366 Pine Ridge Cir, Fort Lauderdale, FL 33331,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **St. Lucie** County, **FL**, to-wit:

The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the North 445 feet and the West 40 feet.

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the South 500 feet and the West 40 feet.

Parcel Identification Number: **2417-213-0001-000/7**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Mount Bethel Baptist Church Inc, a Florida non-profit corporation

By: Clarence E. Glover
Name: Clarence E. Glover
Title: President

Signed, sealed and delivered in our presence:

Rebecca Diaz
Witness Signature

Rebecca Diaz
Print Name

Witness Signature

Susan Hughes
Print Name

State of Washington

County of Pierce

The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☑ online notarization, on 01/25/2023, by **Clarence E. Glover, as President, on behalf of Mount Bethel Baptist Church, Inc., a Florida non-profit corporation**, existing under the laws of the State of **Florida.**

Notary Public

Susan Hughes
(Printed Name)

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/17/2024

My Commission expires: 08/17/2024

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced a valid driver's license

This notarial act involved the use of communication technology

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

Property Identification

Site Address: 1038 S 37th ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-213-0001-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 26432
Map ID: 24/17N
Zoning: Res Sing F

Ownership

Martin Prado

4366 Pine Ridge CT
Weston, FL 33331



Legal Description

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

Current Values

Just/Market Value:	$143,500
Assessed Value:	$101,685
Exemptions:	$0
Taxable Value:	$101,685

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):	5.28
Land Size (SF):	229,996.8

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
Jan 25, 2023	4945 / 2660	0117	WD	Mount Bethel Baptist Church	$315,000
Mar 25, 2008	2954 / 2107	XX01	WD	Tamayo Jose H	$250,000
Dec 29, 2001	1484 / 2248	XX00	WD	Jensen Rolf S	$48,000
May 8, 1991	0738 / 0026	XX00	WD	Edmund M Radke	$35,000
Feb 10, 1989	0624 / 1181	XX01	WD		$40,000
Feb 8, 1989	0624 / 1183	XX01	WD	Edmund M Radke	$40,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Special Features and Yard Items

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

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$143,500
Just/Market:	$143,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$41,815
Assessed:	$101,685
Exemption(s):	$0
Taxable:	$101,685

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.28	North St. Lucie Water Management District	$109.56

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	$143,500	$101,685	$0	$101,685

2021	$104,100	$92,441	$0	$92,441
2020	$104,100	$84,038	$0	$84,038
2019	$104,100	$76,399	$0	$76,399

Permits

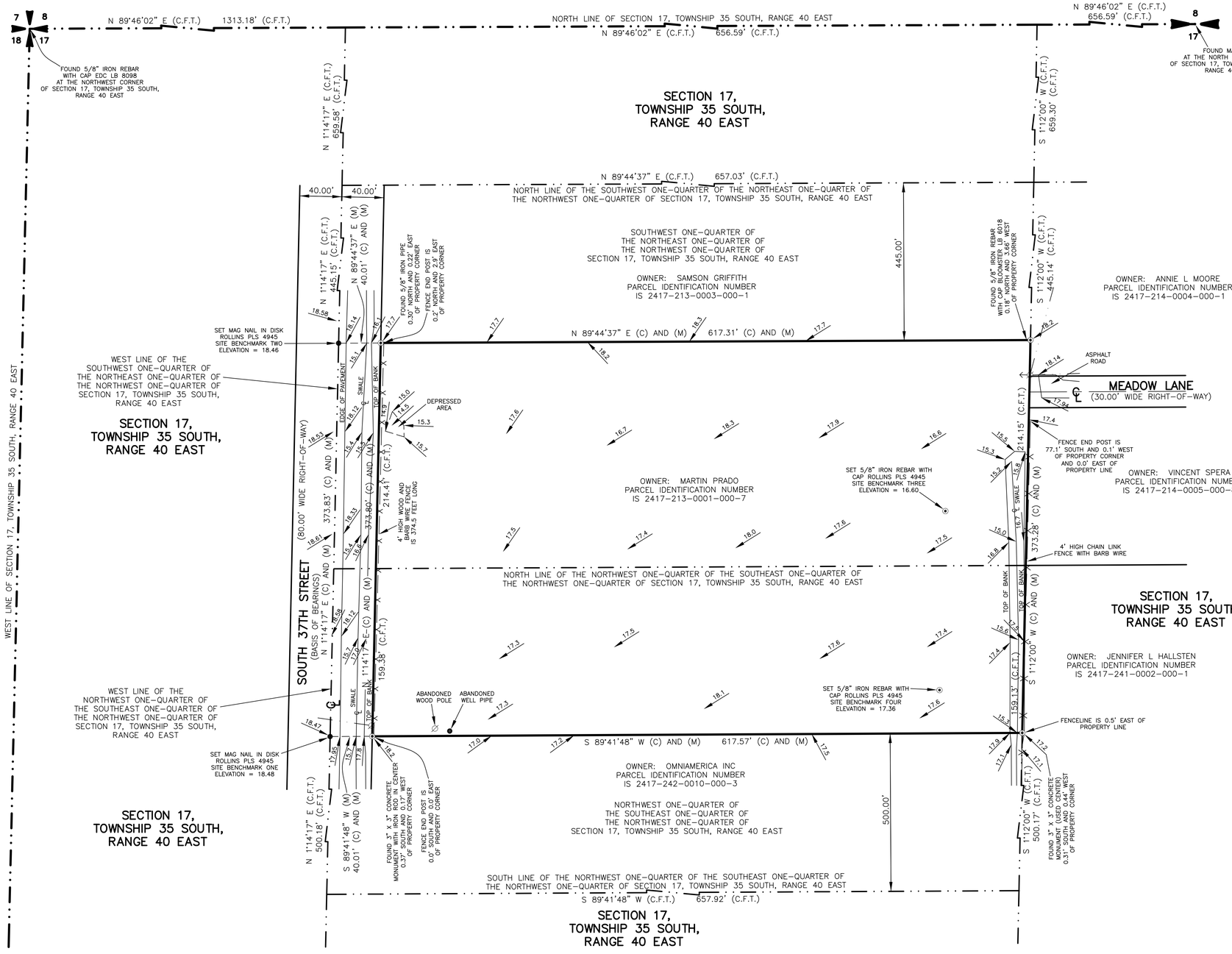
Number	Issue Date	Description	Amount	Fee

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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ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
(C.F.T.) = CALCULATED FROM TRAVERSE
℄ = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.S. = CONSTRUCTION LAYOUT SURVEY
E/P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
E.F.B. = ELECTRONIC FIELD BOOK
EL. = ELEVATION
FIRM = FLOOD INSURANCE RATE MAPS
FND. = FOUND
(L.D.) = LEGAL DESCRIPTION
(M) = MEASURED
N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929.
N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.
N.T.S. = NOT TO SCALE
O/S = OFFSET
P.C.P. = PERMANENT CONTROL POINT
(P) = PLAT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
(R) = RECORD
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
S/W = SIDEWALK
T.O.S. = TOE OF SLOPE
T.O.B. = TOP OF BANK

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE: THE BEARINGS ARE REFERENCED ON THE CENTERLINE OF SOUTH 37TH STREET AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 01°14'17" EAST

NOTE: ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ADDRESS OF SUBJECT PROPERTY:
1038 SOUTH 37TH STREET, FORT PIERCE, FLORIDA

BENCHMARK REFERENCE:
FOUND SAINT LUCIE COUNTY 1999 VERTICAL CONTROL DISK "MATT" IN CONCRETE 75 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD ON HARTMAN ROAD, 28 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD, 55 FEET PLUS OR MINUS SOUTH OF A WOOD UTILITY POLE.
ELEVATION = 15.125 US SURVEY FEET
VERTICAL DATUM N.A.V.D. OF 1988

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 10.0

FLOOD ELEVATION INFORMATION
MAP NUMBER 12111C0178 J DATE OF FIRM FEB. 16, 2012
COMMUNITY NUMBER 120285 PANEL 0178
FIRM ZONE X SUFFIX J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.

LEGEND:
- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- • = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ◎ = MANHOLE (M.H.)
- ▤ = CATCH BASIN (C.B.)
- ✦ = FIRE HYDRANT (F.H.)
- ▭ = WATER METER (W.M.)
- ⌀ = WOOD POWER POLE (WD. P.P.)
- ⊠ = CONCRETE POWER POLE (CONC. P.P.)
- → = ANCHOR AND GUY WIRE
- -·-·- = OVERHEAD WIRES
- ⏦ = NOT TO SCALE
- —×— = FENCELINE

NOTES:
1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT--OF--WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

TRACT SQUARE FOOTAGE: 5.293± ACRES

SCALE: 1" = 50'

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT:
CERTIFY TO:
1) FRANCO PRADO

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

PLOT DATE AND TIME: 05/04/2023 8:00 AM EST

DATE OF LAST FIELD WORK: 05/03/2023

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS DATE OF SIGNATURE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4945

JOB NUMBER: RR230407

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

REQUEST

On behalf of the Applicant, Franco Prado is requesting the following:

Zoning Atlas Map Amendment: *A Zoning Atlas Map Amendment from Single-Family Residential E-3 to Single-family Moderate Density Zone R-3.*

LEGAL DESCRIPTION:

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

SITE CHARACTERISTICS

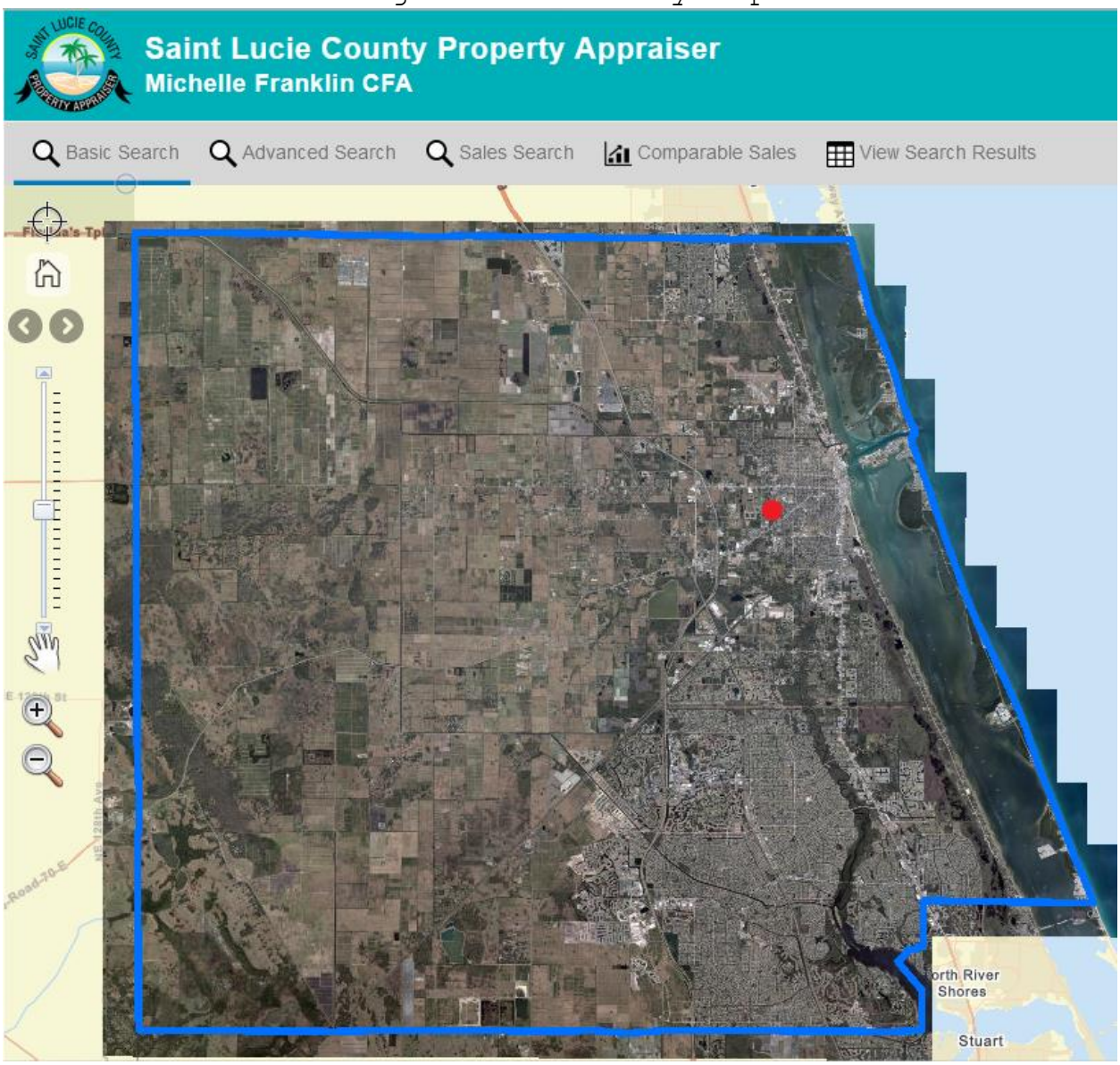
The subject property is located within the City of Fort Pierce, Florida. The address of the property is 1038 South 37th Street, and the parcel ID is 2417-213-0001-000-7. The property is located north of Whiteway Dairy Road and south of Deberry Road. The property currently has a zoning designation of Residential Single-Family – three units per acre(E-3).

The parcel lies within the jurisdiction of FPUA for water, sewer, and gas. Power is provided by FPL, and internet/communication services by AT&T. Currently, the property is vacant and undeveloped. It does not contain any historical or cultural resources. No structures or improvements are present on the property.

Figure 1 – County map
Figure 2 – Vicinity map
Figure 3 – Aerial of subject property
Figure 4 – Fort Pierce Zoning Map
Figure 5 – Fort Pierce Future Land Use Map

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Figure 1 – County Map



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Figure 2 – Vicinity Map

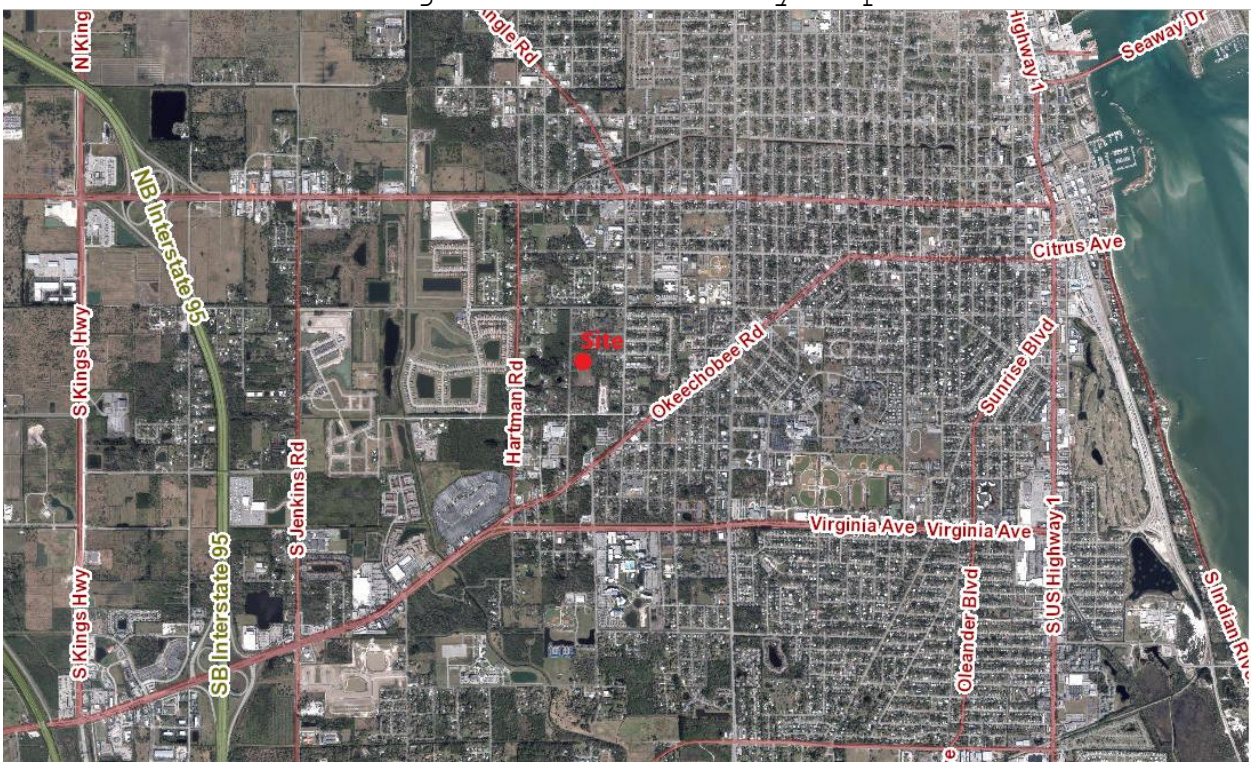
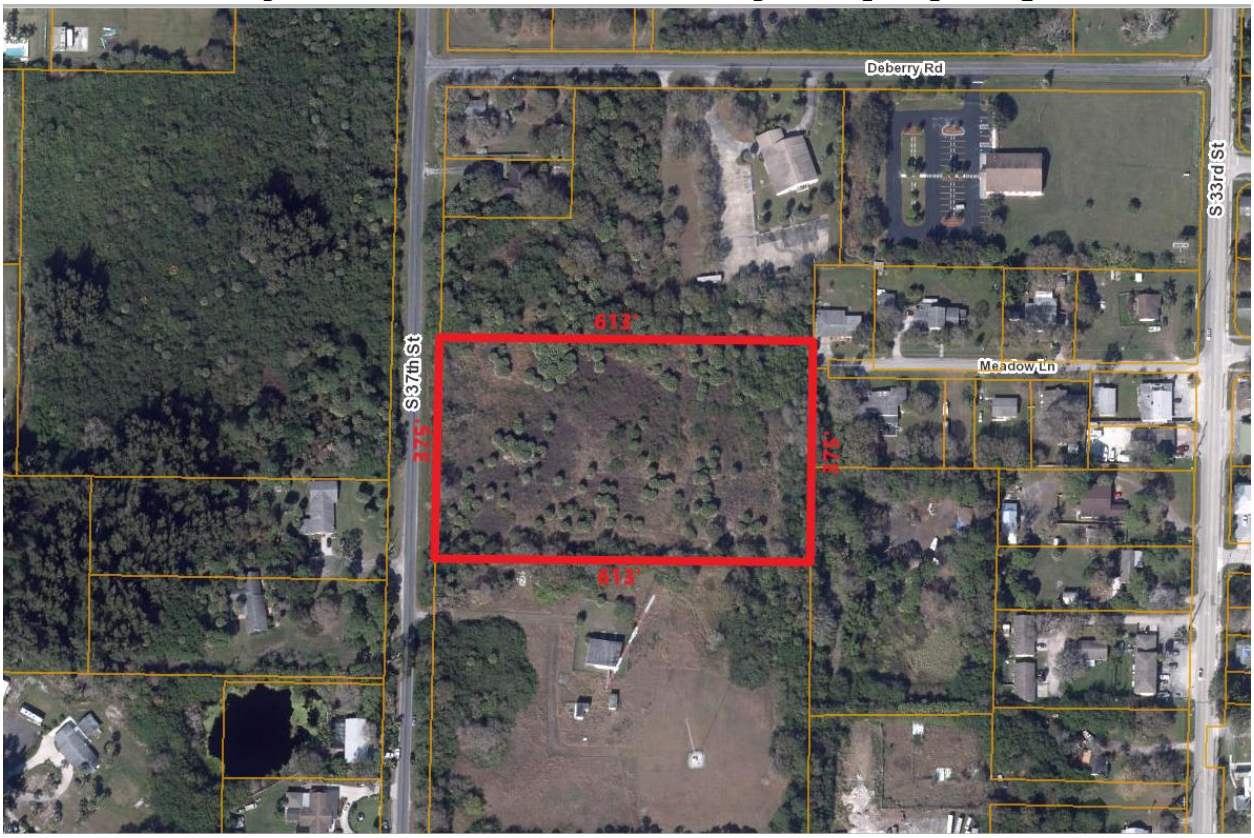


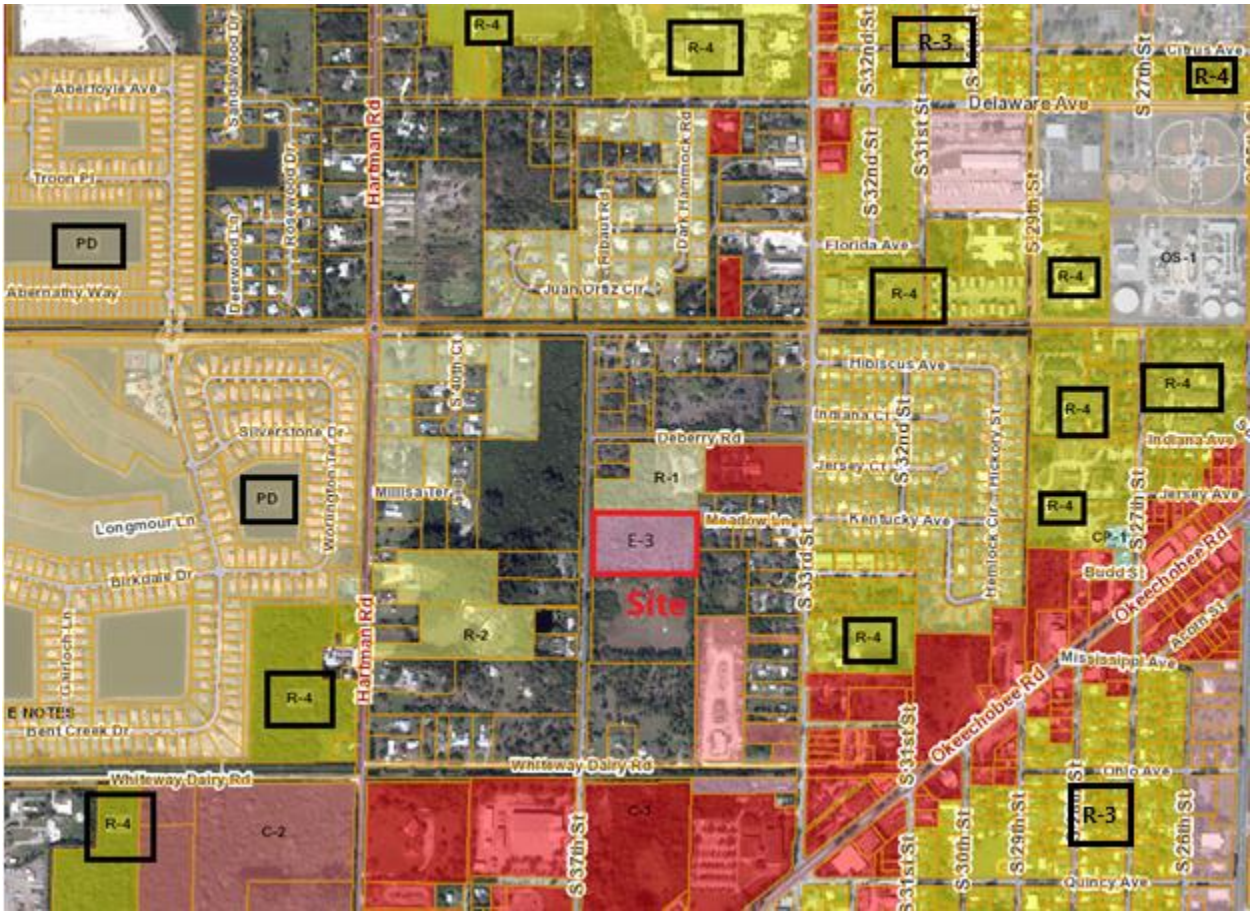
Figure 3 – Aerial of subject property



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Figure 4 indicates existing land uses with the same or greater proposed Fort Pierce zoning within a half mile from subject property (identified in black rectangles).

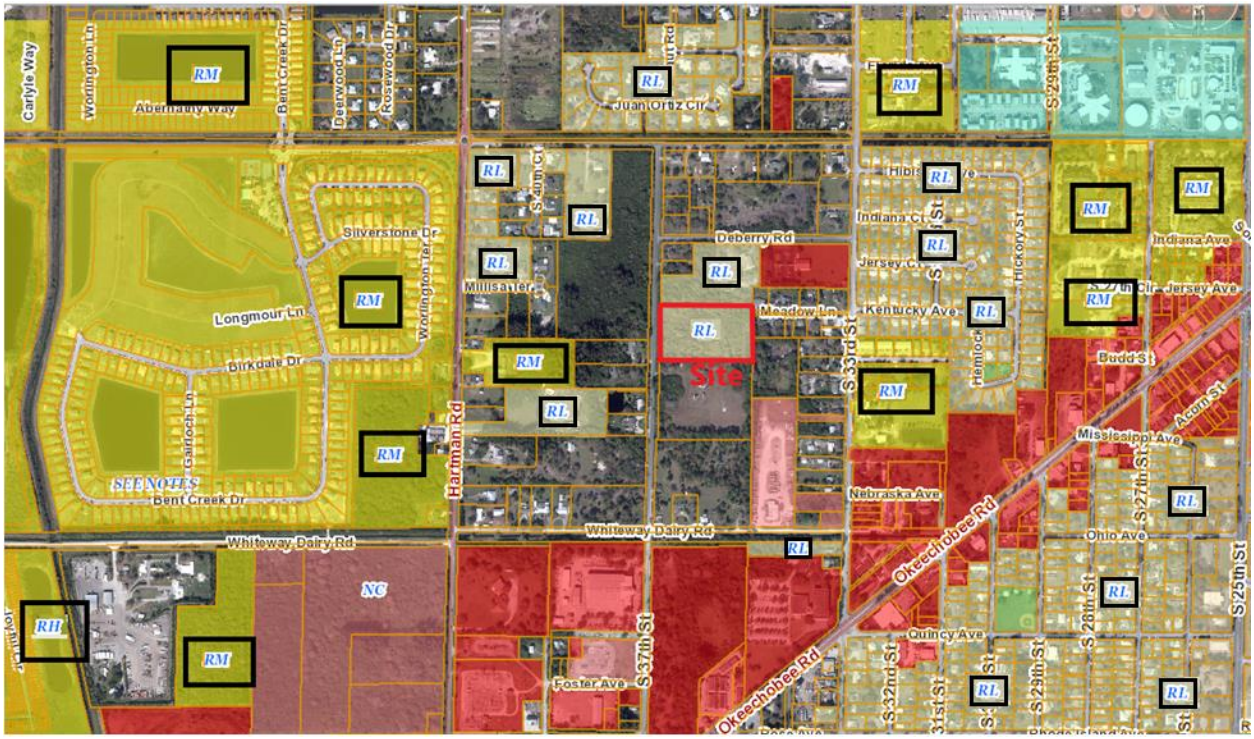
Figure 4 – Fort Pierce Zoning Map



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Figure 5 indicates future land use designations with same or greater proposed Fort Pierce future land use within a half mile from subject property (identified in black rectangles).

Figure 5 – Future Land Use Map



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Weston, FL 33331
Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

ENVIRONMENTAL STUDY

Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

The Environmental Impact Report (EIR) must be provided with a development order (minor or major site plan).

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Project Name: 1038 South 37th Street
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TRANSPORTATION DEMAND ANALYSIS

As they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (LOS change, newly generated AADT and AM/PM Peak Hours Trips volumes, etc.) as well as the data necessary to verify that the design criteria have been met (street widths and right-of-way design standards, traffic control device implementation and placement, etc.).

Any future development order (minor or major site plan) will be accompanied with a transportation demand analysis.

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Project Name: 1038 South 37th Street
Date: 04/01/2023

DRAINAGE ANALYSIS

Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify that the design criteria have been met (roadway elevation, site perimeter elevations, building floor elevations and similar).

Any future development order (minor or major site plan) will be accompanied with a drainage analysis.

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Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

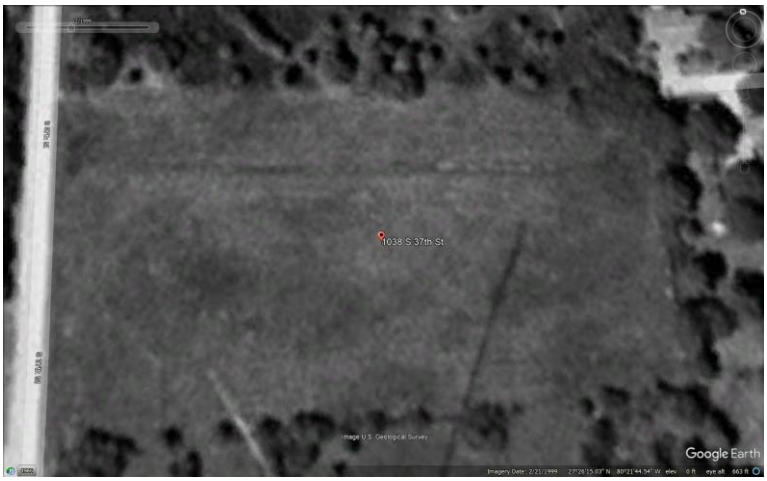
SATELLITE IMAGERY HISTORY

The property has been vacant since data is available.

03/17/1994



02/21/1999



12/31/2003



11/30/2005



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Tel: 954-389-0220

02/28/2006



05/07/2007



02/28/2009



12/14/2010



04/23/2012



08/06/2013



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12/09/2014



01/23/2016



01/23/2017



02/22/2020



01/14/2022



11/11/2022



Technical Review Committee **1. b.**

Meeting Date: 06/15/2023

REQUESTED ACTION

Conditional Use - Lucky 7 Arcade - 1702 Delaware Avenue

SUMMARY

Project #: 23-04000003

In accordance with Sections 125-187,125-237, 125-325, and 125-314 of the City Code, the applicant is requesting the review and approval of a Conditional Use with No New Construction and Design Review to operate a 5,898 sq ft Amusement Arcade Center with 50 arcade machines. The approximately 1.28 acres property is located just northwest of Delaware Avenue and S. 17 th Street. The subject site is surrounded by commercial uses to the south and east and residential uses to the north, east, and west. The building where the proposed use will be located was formerly a restaurant and bar. The property has a Future Land Use of General Commercial (GC) and is zoned General Commercial Zone (C-3).

The proposed Arcade Amusement Center is specifically dedicated for the amusement of adults. The project's floor plan will consist of a cashier front desk area, (2) seating areas, (3) storage areas, (4) restrooms, and 50 arcade machines stations. Hours of operation will be Sunday through Saturday from 8am-12am. There will be 5-10 staff members present at all times. A proposed restaurant with a separate entrance will share the same building and parking lot. This proposed restaurant will not serve alcohol.

Please review and provide comments at least two days before the meeting date. Please send all comments to vgilmore@cityoffortperce.com , raltizer@cityoffortpierce.com , and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3741.

LOCATION

1702 Delaware Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director
Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 06/01/2023 02:27 PM
Final Approval Date: 06/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
1702 Delaware Ave Fort Pierce FL 34950

Parcel ID #(s)
2409-314-0027-000-0

Project description
Arcade

Site Information

Building Size: 7,698 Parking Spaces: 56

Alvaro Campuzano
Property Owner(s)

184 U Vista Ct
Street Address

Fort Pierce FL 34947
City State Zip

(954) 410-2279
Phone Number

Alcampu43@gmail.com
Email Address

Lucky 7 Arcade Inc.
Applicant/Representative, Title, Company

1702 Delaware Ave
Street Address

Fort Pierce FL 34950
City State Zip

(772) 708-1028
Phone Number

Shreiteh88@gmail.com
Email Address

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

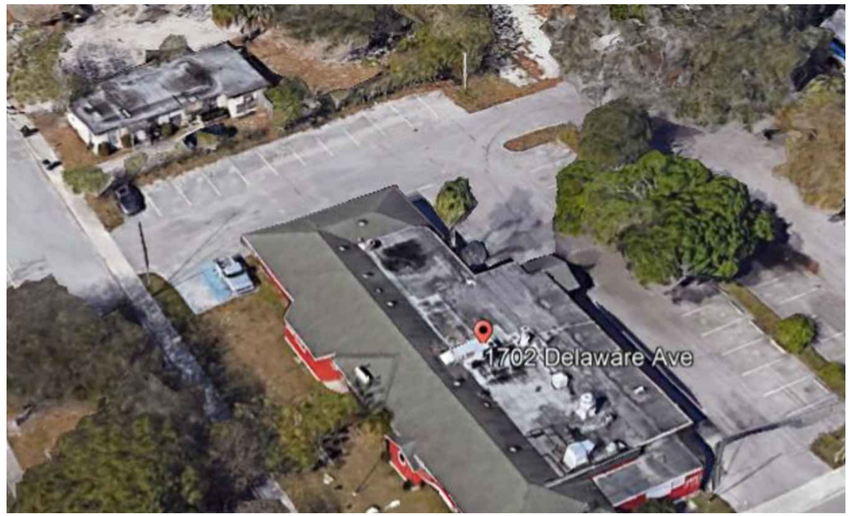
Alvaro Campuzano
Property Owner(s) Signature(s)

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

PROPOSED ARCADE/RESTAURANT

1702 DELAWARE AVE

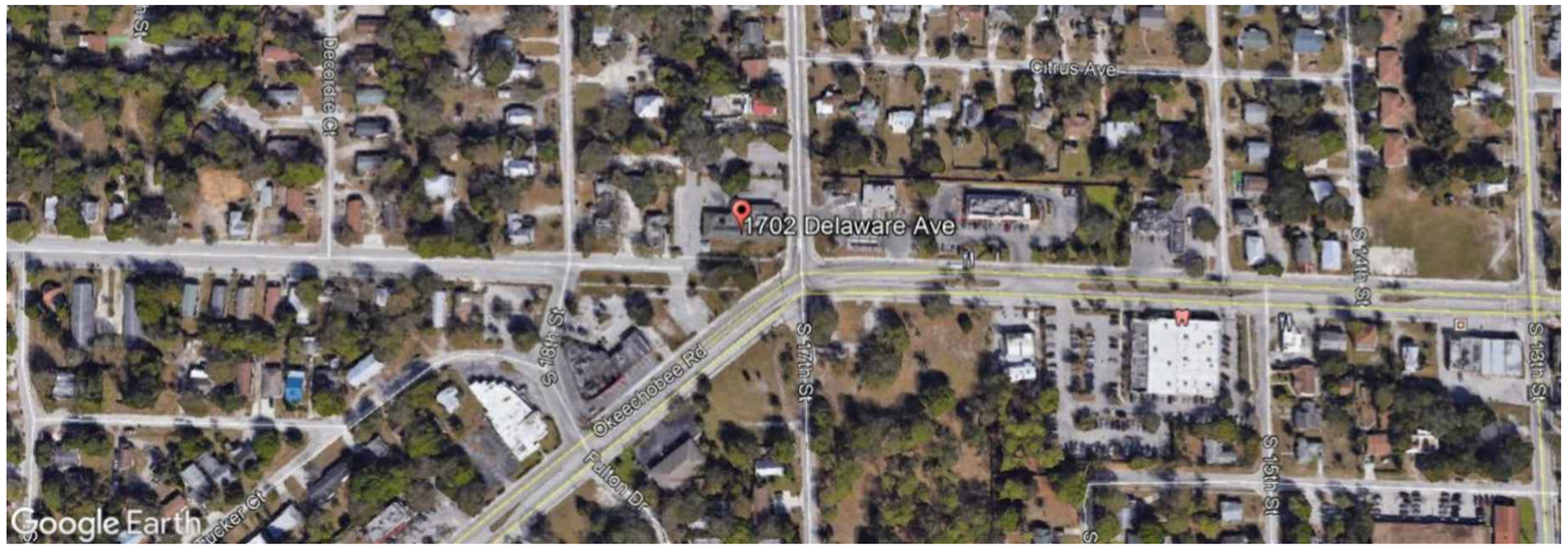
FORT PIERCE, FLORIDA 34950



AERIAL SITE
(N.T.S.)



GOOGLE ELEVATION
(N.T.S.)



AERIAL LOCATION MAP
(N.T.S.)

DESIGNENGINEERING LLC.

D W
A C

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADITIONS 2014
MECH,ELECT,PLUMB,ENERGY, ACCESSIBILITY,LIFE SAFETY AND FIRE CODE
UNPROTECTED CONSTRUCTION 180MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE
MEETS OR EXCEEDS RESISTANCE AND CURRENT FBC.

DATES
DRAWN BY
FR
WG
SCALE
AS SHOWN

CONSULTING ENGINEERS
WAYNE GANDY, P.E. 33134
5923 FOREST CITY RD.
ORLANDO, FL. 32810
Phone: (203) 514-4221

PROPOSED ARCADE / RESTAURANT
1702 DELAWARE AVE
FORT PIERCE, FLORIDA 34950

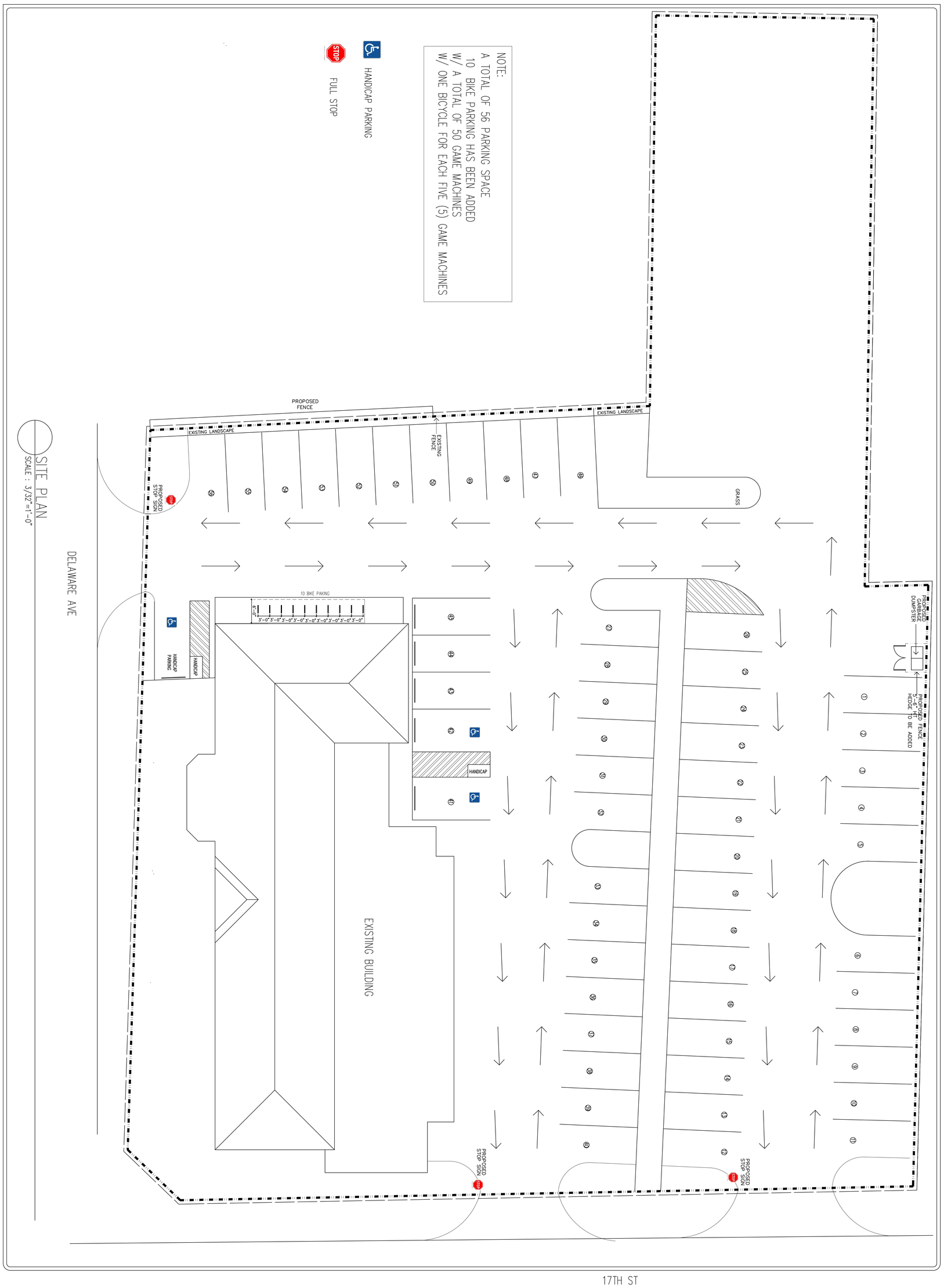
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Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors must check and verify all dimensions on the job before fabrication or erection begins. Any discrepancies must be notified of any variation from the dimensions and conditions shown by these drawings.

Fine Engineering Design
720 S.O.B.T. ORLANDO, FL . 32805
Ph. 203-514-4221 Fax. 772-201-2850
E-MAIL : DESIGNENGINEERING7@GMAIL.COM

SHEET NO
A-1
OF__SHEETS

WAYNE GANDY
LICENSE
NO. 33134
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



DESIGNENGINEERING LLC.

D W
A C

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADITIONS 2014 MECH,ELECT,PLUMB,ENERGY,ACCESSIBILTY,LIFE SAFETY AND,FIRE CODE
UNPROTECTED CONSTRUCTION 160MPH WIND SPEED.2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE MEETS OR EXCEED RESISTANCE AND CURRENT FBC.

DATES:	DRAWN BY
	FR
	WG

SCALE
AS SHOWN

CONSULTING ENGINEERS
WAYNE GANDY, P.E.33134
5923 FOREST CITY RD.
ORLANDO, FL . 32810
Phone: (203) 514-4221

PROPOSED ARCADE / RESTAURANT
1702 DELAWARE AVE
FORT PIERCE, FLORIDA 34950

WAYNE GANDY LICENSE NO. 33134 STATE OF FLORIDA REGISTERED ENGINEER

SHEET NO
A-2
OF _ SHEETS

Fine Engineering Design
720 S.O.B.T. ORLANDO, FL . 32805
Ph. 203-514-4221 Fax. 772-201-2850
E-MAIL : DESIGNENGINEERING7@GMAIL.COM

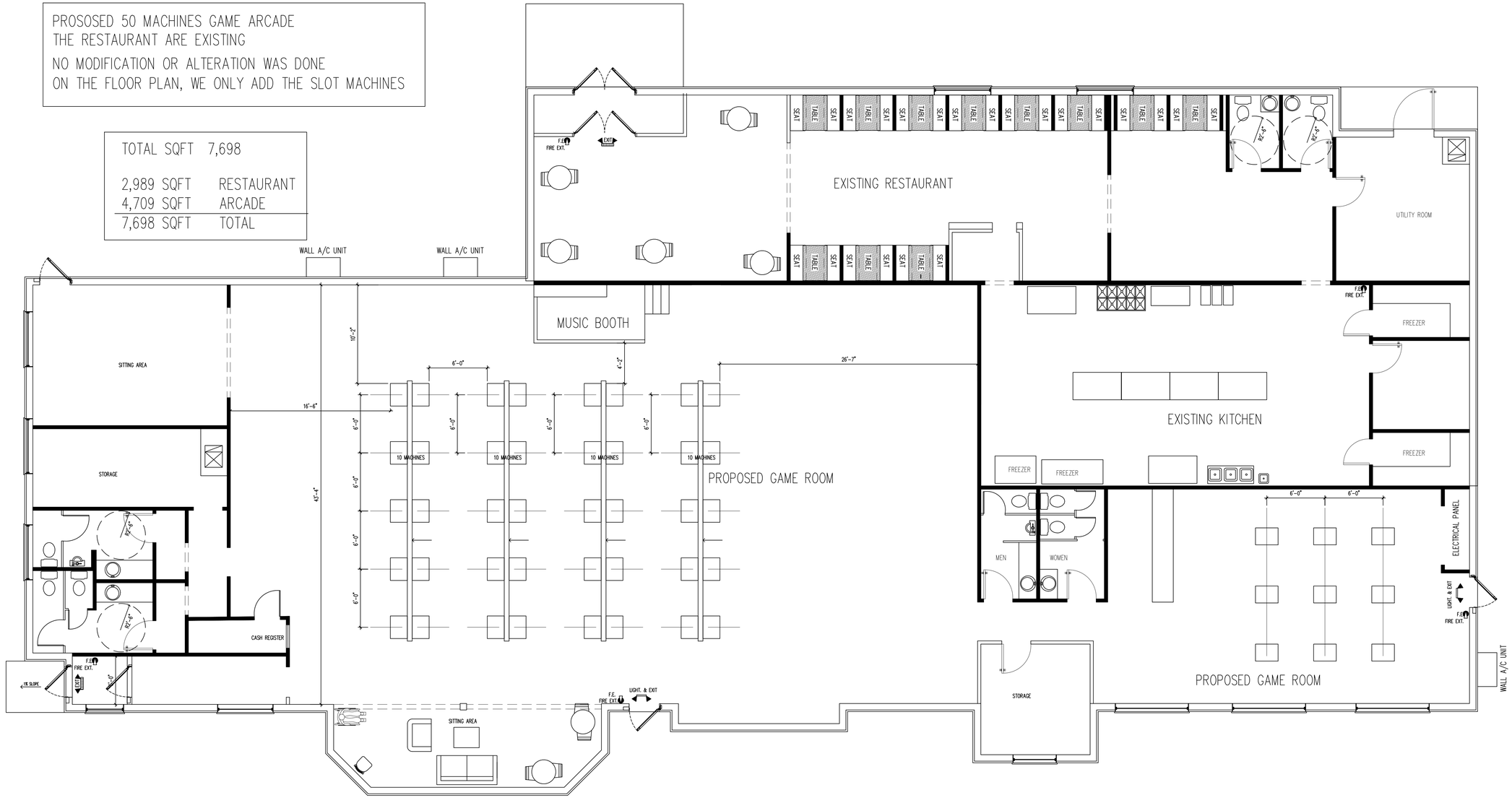
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Written Dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variation from the dimensions and conditions shown by these drawings.

NOTE: AS BUILT FLOOR PLAN

PROSOSED 50 MACHINES GAME ARCADE
THE RESTAURANT ARE EXISTING
NO MODIFICATION OR ALTERATION WAS DONE
ON THE FLOOR PLAN, WE ONLY ADD THE SLOT MACHINES

TOTAL SQFT	7,698
2,989 SQFT	RESTAURANT
4,709 SQFT	ARCADE
7,698 SQFT	TOTAL



FLOOR PLAN

SCALE : 3/16"=1'-0"

ENGINEERING NOTES:ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADITIONS 2014
IMPACT PROTECTION REQUIRED FOR OPENINGS IN LARGE MISSILE ZONE PER FBC R301.2.1.2 AND FIRE CODE
MEETS OR EXCEED RESISTANCE AND CURRENT FBC. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE

DATES: DRAWN BY: FR

SCALE: AS SHOWN

PROPOSED ARCADE / RESTAURANT
1702 DELAWARE AVE
FORT PIERCE, FLORIDA 34950

CONSULTING ENGINEERS
WAYNE GANDY, P.E 33134
5923 FOREST CITY RD.
ORLANDO, FL. 32810
Phone: (239) 514-4221

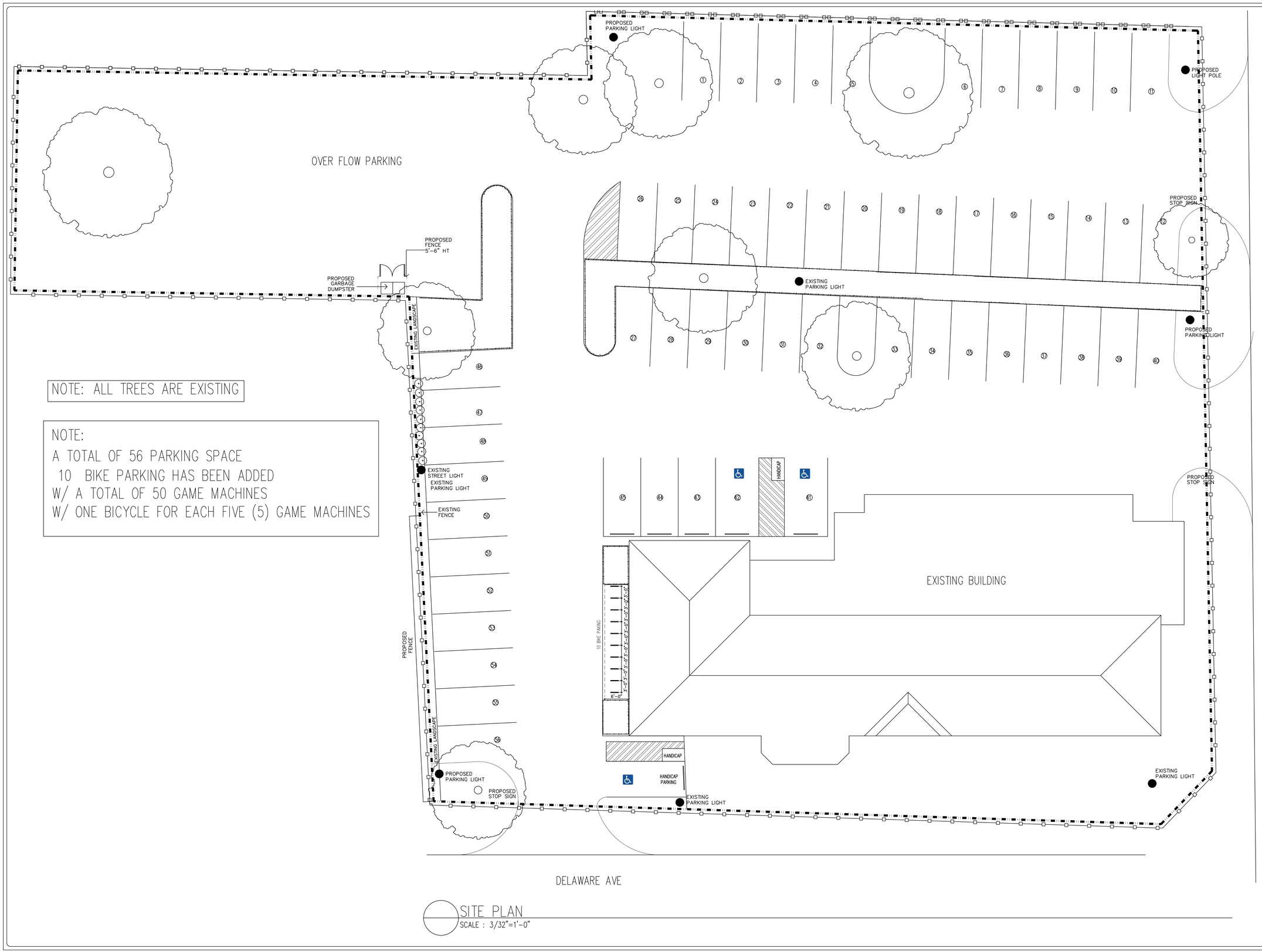
Notice: Drawings as in these drawings are the property of the engineer. Drawings are not to be used by any person or firm on any other work, and are not to be changed, except by agreement with the engineer. Visual contact with these drawings shall constitute acceptance of these restrictions.

DESIGNENGINEERING LLC.

Fine Engineering Design
720 S.O.B.T. ORLANDO, FL . 32805
Ph. 203-514-4221 Fax. 772-201-2850
E-MAIL : DESIGNENGINEERING7@GMAIL.COM

SHEET NO
A-3
OF__SHEETS

WAYNE GANDY
LICENSE
NO. 33134
STATE OF FLORIDA
PROFESSIONAL ENGINEER



NOTE: ALL TREES ARE EXISTING

NOTE:
A TOTAL OF 56 PARKING SPACE
10 BIKE PARKING HAS BEEN ADDED
W/ A TOTAL OF 50 GAME MACHINES
W/ ONE BICYCLE FOR EACH FIVE (5) GAME MACHINES

SITE PLAN
SCALE : 3/32"=1'-0"

PROPOSED ARCADE / RESTAURANT
1702 DELAWARE AVE
FORT PIERCE, FLORIDA 34950

SHEET NO
A-2
OF__SHEETS

Z = Luminaire Mounting Height

Expanded Luminaire Location Summary		
LumNo	Label	Z
1	C-2	17
2	C-2	17
3	C-2	17
4	C-2	17
5	C-2	17
6	C-2	17
7	C-2	17
8	C-2	17
9	C-2	17
10	C-2	17
11	D-2	17
12	C-2	17
13	D-2	17
14	D-2	17
Total Quantity: 14		

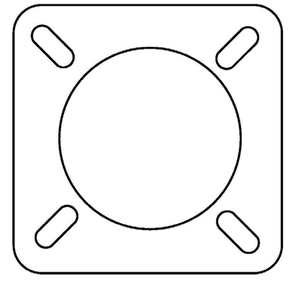
Luminaire Schedule									
Symbol	Qty	Label	Description	Lum. Watts	Arm	Arrangement	BUG Rating	Tag	Filename
	11	C-2	SEPA275	60	2	SINGLE	B1-U0-G2	4	VP-S-36L-80-4K7
	3	D-2	SEPA275	60	2	SINGLE	B1-U0-G2	2-BC	VP-S-36L-80-4K7

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking_Top	Illuminance	Fc	2.03	4.7	0.5	4.06	9.40

Project Fixtures



Important Note:
Bolt Down Poles Require
Special Foundation Orientation
As Shown Below



SOUTH

The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.
Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or redirecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered completely empty unless noted otherwise above. Unless specifically stated otherwise, predicted foot candles are not a recommendation of lighting levels.
Solar Electric Power Company (SEPCO) assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report, or someone designated by recipient, must verify that lighting fixtures physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

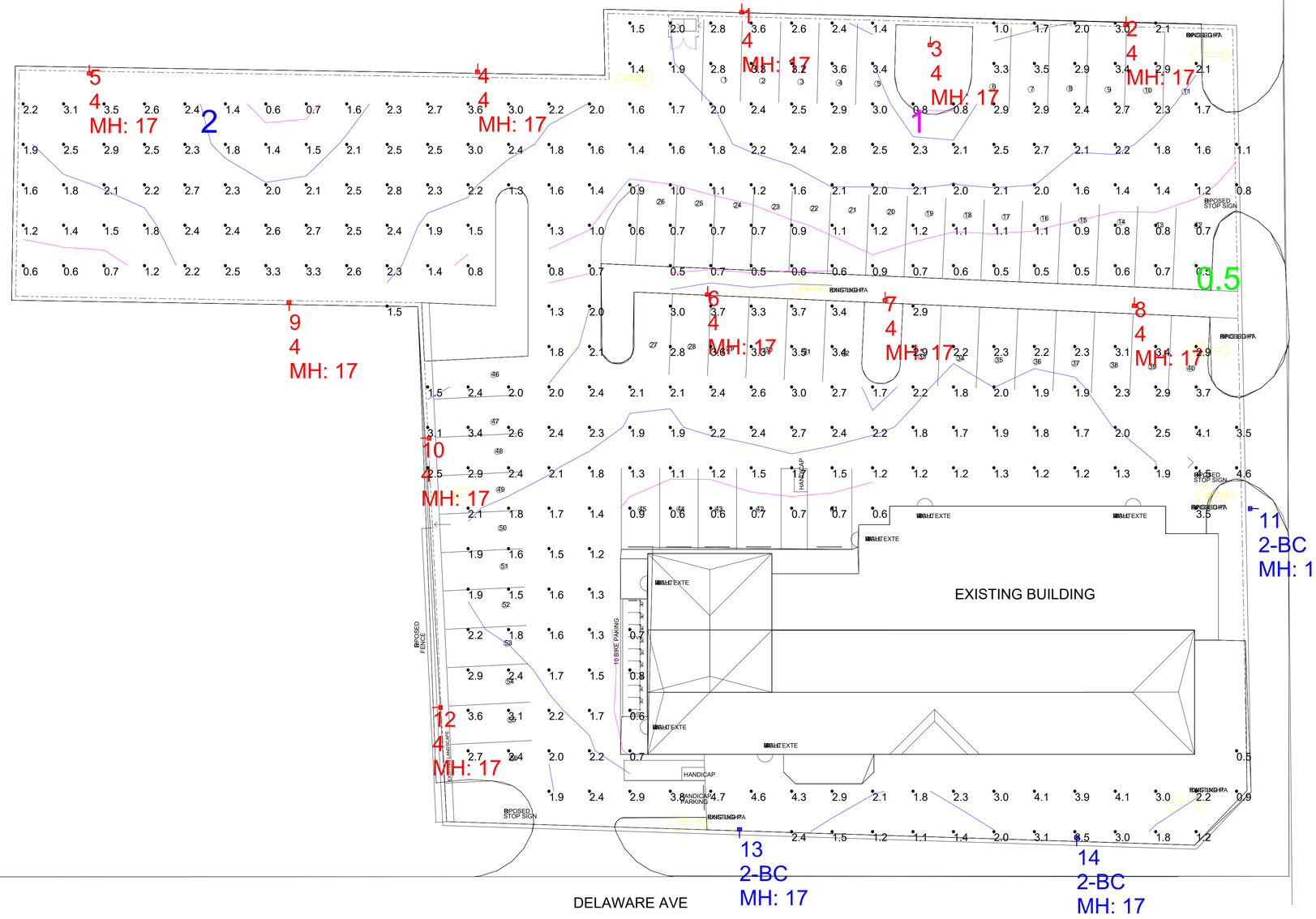
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FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN CONSENT OF
SOLAR ELECTRIC POWER COMPANY

1521 SE Palm Court, Stuart, FL 34994
p (772) 220-6615 f (772) 220-8616

#	Date	Comments
Revisions		

Drawn By: Bud Straszewski
Checked By:
Date:12/21/2020
Scale:

1702 Delaware Ave



Model Layout with 10 X 10 Calculation Grid

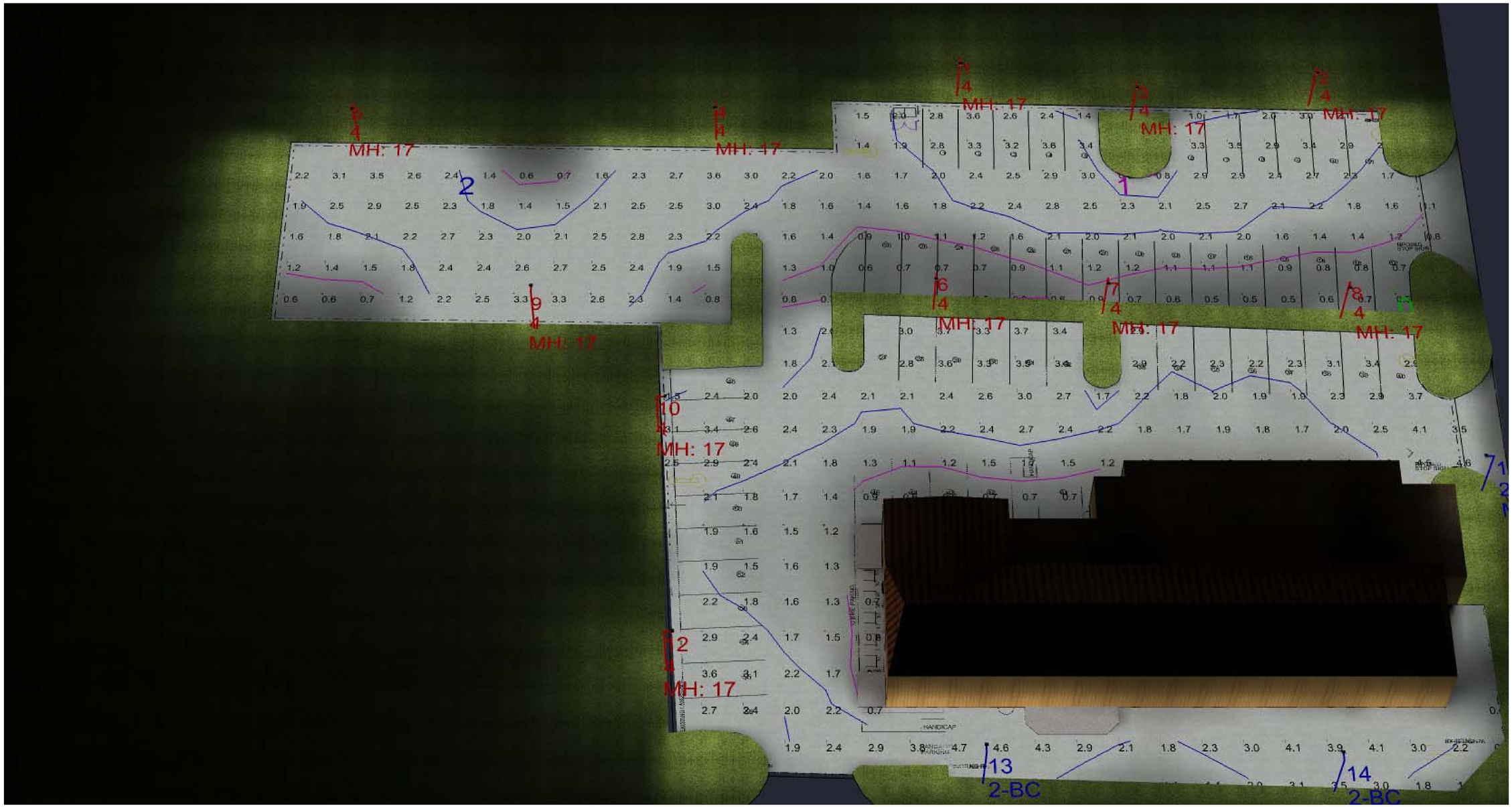
1521 SE Palm Court, Stuart, FL 34994
p (772) 220-6615 f (772) 220-8616

#	Date	Comments

Revisions

Drawn By: Bud Straszewski
Checked By:
Date:12/21/2020
Scale:

1702 Delaware Ave



Rendering

1521 SE Palm Court, Stuart, FL 34994
p (772) 220-6615 f (772) 220-6616

#	Date	Comments

Revisions

Drawn By: Bud Straszewski
Checked By:
Date:12/21/2020
Scale:

1702 Delaware Ave

Technical Review Committee **1. c.**

Meeting Date: 06/15/2023

REQUESTED ACTION

Site Plan - FPUA S. 5th Street Parking Lot - 2410-701-0072-010-5

SUMMARY

Project #: 23-07000015

The Ft. Pierce Utilities Authority proposes to construct a new 7,000 sq ft parking lot for use by FPUA employees at the existing FPUA Service Center at 500 Boston Avenue, in the City of Ft. Pierce. This parking lot will be located on property that is owned by the City of Fort Pierce and is subject to use assignment to the FPUA.

Please review and provide comments at least two days before the meeting date. Please send all comments to vgilmore@cityoffortperce.com, kcharles@cityoffortpierce.com, and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3741.

LOCATION

2410-701-0072-010-5 (The northeast corner of S. 5th Street and Boston Avenue)

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director
Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 06/01/2023 01:56 PM
Final Approval Date: 06/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
MAY 22 2023
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property Information

Property address or Location: address to be assigned - east side of So. 5th Street, 125 ft north of Boston Ave.

Parcel ID #(s): 2410-701-0072-010-5

Project description: construction of new surface parking facility for the FPUA Service Center at 500 Boston Ave.

Application Type

☐Site Plan ☐Conditional Use w/New Construction ☐Conceptual Development Plan

☐Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 7,000 sf Site Acreage: .16

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

City of Ft. Pierce	Culpepper & Terpening, Inc. (attn Tom Degrace)
Property Owner(s)	**Applicant/Representative, Title, Company**
P.O. Box 3191	2980 South 25th Street
Street Address	Street Address
Ft. Pierce Fl 34948	Ft. Pierce Fl. 34981
City State Zip	City State Zip
	772-464-3537
Phone Number	Phone Number
	tdegrace@ct-eng.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)
- [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)
- [ ] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [ ] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5074592 OR BOOK 4863 PAGE 1690, Recorded 07/25/2022 03:04:20 PM Doc Tax: $110.60

Prepared by and return to:
Frank H Fee, III
Attorney at Law
Fee & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: **HEMMINGWAY FPUA**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of **July, 2022** between **Paul H. Hemingway and Laurel Mae Hemingway, husband and wife** whose post office address is **225 South US Highway 1, Fort Pierce, FL 34950**, grantor, and **City of Fort Pierce fbo Fort Pierce Utilities Authority** whose post office address is **P. O. Box 3191, Fort Pierce, FL 34948**, 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:

Lot 7, Block 7, CARLTON'S ADDITION TO FORT PIERCE, according to the plat thereof as recorded in Plat Book 1, Pages 167 and 168, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2410-701-0072-010/5

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.

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, 2021**.

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: Lisa L. Bolton

Witness Name: Hope R Potter

Witness Name: Lisa L. Bolton

Witness Name: Hope R. Potter

(Seal)
Paul H. Hemingway

(Seal)
Laurel Mae Hemingway

State of Florida
County of Saint Lucie

The foregoing instrument was Acknowledged before me by means of [X] physical presence or [_] online notarization, this 22 day of July, 2022 by Paul H. Hemingway and Laurel Mae Hemingway, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

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

Property Identification

Site Address: S 5th ST	Parcel ID: 2410-701-0072-010-5	Account #: 154530	Sec/Town/Range: 10/35S/40E
		Map ID: 24/10S	Zoning: General Co
Use Type: 1000	Jurisdiction: Fort Pierce		

Ownership

Fort Pierce City of
PO Box 3191
Fort Pierce, FL 34948

Legal Description

CARLTON`S ADDN BLK 7 LOT 7 AS SHOWN ON RR R/W MAP (MAP 24/10E)

Current Values

Just/Market:	$33,800	Assessed:	$17,380	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$17,380	2022	$33,800	$17,380	$0	$17,380
				2021	$15,800	$15,800	$0	$15,800
				2020	$15,800	$15,800	$0	$15,800

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-22-2022	4863 / 1690	0118	WD	Hemingway Paul H	$15,800
09-23-2003	1808 / 2829	XX01	WD	Ft Pierce City Of	$88,000
09-17-2003	1808 / 2847	XX01	QC	United States Of America,	$100

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	7,000
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

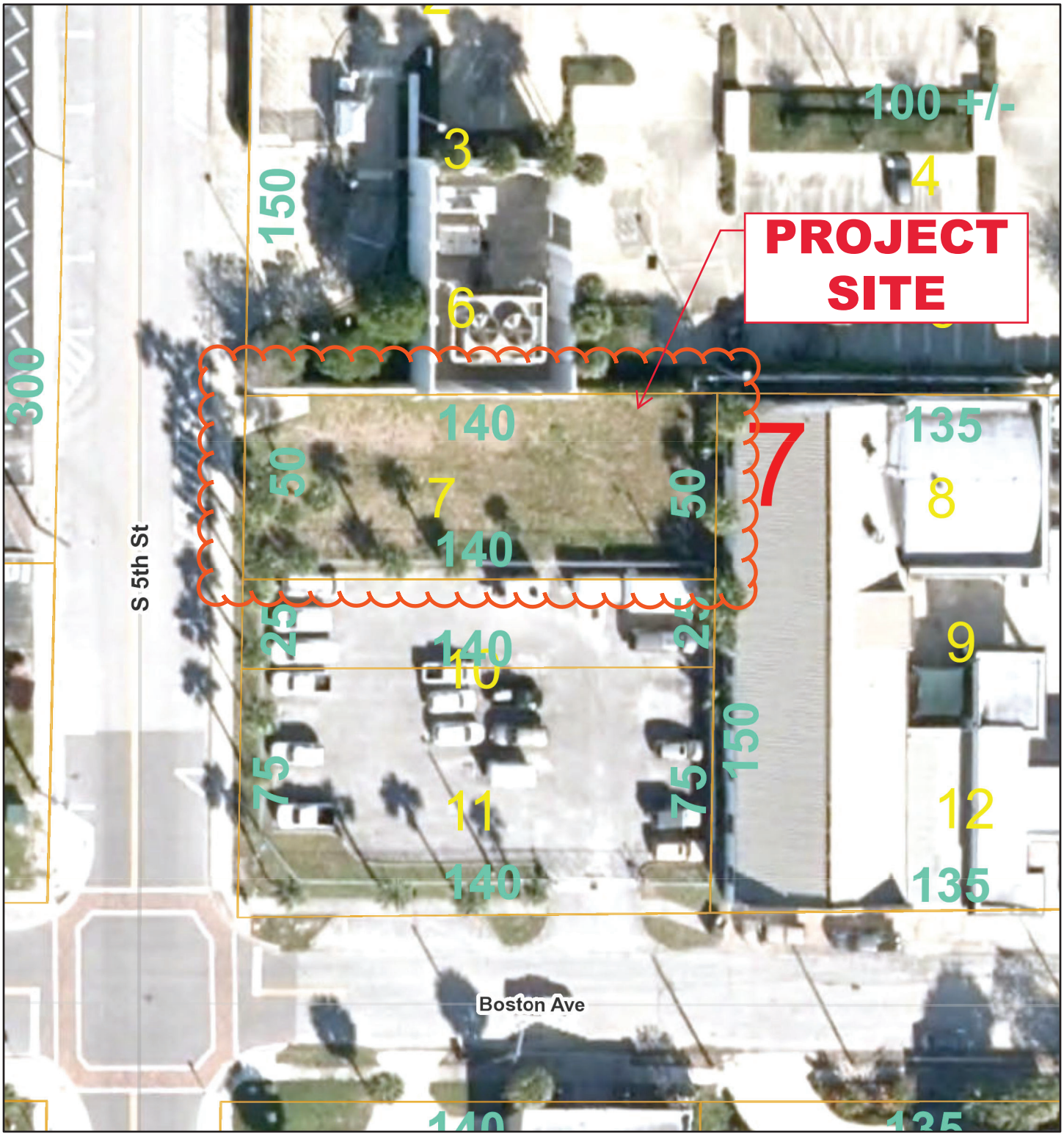
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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PROJECT DESCRIPTION

FPUA PARKING LOT (BOSTON AVE.)

The Ft. Pierce Utilities Authority proposes to construct a new parking lot for use by FPUA employees at the existing FPUA Service Center at 500 Boston Avenue, in the City of Ft. Pierce. This parking lot will be located on property that is owned by the City of ft. pierce and is subject to use assignment to the FPUA.

FPUA Boston Ave Parking Lot



4/27/2023

1:564

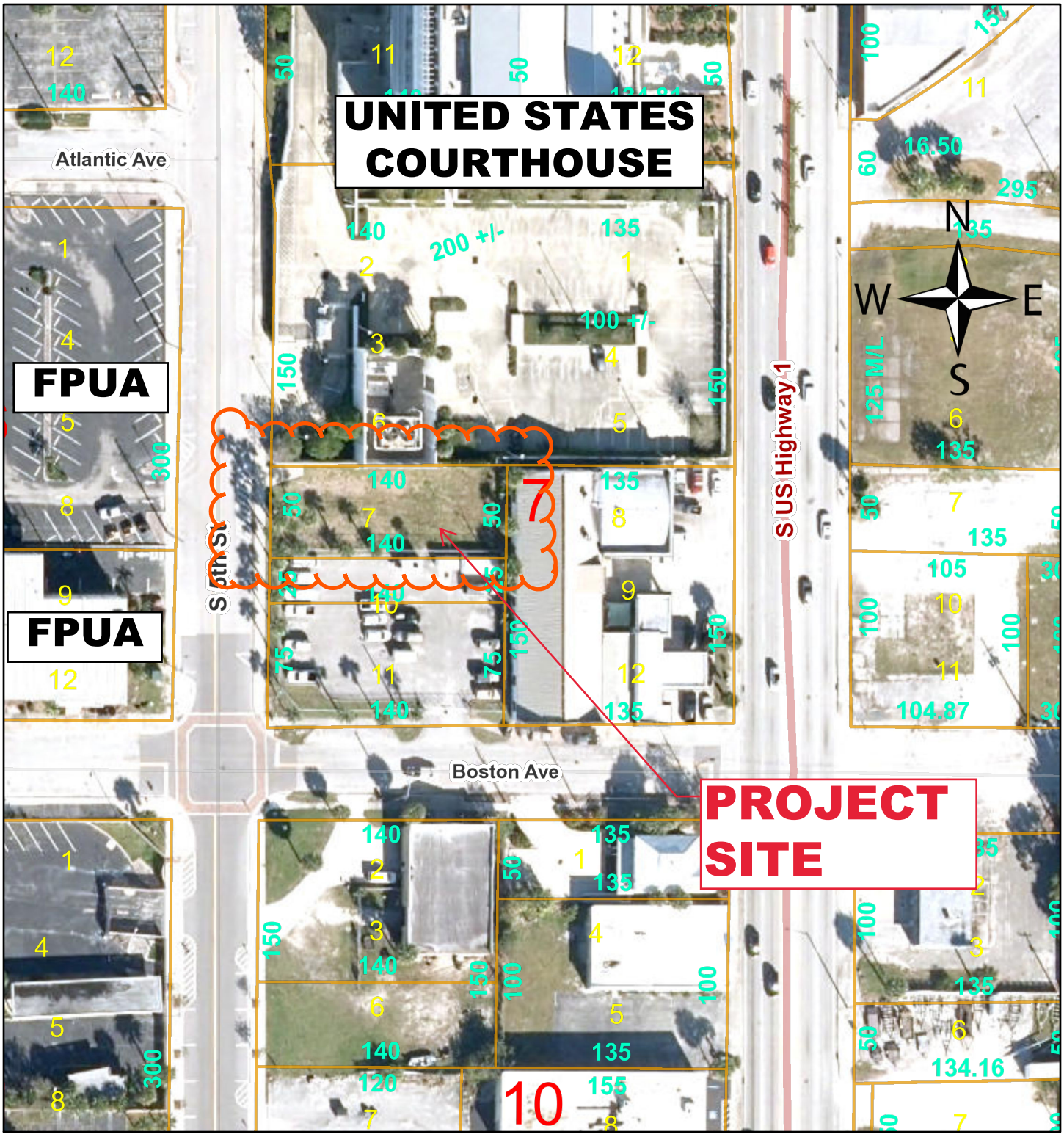
0 20 40 80 ft

0 5 10 20 m

SITE AERIAL

General Location Aerial

FPUA Boston Ave Parking Lot

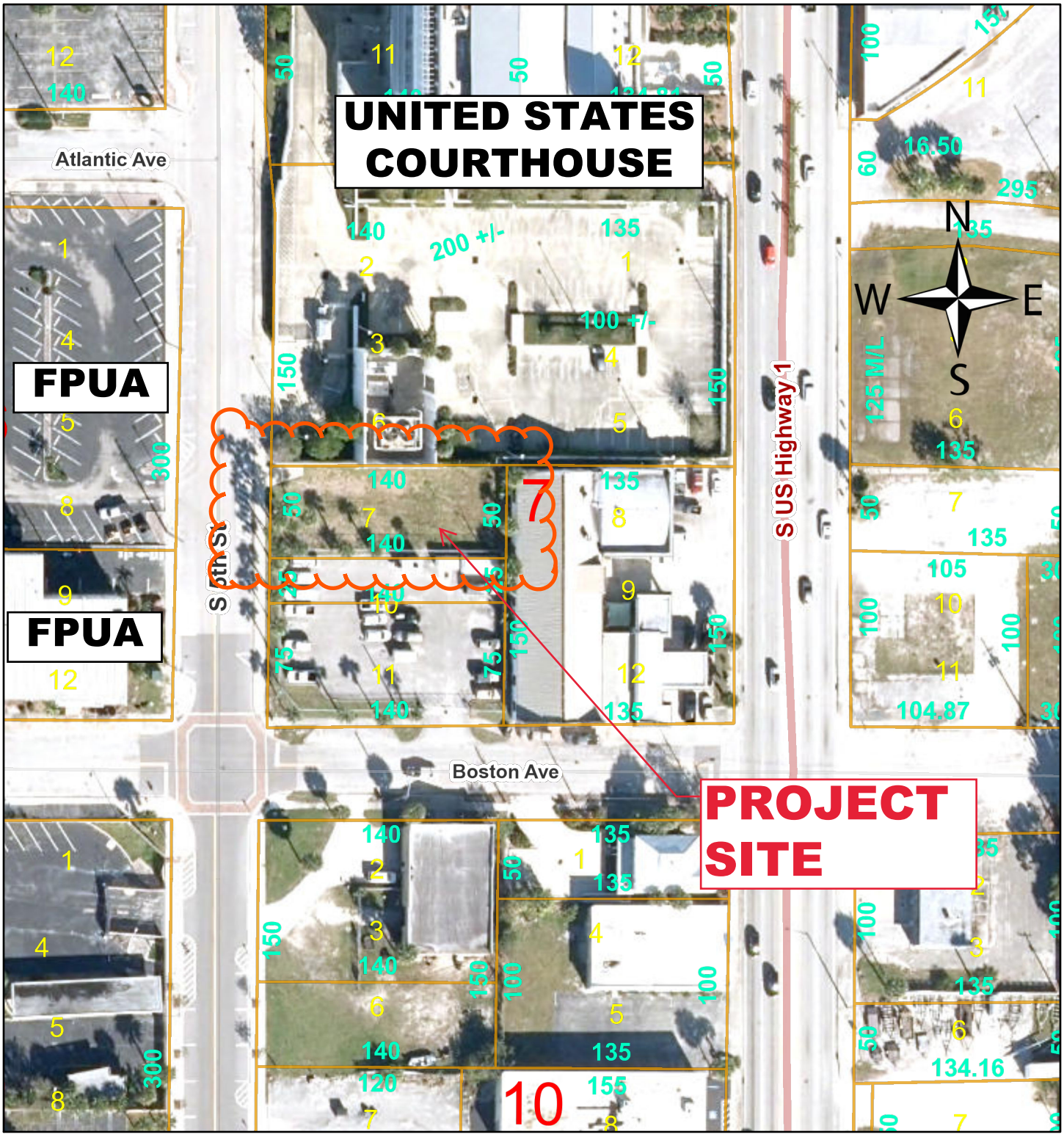


4/27/2023

LOCATION MAP

General Location Aerial

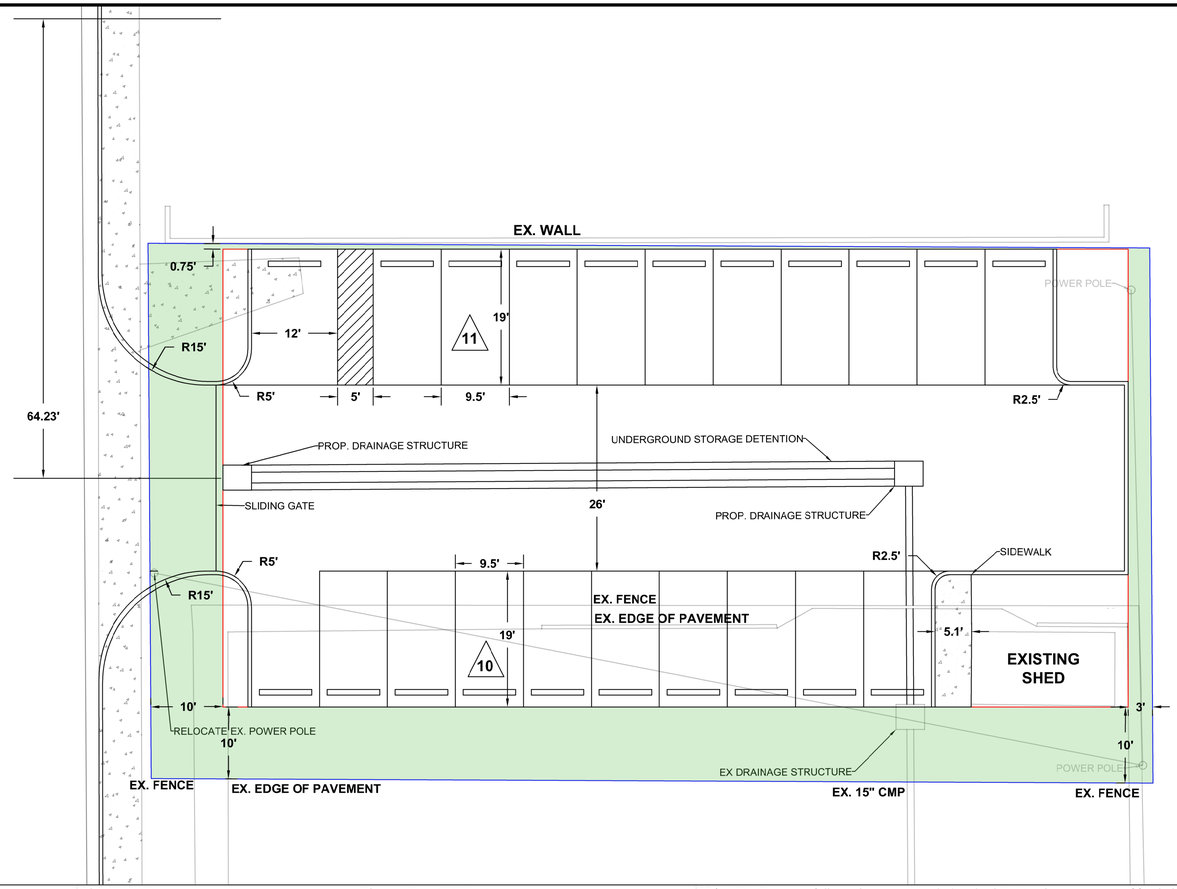
FPUA Boston Ave Parking Lot

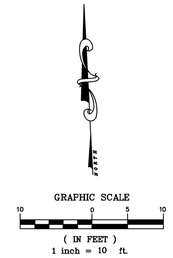


4/27/2023

LOCATION MAP

General Location Aerial





THOMAS DEGRACE, P.E.
FL. REG. NO.42354

Owner:
Ft. Pierce Utility Authority
206 South 6th Street
Ft. Pierce, FL 34950
Phone: (772) 466-1600

Applicant/Developer:
Ft. Pierce Utility Authority
206 South 6th Street
Ft. Pierce, FL 34950
Phone: (772) 466-1600

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

Owners Representatives:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

Landscape Architect:
Conceptual Design Group, Inc.
Jeffrey W. Smith
900 East Ocean Blvd. Suite 130d
Stuart, FL 34994
Phone: (561) 371-1644
Fax:
Email: jscdginc@bellsouth.net

Architect:
N/A

1.) **Project Name:**
FPUA - South 5th St. Parking Lot

2.) **Location:**
On the corner of South 5th St. and Boston Ave., in Fort Pierce

3.) **Project Description:**
A 21 spot parking lot for the FPUA offices on South 6th Street, in Fort Pierce

4.) **Legal Description**
Being all of Lot 7, Block 7, together with the north 1/2 of Lot 10, Block 7, all according to the plat of Carlton's addition to Fort Pierce, Section 10, Township 35 South, Range 40 East, as recorded in Plat Book 1 at Page 167 of the Public Records of St.

5.) **Sec/Town/Range:**
Section 10, Township 35S, Range 40E

6.) **Map ID:**
24/10S

7.) **Parcel ID Numbers:**
2410-701-0072-010-5
2410-701-0075-000-3

8.) **Zoning:**
C3 - GENERAL COMMECIAL

9.) **Future Land Use:**
GC - GENERAL COMMERCIAL

10.) **Gross Site Area:**
0.24 acres
10,469 sq. feet

11.) **Site Density:**
Proposed # of Units: N/A
Maximum Permitted Units (per PUD): N/A
Proposed Net Density of Dev. Parcel: N/A

12.) **Building Setback Data:**
Base building Setback Data to be consistent with C3 Zoning District.

Setback Type	Required	Provided [1]
Front (to property line)	25'	0'
Rear	0'	0'
Side	0'	0'
Side (corner lots)	15'	0'

Note: 1.) THERE ARE NO BUILDINGS OR STRUCTURES ON THE PROPOSED SITE THAT ARE SUBJECT TO BUILDNG SETBACK STANDARDS.

13.) **Development Schedule:**
Start Fall 2023
Complete Spring 2024

14.) **Flood Zone:**
The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0179K. (2/19/20)

15.) **Site Coverage** (all numbers are rounded and subject to change as part of final plans):

Impervious	SF	ACRE	% Site	FAR
Buildings	-	0.00	0%	N/A
Pavement	7,676.25	0.18	73%	
Sidewalk	92.91	0.00	1%	
Misc. Area	-	0.00	0%	
Sub Total	7,769.16	0.18	0.74	

Pervious	SF	ACRE	% Site
Lakes	-	0.00	0%
Open Space	2,702.84	0.06	26%
Sub-Total	2,702.84	0.06	26%

Total	10,472.00	0.24	100%

16.) **Open Space:**
Site Open Space is 26% of the project site. This space consists of perimeter landscaping and screening.

17.) **Building Height:**
N/A

18.) **Utility Service:**
Water Service: N/A
Sewage Service N/A
Re-Use Water: N/A
Electric Service: FPUA
Cable Service: N/A

19.) **Fire Services:**
Existing Fire Hydrants are located approximately 300 feet north of the project site, along the west side of South 6th Street. No on-site systems are required for the construction of this parking lot.

20.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site.

21.) **Refuse Collection:**
N/A

22.) **Parking Required:**
N/A, the proposed use is a parking a lot for the adjoining existing FPUA service facilities.

23.) **Site Drainage:**
The stormwater management system will consist of a vaulted detention structure under the proposed pavement. This structure will outfall into the existing stormwater network, draining into the Boston Avenue Storm Drain Network.

24.) **Traffic Statement**
N/A

25.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal regulations.

26.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

27.) **Environmental Statement:**
This proposed development site is a vacant tract of land in the urban center of the City of Ft. Pierce. There are no City protected habitats or resources on the site. A formal fauna survey has not been conducted, but field observations have not ind

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	N	N/A	N	N
Rare Habitat	N	N/A	N	N
Threatened Species	N	N/A	N	N
Endangered Species	N	N/A	N	N
Species of Special Concern	N	N/A	N	N
Invasive /Exotic Vegetation	N	N/A	N	N

City of Ft. Pierce General Notes:
A. A project must comply Sections 119, 123, and 125 of the City of Fort Pierce Code of Ordinances.

B. Parking space striping shall conform to Section 125-315 of the City of Fort Pierce Code of Ordinances.

City Ft. Pierce Project Number: **TBD**

REVISIONS			
DATE	BY	REV	DESCRIPTION
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

C&T JOB NO.22-193
DESIGNED BY AG 2/13/23 | DRAWN BY
CHECKED BY TD 2/13/23 | CHECKED BY
ENGINEER OF RECORD: THOMAS DEGRACE, P.E. NO.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

FORT PIERCE UTILITIES AGENCY
PROJECT NAME
SOUTH 5TH STREET PARKING LOT

SITE PLAN

SHEET NO.
CE1

P:\Proj-2022\22-193 South 5th Street Parking Lot\Eng\22-193 - Base.dwg Plotted: 3/13/2023 2:02 PM By: ANDREW GOLDEN

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.

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 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. Maintain positive drainage, no planting is to block drainage.
15. 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 Fort Pierce's fertilizer ordinance.

Landscape Data

Landscaping Adjacent to R.O.W. (West Buffer) 74'

Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
75 l.f. x 10' = 750 s.f. / 300 = 3 Trees
Provided = 3 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
75 l.f. / 2' o.c. = 38 Shrubs
Provided = 38 Shrubs

Landscaping to Adjacent Property (South Buffer) 140'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
140 l.f. x 10' = 1,400 s.f. / 200 = 7 Trees
Provided = 7 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
140 l.f. / 2' o.c. = 70 Shrubs
Provided = 70 Shrubs

* Landscaping to Adjacent Property (North & East Buffer) 215'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
215 l.f. x 10' = 2,150 s.f. / 200 = 11 Trees
Provided = 0 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
215 l.f. / 2' o.c. = 108 Shrubs
Provided = 420 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (7,676.25 s.f./15 = 512 s.f.)
Landscape Area Provided = 515 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
7,676.25 s.f./15 = 512 s.f. / 100 = 5 Trees
Trees Provided = 5

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 15 Trees
Maximum Palms Allowed = 7 (15 / 2 = 7.5 = 7)
Total Palms Provided = 0 (0%)

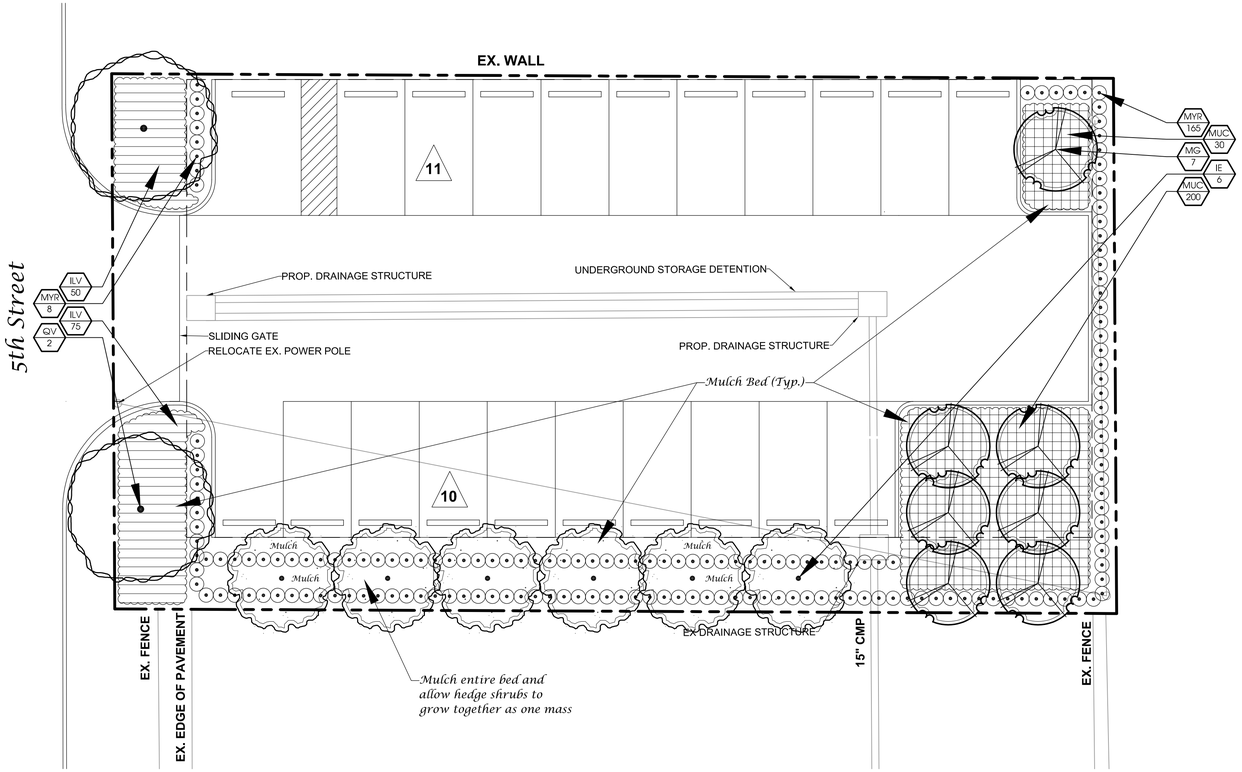
Total Trees Required = 15 Trees
Total Trees Provided = 15 Trees

Total Trees Required = 15 Trees
Total Native Trees Provided = 15 (100%)

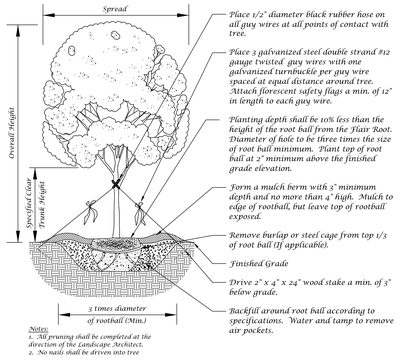
Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 216
Total Native Shrubs Provided = 528 (100%)

* Note:
The north and east buffer trees have been provided as shrubs since there isn't adequate space to provide that plant material. This allows the site to be planted with 100% native shrubs and no sod, thus eliminating the water usage and maintenance that is typically required to sustain sod.



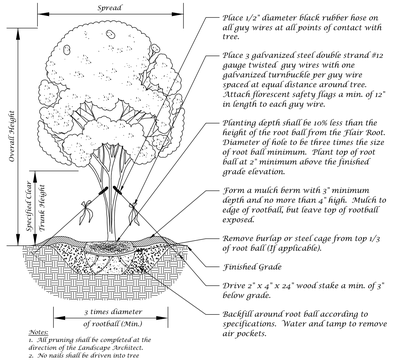
Landscape Details



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

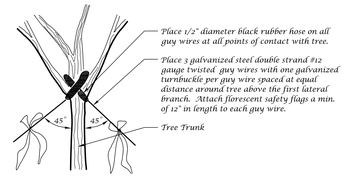
Not to Scale



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

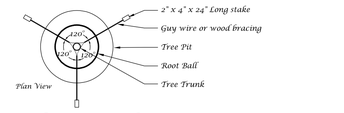
Multi-Trunk Tree Planting Detail

Not to Scale



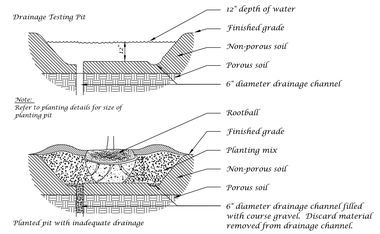
Guy Wire Attachment Detail

Not to Scale



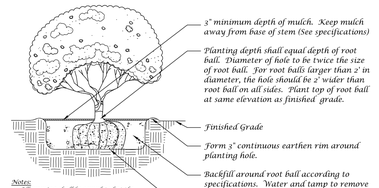
Staking Detail

Not to Scale



Drainage Testing Detail

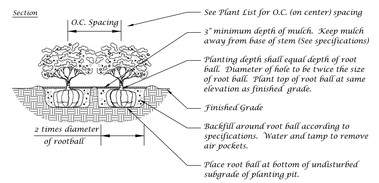
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. 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.

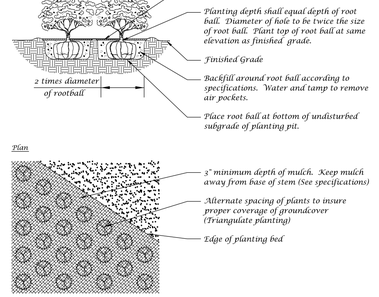
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
6	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
7	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
125	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	2' O.C.	FULL & THICK
230	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	#3, 2' x 2'	2' O.C.	FULL & THICK
173	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK

* = Florida Native

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

Landscape Plan

North
Scale: 1" = 10'
0 5' 10' 20'

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

Fort Pierce Utilities Agency
South 5th Street Parking Lot
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-1001
Drawn By JWS
Submittal Dates 3-14-2023

Revision Dates

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 1

EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



ENVIRONMENTAL ASSESSMENT AND SPECIMEN TREE INVENTORY

FPUA SOUTH 5TH STREET PARKING LOT

FORT PIERCE, FLORIDA

Prepared for:

Fort Pierce Utility Authority

Prepared by:

EW Consultants, Inc.

March 2023

© 2023 EW Consultants, Inc.

1000 SE MONTEREY COMMONS BLVD., SUITE 208 • STUART, FL 34996 • 772-287-8771 • FAX 772-287-2988
WWW.EWCONSULTANTS.COM

I. INTRODUCTION -

The FPUA South 5th Street Parking Lot project site covered by this Environmental Assessment comprises 0.24+/- acres and is located east of and adjacent to South 5th Street, west of U.S. 1 and north of Boston Avenue within the City of Fort Pierce, Florida (see Figure 1, Location Map). The project site is situated in northeastern St. Lucie County within Section 10, Township 35 South, and Range 40 East (see Figure 2, USGS Quadrangle Map).

The project site is bounded by South 5th Street to the west, a parking lot to the south, parking and infrastructure support for the U.S. District Court building to the north, and an auto repair shop to the east. Figure 3 is a 2021 Aerial Photograph of the subject property and immediate surroundings.

II. GENERAL PROPERTY DESCRIPTION –

Based on a recent site visit conducted by staff from EW Consultants, Inc., the project area consists of an open, mowed field with several specimen cabbage palm trees greater than 10-foot of clear trunk, as well as an existing parking lot area. There are no intact native habitat (wetland or upland) assemblages on-site.

III. SOIL TYPES –

Due to the urban setting of the project site, it is included as part of the Urban Land soil classification in the USDA Natural Resources Conservation Service Soil Survey for the St. Lucie County Area.

IV. EXISTING LAND COVER TYPES –

Two land cover types exist within the lot - #191 Undeveloped Land within Urban Areas and #810 Transportation (existing parking lot) based on the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 4 provides a recent aerial view with nomenclature for the land cover types that currently exists on-site. The grasses within the unpaved portion of the subject site appear periodically mowed and consist of ruderal weeds, such as ragweed, smutgrass, crow's feet, carpet grass, and paragrass. Woody vegetation includes the cabbage palms mentioned previously, as well as the invasive exotic Brazilian pepper tree and carrotwood along the property edges.

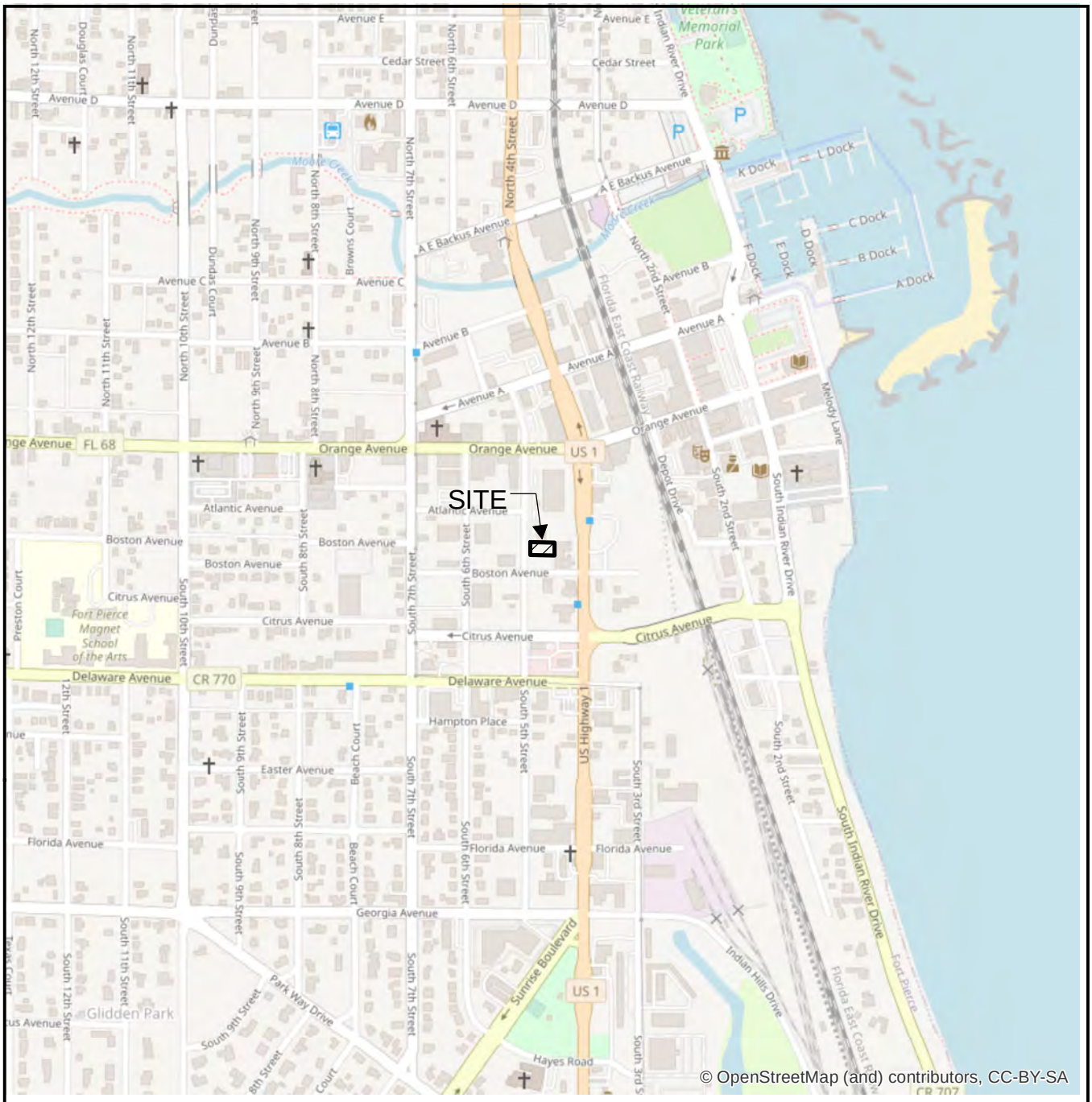
V. LISTED SPECIES DISCUSSION –

The project site was walked in a grid pattern consistent with Florida Fish & Wildlife Conservation Commission (FWC) guidelines for gopher tortoise surveys by a certified gopher tortoise agent registered with the FWC. Although no intact native habitats exist on-site, the sandy soils and ruderal herbaceous weeds provide potential foregoing and burrowing habitat for this state-threatened species. While no potentially occupied gopher tortoise burrows were observed during the February 2023 site visit, this survey is only valid for 90 days after which it must be repeated prior to land alteration.

No wildlife species, listed or non-listed, were observed within the property boundaries during the site visit.

VI. SPECIMEN TREES –

Native specimen trees within, and potentially adjacent to, the project boundary were inventoried by a certified arborist during the site investigation. Each native specimen tree meeting or exceeding the City of Fort Pierce's Tree Protection and Mitigation Ordinance (Section 123-66) was tagged, measured, and recorded using a hand-held GPS unit. The coordinates for each tree as shown on the table below were provided to the project surveyor in order to more accurately reflect their locations. Figure 5 shows the locations of the native specimen trees, all of which are cabbage palms in good health.



0 1,000 Feet

LEGEND

▨ - SITE (0.24+/- AC)

N

FPUA PARKING LOT LOCATION

EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

MAR 2023

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°26'43.48" LONGITUDE -80d19'35.80"

LEGEND

- SITE (0.24± AC)

0 1000
SCALE IN FEET

FPUA PARKING LOT

QUAD MAP

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MARCH 2023

FIGURE
2

FPUA Parking Lot.dwg QUAD



FDOT AERIALS DATED 2021

0 60
SCALE IN FEET

FPUA PARKING LOT
AERIAL

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EW CONSULTANTS, INC.
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STUART, FL 34996
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MARCH 2023

FIGURE
3

FPUA Parking Lot.dwg AERIAL



FDOT AERIALS DATED 2021

LEGEND

191 - UNDEVELOPED LANDS WITHIN URBAN AREAS (0.16± AC)

810 - TRANSPORTATION (0.08± AC)

TOTAL SITE (0.24±AC)

0 30

SCALE IN FEET

FPUA PARKING LOT FLUCCS

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STUART, FL 34996
772-287-8771 · FAX 772-287-2988
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MARCH 2023

FIGURE 4

FPUA Parking Lot.dwg FLUCCS



FDOT AERIALS DATED 2021

LEGEND

191 - UNDEVELOPED LANDS WITHIN URBAN AREAS (0.16± AC)

810 - TRANSPORTATION (0.08± AC)

TOTAL SITE (0.24±AC)

0 30

SCALE IN FEET

FPUA PARKING LOT FLUCCS

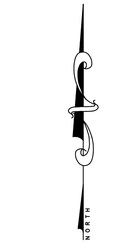
EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
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MARCH 2023

FIGURE 4

FPUA Parking Lot.dwg FLUCCS

FPUA South 5th Street Parking Lot			
Native Specimen Tree Inventory			Figure 5
Tree #	Scientific Name	Common Name	Clear Trunk (ft.)
1	*Sabal palmetto*	Cabbage Palm	22
2	*Sabal palmetto*	Cabbage Palm	22
3	*Sabal palmetto*	Cabbage Palm	23
4	*Sabal palmetto*	Cabbage Palm	24
5	*Sabal palmetto*	Cabbage Palm	23
6	*Sabal palmetto*	Cabbage Palm	26
7	*Sabal palmetto*	Cabbage Palm	38
8	*Sabal palmetto*	Cabbage Palm	21
9	*Sabal palmetto*	Cabbage Palm	20
10	*Sabal palmetto*	Cabbage Palm	10
11	*Sabal palmetto*	Cabbage Palm	19
12	*Sabal palmetto*	Cabbage Palm	23



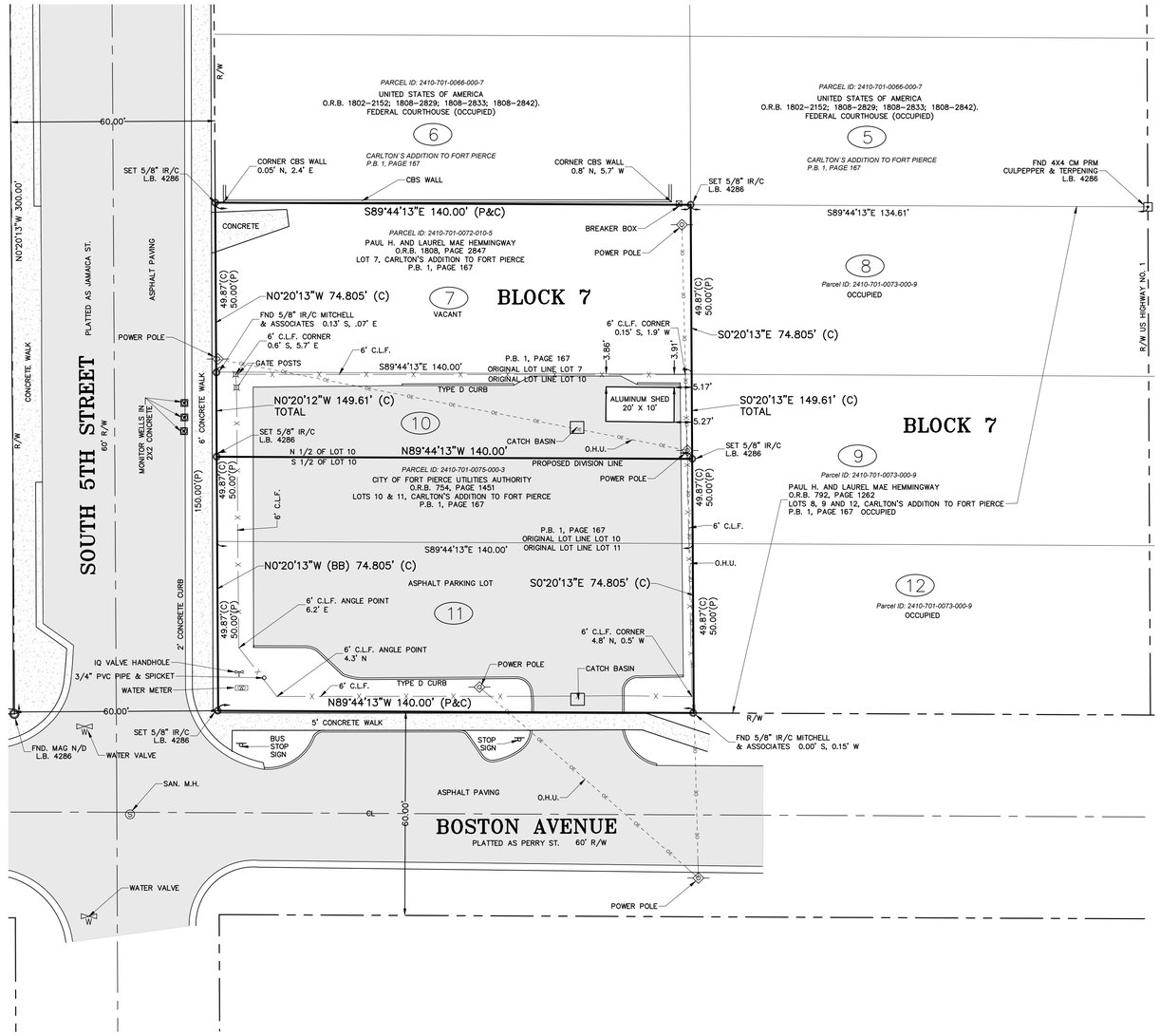
GRAPHIC SCALE

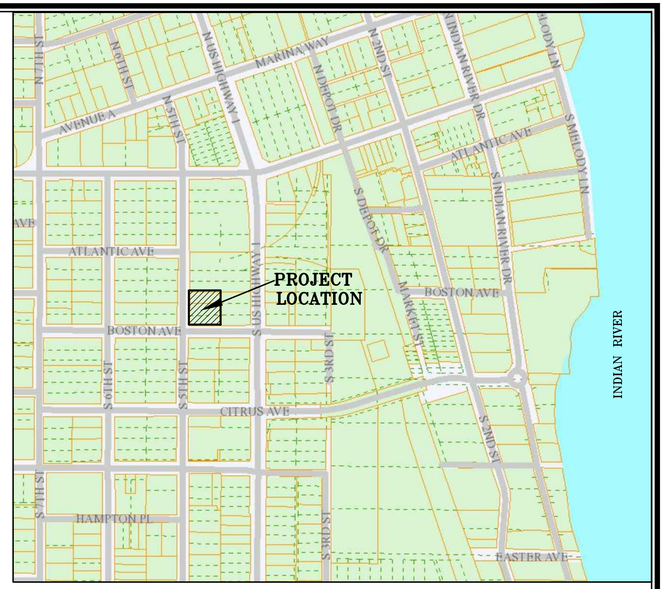
0 10 20 40

SCALE: 1" = 20'

LEGEND:

BB	=	BASIS OF BEARINGS
CL	=	CENTERLINE
C&T	=	CULPEPPER AND TERPENING
(C)	=	CALCULATED DATA
CONC.	=	CONCRETE
CB	=	CATCH BASIN
(D)	=	DEED INFORMATION
FND	=	FOUND
HH	=	HANDHOLE
IR/C	=	IRON ROD AND CAP
L.B.	=	LICENSED BUSINESS
(M)	=	MEASURED DATA
M.H.	=	MANHOLE
N/D	=	NAIL AND DISK
O.R.B.	=	OFFICIAL RECORDS BOOK
O.H.U.	=	OVERHEAD UTILITIES
P.B.	=	PLAT BOOK
(P)	=	PLAT DATA
PG.	=	PAGE
PP	=	POWER POLE
R.C.P.	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
SAN.	=	SANITARY
TYP	=	TYPICAL
WV	=	WATER VALVE
SCO	=	SANITARY CLEAN OUT
(1)	=	LOT NUMBER P.B. 1, PG. 167





LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION (EXISTING)

BEING ALL OF LOTS 7, 10 AND 11 OF BLOCK 7, ACCORDING TO THE PLAT OF CARLTON'S ADDITION TO FORT PIERCE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1 AT PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.480 ACRE OF LAND, MORE OR LESS.

LEGAL DESCRIPTIONS (PROPOSED)

BEING ALL OF LOT 7, BLOCK 7, TOGETHER WITH THE NORTH 1/2 OF LOT 10, BLOCK 7, ALL ACCORDING TO THE PLAT OF CARLTON'S ADDITION TO FORT PIERCE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1 AT PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.240 ACRE OF LAND, MORE OR LESS.

BEING ALL OF LOT 11, BLOCK 7, TOGETHER WITH THE SOUTH 1/2 OF LOT 10, BLOCK 7, ALL ACCORDING TO THE PLAT OF CARLTON'S ADDITION TO FORT PIERCE, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1 AT PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 0.240 ACRE OF LAND, MORE OR LESS.

PROPERTY ADDRESS

SOUTH 5th STREET AND BOSTON AVENUE, FORT PIERCE, FLORIDA
(STREET NUMBERS ARE NOT AVAILABLE FROM THE ST. LUCIE COUNTY PROPERTY APPRAISER WEBSITE)

GENERAL NOTES

1) THE LAST DATE OF FIELD WORK WAS 3-24-2021.

2) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.

4) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.

6) ALL ABOVE GROUND FIXED IMPROVEMENTS HAVE BEEN LOCATED AND SHOWN HEREON.

7) UNDERGROUND FOUNDATIONS, UTILITIES AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.

8) FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, NO. 12111C0179 J, MAP REVISED FEBRUARY 16, 2016. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

9) BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983/2011 ADJUSTMENT. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST RIGHT-OF-WAY OF SOUTH 5TH STREET, WHICH LINE BEARS N00°20'13"W.

10) DISTANCES SHOWN HEREON ARE THE SAME AS PLAT UNLESS OTHERWISE NOTED. THERE ARE NO BEARINGS OR ANGLES GIVEN ON THE PLAT.

11) THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.

CERTIFIED TO:
CITY OF FORT PIERCE, FOR USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
21-009 Lots 7,10, 11 Carltons Addition	21-03/01

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	PK	3/24/21
CALCS.		
DRAWN	BKH	4/11/2021
DETAILED		
CHECKED	TPK	4/15/2021
APPROVED		

Boundary Survey

PREPARED FOR

City Of Fort Pierce, For Use And Benefit Of The Fort Pierce Utilities Authority

DATE: 4/11/2021	
HORIZ. SCALE: 1"=20'	
VERT. SCALE: None	
JOB No. 21-009	
SHEET 1 of 1	

Technical Review Committee **1. d.**

Meeting Date: 06/15/2023

REQUESTED ACTION

Minor Amendment to Site Plan - Bible Baptist Church - 4401 S. 25th Street

SUMMARY

Project# 23-070000014
This project proposes to add additional parking to the church with related landscaping and stormwater improvements. All comments should be received at least two days before the June 12, 2023 meeting and sent via email to kcharles@cityoffortpierce.com and planning@cityoffortpierce.com.

LOCATION

Bible Baptist Church of Fort Pierce, Inc.
4401 S. 25th Street

RESPONSIBLE STAFF

Kerry Charles - Planner
Ryan Altizer - Secondary Planner

RECOMMENDATION

N/A

Attachments

Staff Memo
Submittal

Form Review

Form Started By: Kerry Charles Started On: 05/05/2023 12:52 PM
Final Approval Date: 05/31/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
FROM:	Kerry Charles, Planner
RE:	**Project: 23-07000014 (Minor Amendment)**
TRC DATE:	**JUNE 15, 2023**

STAFF REPORT
Bible Baptist Church of FP, Inc. Minor Amendment
4401 South 25th Street

The above reference project is being submitted for your review and comments. The applicant is requesting a Minor Amendment for 4401 S. 25th Street.

Parcel ID: 2432-414-0020-000-0

Please respond with comments to raltizer@cityoffortpierce.com and kcharles@cityoffortpierce.com and/or through interoffice mail to the Planning Department.

Comments should be received no later than Tuesday, June 13, 2023.

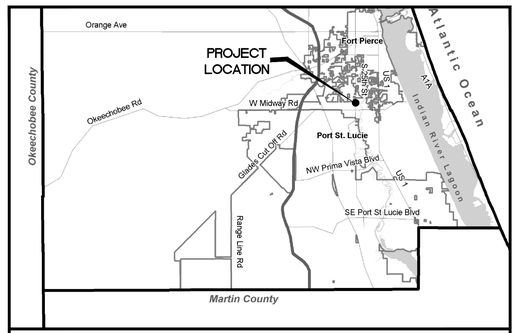
Thank you.

Kerry Charles | Planner
Planning Department
kcharles@cityoffortpierce.com
Phone: 772.467.3739 Fax: 772.466.5808

BIBLE BAPTIST CHURCH
SITE IMPROVEMENTS

SECTION 32, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA

MARCH 2023



LOCATION MAP



VICINITY MAP

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION, AND EROSION CONTROL PLAN
C4	SITE PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	SITE DETAILS

OWNER / APPLICANT

BIBLE BAPTIST CHURCH OF FP INC.
4401 S 25TH STREET
FORT PIERCE, FLORIDA 34981
PHONE: (772) 461-6630

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

SUBCON FIELD SERVICES, INC.
2132 SE ELDER DRIVE
STUART, FLORIDA 34994
PHONE (772) 380-5005

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

Aaron Bowles

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

DATE: 4/17/23

PROJECT: 21-0328

SHEET
C1

This item has been digitally signed & sealed by Aaron Bowles, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

ALL ELEVATIONS REFERENCE NAVD 88

\\MBVFS01\Shared\Projects\2021\21-0328 Bible Baptist\4 - Drawings\24-0328 BASE-CSPS.dwg
3/17/2023 11:17:56 AM EDT by Aaron Bowles

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO FDOT, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION. ALL IMPACTS TO CITY OF FORT PIERCE RIGHT-OF-WAY NEED TO BE SODDED WITHIN THREE DAYS OF FINAL GRADING.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS PER COUNTY APPROVAL.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT. ENTIRE DISTURBED AREA WITHIN CITY OF FORT PIERCE RIGHT-OF-WAY MUST BE SODDED.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED. ALL SIDEWALKS SHALL BE PROTECTED FROM SCRAPING, MARKING, GOUGING AND CRACKING BY EQUIPMENT OR ANY OTHER MEANS. ALL SIDEWALKS THAT HAVE BEEN DISFIGURED, CRACKED OR BROKEN DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL BROKEN SIDEWALKS MUST BE REMOVED FROM THE TWO CLOSEST EXPANSION JOINTS AND WHEN REPLACED WILL RETAIN THE TWO EXPANSION JOINTS AND HAVE NO CONTRACTION JOINTS AND FINISH TO MATCH THE ADJOINING EXISTING SIDEWALKS.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. ANY MODIFICATIONS OF DRIVEWAY WIDTHS AND / OR LOCATIONS SHALL REQUIRE FDOT AND ST. LUCIE COUNTY REVIEW.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING STORMWATER CONVEYANCE SWALES, WITHIN THE AREA OF DEVELOPMENT THAT ARE IDENTIFIED TO REMAIN, SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALES IDENTIFIED TO REMAIN SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. EXISTING FARM SWALES ARE NOT TO REMAIN.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. THE FINAL SURFACE COUSE OF THE PROPOSED ASPHALT PAVEMENT, FOR THE ON-SITE DEVELOPMENT, SHALL BE PLACED UPON COMPLETION OF ALL OTHER PERMANENT ON-SITE CONSTRUCTION. THIS APPLIES TO ON-SITE WORK ONLY.
44. CONSTRUCTION OPERATIONS FOR THE PLACEMENT OF THE FINAL SURFACE COURSE FOR THE ON-SITE ASPHALT PAVEMENT SHALL BE LIMITED TO A DISTANCE, AS DIRCTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETE IN ONE (1) DAY. THIS APPLIES TO ON-SITE WORK ONLY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL SURFACE SHALL BE COMPLETELY REMOVED OR COVERED TO PROVIDE A CLEAN SINGLE LINE FINISH AT ALL PAVEMENT MARKING LOCATIONS.
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH **PAVEMENT BUTT JOINT DETAIL.** SEE SHT. C6.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP , ST. LUCIE COUNTY AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
48. ANY IMPACTED SIDEWALKS SHALL HAVE THE ENTIRE SLAB REMOVED / REPLACED BETWEEN EXPANSION JOINTS AND REPLACED WITH NEW SIDEWALK AND APPROPRIATE EXPANSION JOINTS AND CONTRACTION JOINTS.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's **below.** **Call** before you dig.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE SP-9.5 AND TYPE SP-12.5 ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
   1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
   2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
   1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD WITHIN 3 DAYS.
4. STREET RESTORATION TO BE DONE AS PER FDOT AND ST. LUCIE COUNTY STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
7. CONTRACTOR TO SUBMIT A PEDESTRIAN DETOUR / SIDEWALK CLOSURE PLAN THAT CONFORMS TO F.D.O.T. STANDARDS AND WHICH IS APPROVED BY THE COUNTY TRAFFIC DEPARTMENT. (THIS APPLIES TO THE PROPOSED WATER UTILITY CONNECTION.)

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

IMPORTED MATERIALS

ALL IMPORTED FILL SHALL BE IN ACCORDANCE WITH AND MEET THE REQUIREMENTS AS SPECIFIED IN THE PLANS AND GEOTECHNICAL SOILS REPORT FOR THE APPLICATIONS IT IS BEING USED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE TEST REPORTS AS REQUIRED BY INDUSTRY STANDARDS, PERFORMED BY A LAB CERTIFIED IN THE STATE OF FLORIDA, DEMONSTRATING THE MATERIALS MEET OR EXCEED THE REQUIREMENTS AS SPECIFIED, FOR ITS INTENDED APPLICATION. FILL MATERIAL BEING USED FOR DRY POND FILTRATION MATERIAL SHALL PROVIDE 40%-50% VERTICAL POROSITY AND BETWEEN 1%-2% PASSING THE NO. 200 SIEVE.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE. ELLIPTICAL CONC. PIPE. UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY. FOR DEWATERING TO PROVIDE FOR PIPE INSTALLATION, A SYSTEM CAPABLE OF MAINTAINING A GROUNDWATER LEVEL AT LEAST 2' BELOW BOTTOM OF PIPE LEVEL SHALL BE UTILIZED.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:

1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.
8. ENGINEER SHALL BE NOTIFIED TO INSPECT IMPORTED BACKFILL FOR PLACEMENT IN AND AROUND THE DRY RETENTION AREAS PRIOR TO USE. AT THE REQUEST OF THE ENGINEER, THE CONTRACTOR SHALL PROVIDE TESTS FROM A LAB CERTIFIED IN THE STATE OF FLORIDA TO CONFIRM THAT THE SPECIFIED HYDRAULIC CONDUCTIVITIES CAN BE ACHIEVED BY THE SOIL THAT WAS DELIVERED.

GENERAL NOTES

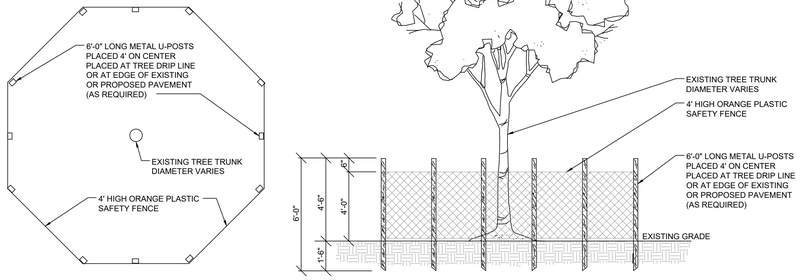
1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
14. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
15. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
17. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
18. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
19. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
20. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
21. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
22. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
23. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPAS THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
24. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
25. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO UTILITY CONNECTIONS, METER BOXES OR VALVE BOXES IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY AREAS.
26. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
27. ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
28. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
29. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
30. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, LATEST EDITION.
31. COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
32. THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING / PROPOSED DRIVEWAYS THAT CONNECT TO THE COUNTY RIGHT-OF-WAY (ROW) AND PROPOSED PAVEMENT MARKINGS WITHIN 25' OF THE COUNTY ROW.
33. ALL SUBDIVISION CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE CITY OF FORT PIERCE ORDINANCES.
34. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

	DATE
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REVISIONS

JOB NO.	21-0328
DESIGNED	RG
DRAWN	GWR
DATE	MARCH 2023
CHECKED	AJB
DATE ISSUED	3/17/2023

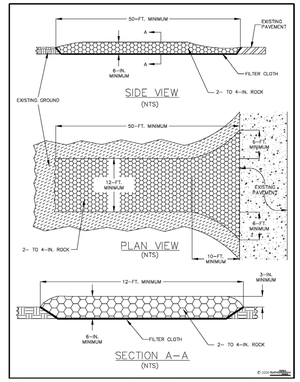
TREE PROTECTION NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCES/ BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TREES OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.



PLAN VIEW ELEVATION

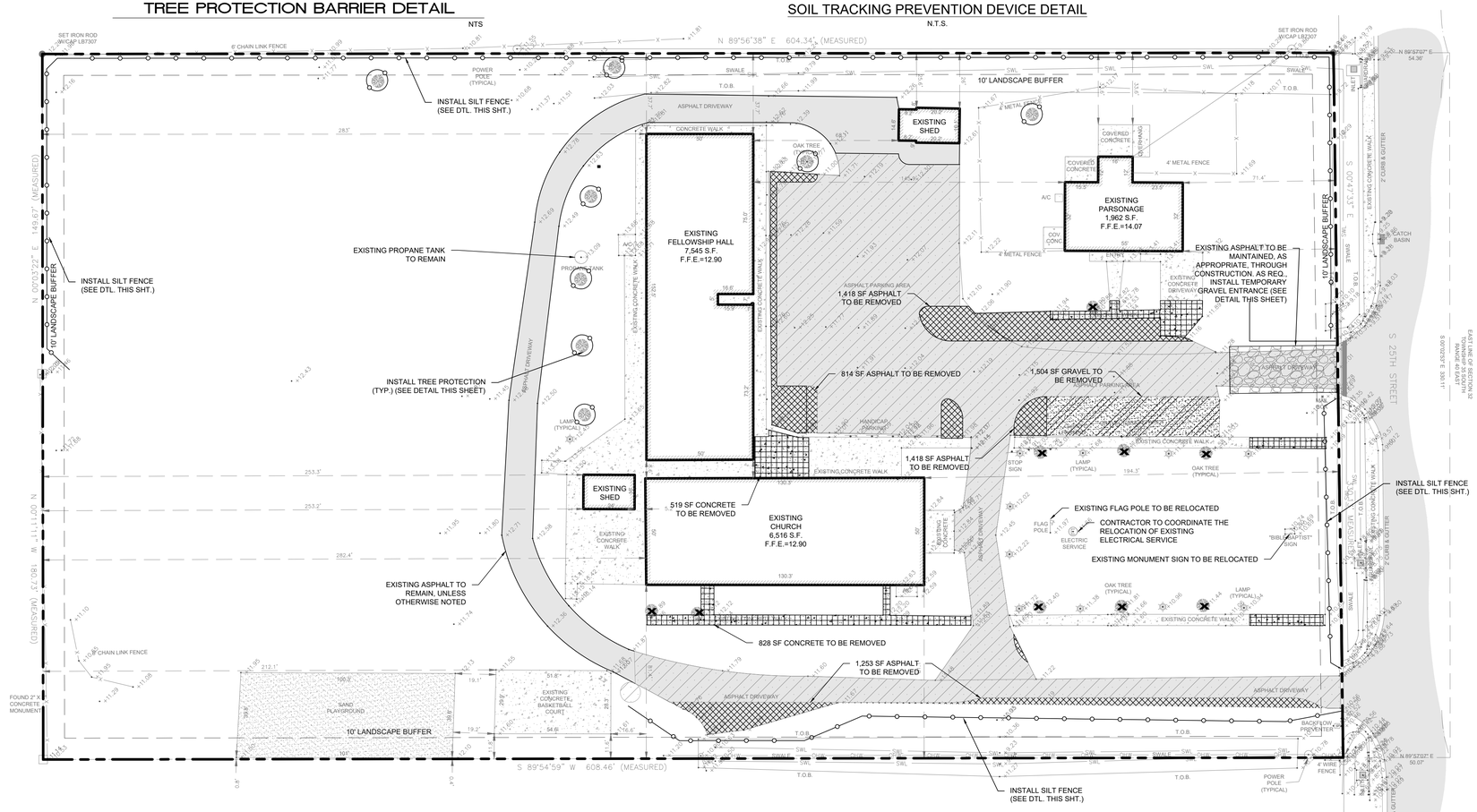
TREE PROTECTION BARRIER DETAIL

NTS



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.



EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING CONCRETE TO BE DEMOLISHED
- EXISTING GRAVEL TO BE DEMOLISHED
- EXISTING ASPHALT MILLINGS TO BE DEMOLISHED
- EXISTING ASPHALT MILLINGS ROAD TO BE REMOVED AND REPLACED
- SILT FENCE
- TREE PROTECTION FENCE
- TREE TO BE REMOVED

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SURVEYOR'S NOTES

THE PARCEL DEPICTED AND DESCRIBED HEREON IS SUBJECT TO ANY RIGHTS-OF-WAYS, EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES THAT A THOROUGH TITLE SEARCH MIGHT DISCLOSE.

THIS SURVEY IN NO WAY GUARANTEES TITLE OR OWNERSHIP

BEARING BASE:

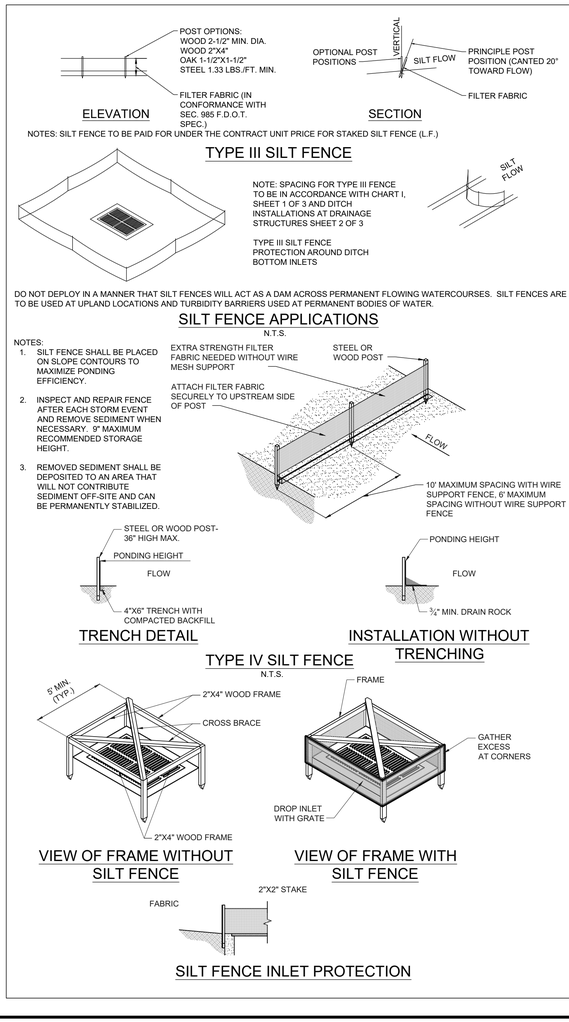
BEARING DATA BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (N.A.D.) 83, FLORIDA EAST ZONE, AND THE WEST LINE OF SOUTH 25TH STREET IS TAKEN TO BEAR S 00°47'33" E WITH ALL OTHER BEARING SHOWN HEREON BEING RELATIVE THERETO.

LEGEND:

- E = OVERHEAD ELECTRIC
- T.O.B. = TOP OF BANK
- A/C =AIR CONDITIONER
- =EXISTING OAK TREE

DEMOLITION NOTES

1. THE CONTRACTOR SHALL DETERMINE LOCATIONS, SIZES, AND INVERTS OF EXISTING UTILITIES AND TAKE PROTECTIVE MEASURES WHEN NECESSARY PRIOR TO PROCEEDING WITH THE DEMOLITION PLAN.
2. THE CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH REQUIREMENTS OF THE VARIOUS PERMITS INCLUDED IN THE BID SPECIFICATIONS. ENVIRONMENTAL CONTROLS SHALL BE USED AT LOCATIONS DESIGNATED IN THE PLANS AND/OR DESIGNATED BY THE ENGINEER.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH PROJECT CONSTRUCTION. PRIOR TO ORDERING DRAINAGE STRUCTURES, THE CONTRACTOR SHALL DETERMINE IF DRAINAGE/UTILITY CONFLICTS EXIST. INFORMATION ON CONFLICTS IS TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY FOR RESOLUTION.
4. CONTRACTOR SHALL PULL TREE REMOVAL PERMIT FOR ANY TREES TO BE REMOVED.
5. ANY EXISTING SERVICE LINES THAT NEED TO BE REMOVED OR RELOCATED MUST BE CUT/CAPPED AT THE CORPORATION STOP AT THE MAIN AND RUN A NEW SERVICE LINE.
6. ALL IMPACTS TO THE R-O-W SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING.



DATE	REVISIONS
8	
7	
6	
5	
4	
3	
2	
1	

JOB NO.	21-0328
DESIGNED	RG
DRAWN	GWR
DATE	MARCH 2023
CHECKED	AJB
DATE ISSUED	3/17/2023

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
MELBOURNE, FL PH (321) 253-4100
FT. PIERCE, FL PH (772) 468-9055
1833 - 20TH STREET
VERO BEACH, FL 32960
PH (772) 778-7917
FX (772) 778-7917

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

BIBLE BAPTIST CHURCH SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

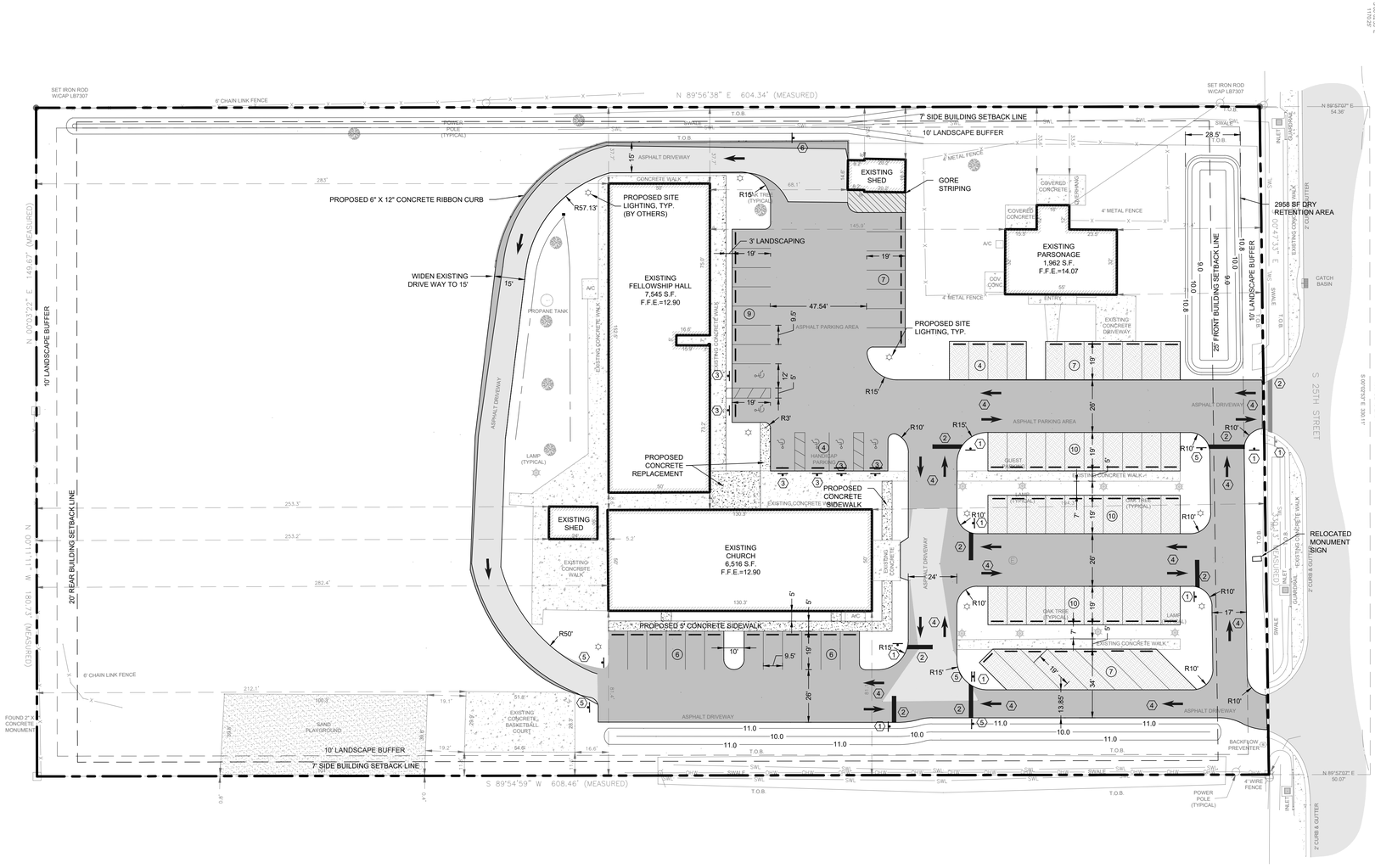
AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES FL. P.E. #55313 4/17/23

SHEET C3

21-0328

\\MBV-SRV01\Drive\D drive\shared_drawings\DRAWINGS\2021\21-0328 Bible Baptist\4 - Drawings\21-0328 BASE-CSPS.dwg



SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

SIGNAGE & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
1	30"	R1-1 "STOP" SIGN
2	24"	SOLID WHITE STOP BAR
3	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C6
4		PAVEMENT MARKINGS PER FDOT INDEX #711-001
5		R5-1 "DO NOT ENTER" SIGN
6		R6-1 "ONE WAY" SIGN

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED GRASS PARKING

PROJECT INFORMATION

SITE ADDRESS
4401 S 25TH STREET
FORT PIERCE, FLORIDA 34981

OWNER/APPLICANT
BIBLE BAPTIST CHURCH OF FP INC.
4401 S 25TH STREET
FORT PIERCE, FLORIDA 34981
PHONE: (772) 461-6630

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR
SUBCON FIELD SERVICES, INC.
2132 SE ELDER DRIVE
STUART, FLORIDA 34994
PHONE (772) 380-5005

TAX PARCEL I.D NUMBER(S)
2432-414-0020-000-0

ZONING
R-1

LAND USE
RL

LATITUDE
27°23'06.70" N

LONGITUDE
80°21'04.77" W

PROJECT DESCRIPTION
THIS PROJECT PROPOSES TO ADD ADDITIONAL PARKING TO THE EXISTING CHURCH ALONG WITH LANDSCAPING AND STORMWATER IMPROVEMENTS.

SITE DATA

EXISTING SITE DATA

	SF	AC	%
SITE AREA	200,267 SF	4.60 AC	100%
IMPERVIOUS AREA	60,561 SF	1.39 AC	30.24%
EXISTING BUILDING	16,855 SF	0.39 AC	8.42%
EXISTING CONCRETE	12,744 SF	0.29 AC	6.36%
EXISTING PAVEMENT	30,962 SF	0.71 AC	15.46%
PERVIOUS AREA	139,706 SF	3.21 AC	69.76%

PROPOSED SITE DATA

SITE AREA	200,267 SF	4.60 AC	100%
IMPERVIOUS AREA	78,297 SF	1.80 AC	39.10%
TOTAL BUILDING	16,855 SF	0.39 AC	8.42%
TOTAL CONCRETE	12,515 SF	0.29 AC	6.25%
TOTAL ASPHALT	39,676 SF	0.91 AC	19.81%
STABILIZED PARKING	9,251 SF	0.21 AC	4.62%
PERVIOUS AREA	121,970 SF	2.80 AC	60.90%
OPEN SPACE	121,970 SF	2.80 AC	60.90%
NET NEW IMPERVIOUS	+ 17,736 SF	0.41 AC	

ZONING DATA

CRITERIA	CODE	EXISTING	PROPOSED
LOT SIZE	12,000 SF	200,267 SF	200,267 SF
LOT WIDTH	75-FT	330-FT	330-FT
LOT DEPTH	110-FT	606-FT	606-FT
BUILDING SETBACKS			
FRONT	25-FT	71.4-FT	71.4-FT
SIDE	7-FT	25.6-FT	25.6-FT
REAR	20-FT	253.2-FT	253-FT
BUILDING COVERAGE	25% MAX	8.42%	8.42%
OPEN SPACE	20% MIN	70%	60.90%
BUILDING HEIGHT	28-FT MAX	---	28-FT MAX

PARKING DATA

CHURCHES
1 SP/ 3 SEATS x 240 SEATS = 80 SPACES REQUIRED

80	SPACES PROVIDED
48	UNPAVED SPACES
32	PAVED SPACES
6	ADA SPACES
74	STANDARD SPACES

DRAINAGE STATEMENT
STORMWATER TO BE COLLECTED VIA CONVENTIONAL DRAINAGE TRACT AND TREATED IN ON-SITE DRY RETENTION AREA. STORMWATER WILL CONTINUE TO DISCHARGE INTO THE EXISTING STORMWATER TRACT EAST OF THE PROPERTY.

PERMITS REQUIRED
CITY OF FORT PIERCE MINOR SITE PLAN APPROVAL
CITY OF FORT PIERCE TREE REMOVAL PERMIT
ST. LUCIE COUNTY SITE DEVELOPMENT PERMIT
SFWMD ENVIRONMENTAL RESOURCES PERMIT
FDEP NPDES NOI PERMIT

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP NUMBER 12111C0188K, DATED FEB 19, 2020.

LEGAL DESCRIPTION
32 35 40 S 150 FT OF SE 1/4 OF NE 1/4 OF SE 1/4-LESS E 40 FT FOR RD R/W- AND N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4-LESS S 150 FT AND LESS E 40 FT FOR RD R/W AND LESS FROM SE COR OF SEC RUN S 89 DEG 53 MIN 19 SEC W ALG S SEC LI 40 FT TO INT WITH WLY R/W 25 ST, TH N 00 DEG 03 MIN 12 SEC W ALG WLY R/W 1140.52 FT TO POB, TH CONT ALG SD R/W N 00 DEG 03 MIN 12 SEC W 330.17 FT, TH S 89 DEG 58 MIN 48 SEC W 14.60 FT, TH S 00 DEG 39 MIN 35 SEC E 330.20 FT, TH N 89 DEG 57 MIN 25 SEC E 11.10 FT TO POB (4.60 AC) (OR 286-738: 848-2142: 2143)

CONSTRUCTON SCHEDULE
START: JULY 2023
FINISH: SEPTEMBER 2023

REVISIONS	DATE
8 –	–
7 –	–
6 –	–
5 –	–
4 –	–
3 –	–
2 –	–
1 –	–
△	

JOB NO.	21-0328
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DRAWN	GWR
DATE	MARCH 2023
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MBV ENGINEERING, INC.
MOIA, BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
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MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9555

SITE PLAN

BIBLE BAPTIST CHURCH
SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

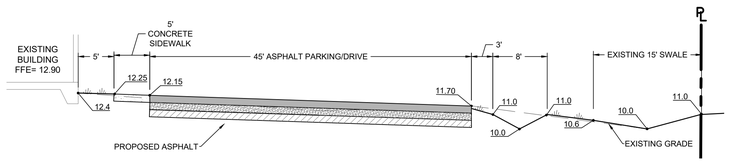
AARON J. BOWLES
FL. P.E. #55313 4/17/23

SHEET
C4

21-0328

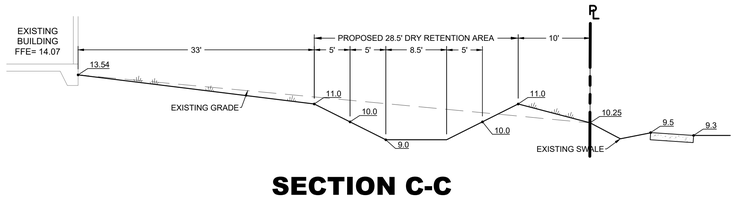
72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

\\MBV-SRV15\Users\D_drive\shared_drawings\DRAWINGS\2021\21-0328 Bible Baptist4 - Drawings\21-0328 BASE CSPS .dwg



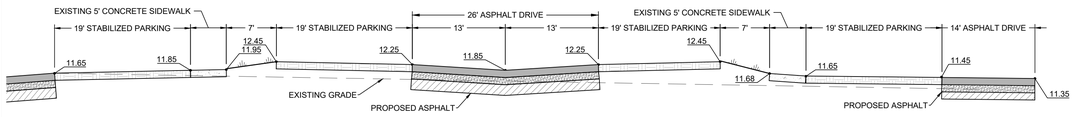
SECTION A-A

SCALE: N.T.S.



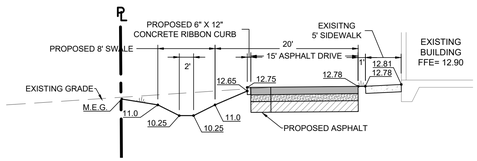
SECTION C-C

SCALE: N.T.S.



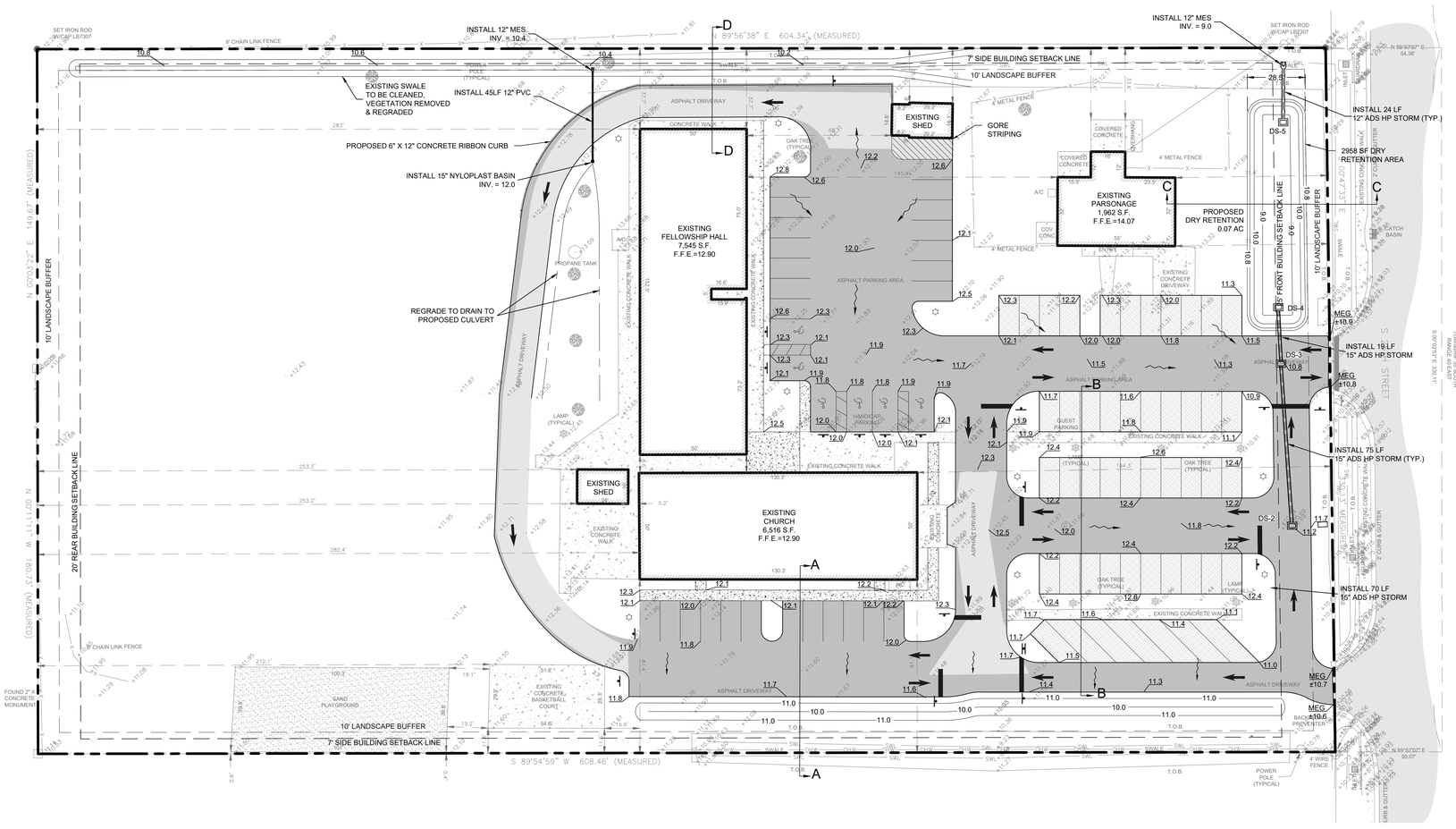
SECTION B-B

SCALE: N.T.S.



SECTION D-D

SCALE: N.T.S.



PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STABILIZED GRASS PARKING
- 337.66 ESB — EXISTING ELEVATION
- 11.0 — PROPOSED ELEVATION
- DRAINAGE FLOW ARROW

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER		DS-2	DS-3	DS-4	DS-5
FDOT INDEX #		# 425-053	# 425-053	# 425-053	# 425-053
DESCRIPTION		TYPE "F" DITCH BOTTOM INLET	TYPE "F" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET
RIM ELEV.		11.20 '	10.80 '	9.00 '	10.50 '
PIPE DIA.		15.00 "	15.00 "	15.00 "	12.00 "
COVER		3.55 '	3.35 '	1.65 '	0.30 '
INVERT ELEVATION	N	6.40 N	6.20 N	-	9.20 N
	S	6.40 S	6.20 S	6.10 S	-
	E	-	-	-	-
	W	-	-	-	-
BOTTOM ELEV.		5.90 '	5.70 '	5.60 '	8.70 '

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

DATE	REVISIONS
	1
	2
	3
	4
	5
	6
	7
	8

JOB NO.	21-0328
DESIGNED	RG
DRAWN	GWR
DATE	MARCH 2023
CHECKED	AJB
DATE ISSUED	3/17/2023

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MELBOURNE, FL - PH (321) 255-1010
FT. PIERCE, FL - PH (772) 468-9055

PAVING, GRADING AND DRAINAGE PLAN

BIBLE BAPTIST CHURCH
SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

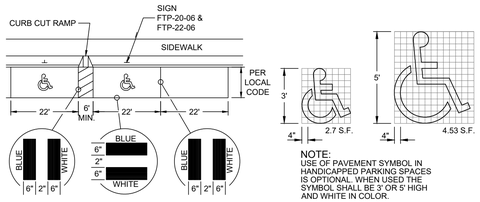
AARON J. BOWLES
FL. P.E. #55313 4/17/23

SHEET

C5

21-0328

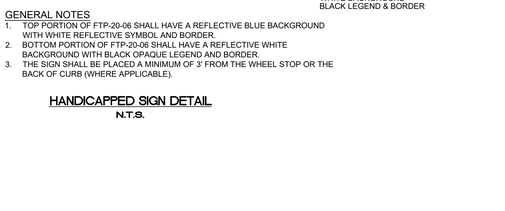
\\MBV750\Shared\2 Riverbend\E_drawings\DRAWINGS\2021\21-0328 Bible Baptist\4 - Drawings\21-0328 BASE-CSPS.dwg



NOTE:
USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

PARALLEL SPACE PAVEMENT MARKING

HANDICAPPED PAVEMENT SYMBOL

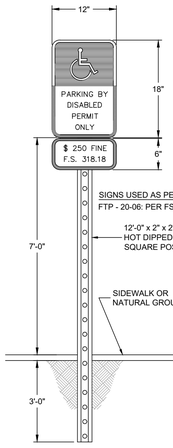


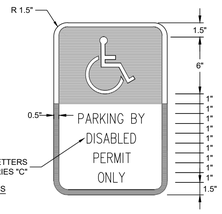
STANDARD SPACE PAVEMENT MARKING

CURB CUT RAMP (TYP.)

GENERAL NOTES
1. CRITERIA FOR PAVEMENT MARKING ONLY, NOT CURB CUT RAMP LOCATIONS. FOR RAMP CRITERIA REFER TO FDOT STANDARD DESIGN INDEX #304, LATEST EDITION.
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARD 595a.
3. CURB AND WHEELSTOP LOCATIONS SHALL BE AS PER DEPICTED ON THE PLANS.
4. FOR ANGLED PARKING APPLICATIONS, REFER TO FDOT STANDARD DESIGN INDEX #17346, LATEST EDITION.
5. PARKING STALL WIDTHS SHALL BE DIMENSIONED FROM CENTERLINE TO CENTERLINE OF THE WHITE STRIPES.

HANDICAPPED RAMP AND PAVEMENT MARKING DETAIL
N.T.S.

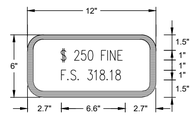




SIGNS USED AS PER FLORIDA STATUTES
FTP - 20-06: PER FS 316.1955

12'-0" x 2" x 2" 12 GAUGE HOT DIPPED GALV. SQUARE POST

FTP - 20-06

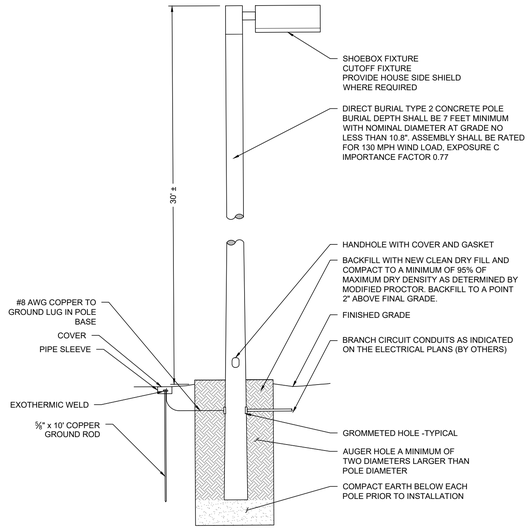


FTP - 22-06

1" x 6"
1-1/2" RADII
3/4" BORDER
1" SERIES C LETTERS
WHITE BACKGROUND
BLACK LEGEND & BORDER

GENERAL NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE).

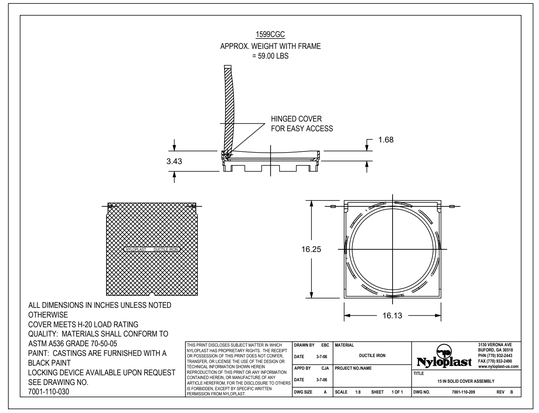
HANDICAPPED SIGN DETAIL
N.T.S.

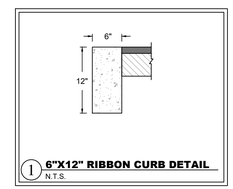


GENERAL DESCRIPTION
DIRECT BURIAL TYPE 2 CONCRETE POLE WITH HANDHOLE COVER.

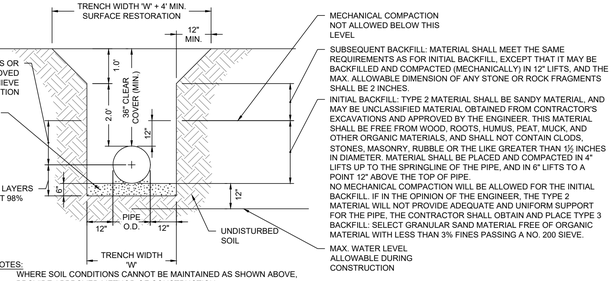
ELECTRICAL
INTERNAL MOUNTING STUD SHALL BE PROVIDED FOR GROUND CONNECTION
PROVIDE #8AWG FROM HANDHOLE TO LUMINAIRE.

LIGHT POLE DETAIL
N.T.S.



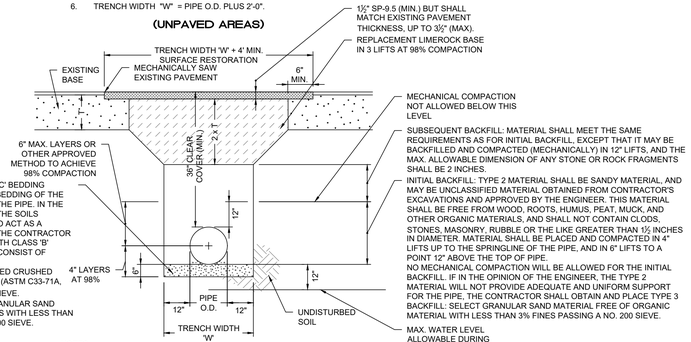


1 6"X12" RIBBON CURB DETAIL
N.T.S.



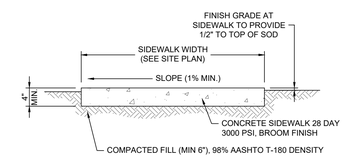
NOTES:
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO A.A.S.H.T.O. T-180.
5. ALL ROADWAY RESTORATION SHALL COMPLY WITH LOCAL PUBLIC WORKS / F.D.O.T. STANDARDS.
6. TRENCH WIDTH 'W' = PIPE O.D. PLUS 2'-0".

(UNPAVED AREAS)

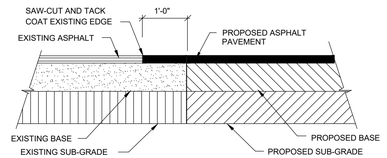


NOTES:
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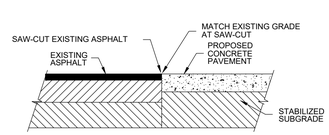
(PAVED AREAS) TRENCH DETAILS
N.T.S.



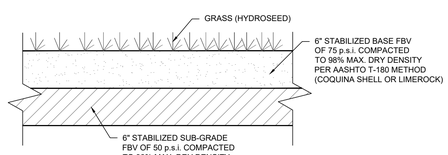
ON-SITE CONCRETE SIDEWALK DETAIL
N.T.S.



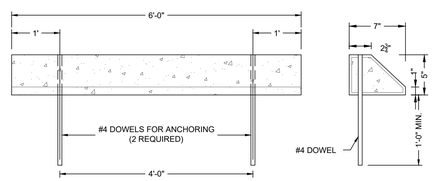
PAVEMENT SAW-CUT AND BUTT JOINT DETAIL
N.T.S.



PAVEMENT SAW-CUT AND BUTT JOINT DETAIL (ALTERNATE)
N.T.S.

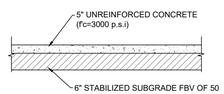


STABILIZED GREEN AREA DETAIL
N.T.S.

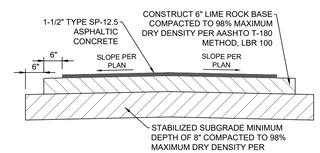


FRONT ELEVATION SECTION

PRE-CAST CONCRETE WHEEL STOP DETAIL
N.T.S.



REGULAR DUTY CONCRETE DETAIL
N.T.S.



REGULAR DUTY FLEXIBLE PAVEMENT DETAIL
N.T.S.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

	DATE	REVISIONS
8	- -	- -
7	- -	- -
6	- -	- -
5	- -	- -
4	- -	- -
3	- -	- -
2	- -	- -
1	- -	- -

JOB NO.	21-0328
DESIGNED	RG
DRAWN	GWR
DATE	MARCH 2023
CHECKED	AJB
DATE ISSUED	3/17/2023

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055
1803 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 778-7917
FX. (772) 778-7917

SITE DETAILS

BIBLE BAPTIST CHURCH
SITE IMPROVEMENTS

CITY OF FORT PIERCE, FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 4/17/23

SHEET
C6

21-0328

\\MBVFS01\Shared\Projects\2021\21-0328 Bible Baptist\4 - Drawings\21-0328 BASE-CSPS.dwg

Technical Review Committee **1. e.**

Meeting Date: 06/15/2023

REQUESTED ACTION

Minor Amendment to Site Plan - Westside Baptist Church of Fort Pierce - 1717 Gulfstream Avenue

SUMMARY

Attached is an application for a Site Plan Minor Amendment approval for the subject property. The property is located within the R-4a, Hutchinson Island Medium Density Residential zoning district and is designated as HIR, Hutchinson Island Residential Future Land Use.
The applicant is requesting the approval of the following modifications:

- A 529 sf entrance addition to the existing church building.
- Restriping parking area which result in a net impervious increase of 693 sf.
- Restriping the front parking spaces will result in 3 new handicapped spaces that meet current ADA criteria.

Please review and provide comments at least two days before the meeting date. Please send all comments to mlewicka@cityoffortperce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3738.

Thank you,
Maria Lewicka
Historic Preservation Planner

LOCATION

1717 Gulfstream Avenue (Parcel ID: 2401-503-0111-000-2)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 05/31/2023 01:33 PM
Final Approval Date: 06/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 1717 GULFSTREAM AVE, Fort Pierce, FL 34949

Parcel ID #(s) 2401-503-0111-000-2

Project description Construct 529 Square Foot building addition.

Application Type

☐ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 529 Site Acreage: 1.82

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

WESTSIDE BAPTIST CHURCH OF FORT PIERCE	Stephen Cooper, P.E. & Associates, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
3361 S Jenkins Rd	7450 S Federal Highway
Street Address	Street Address
Fort Pierce FL 34981	Fort Pierce FL 34952
City State Zip	City State Zip
772-461-7828	772-336-2933
Phone Number	Phone Number
Chris@Westside.Church	scooper@scpeinc.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.*

Executive Pastor

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

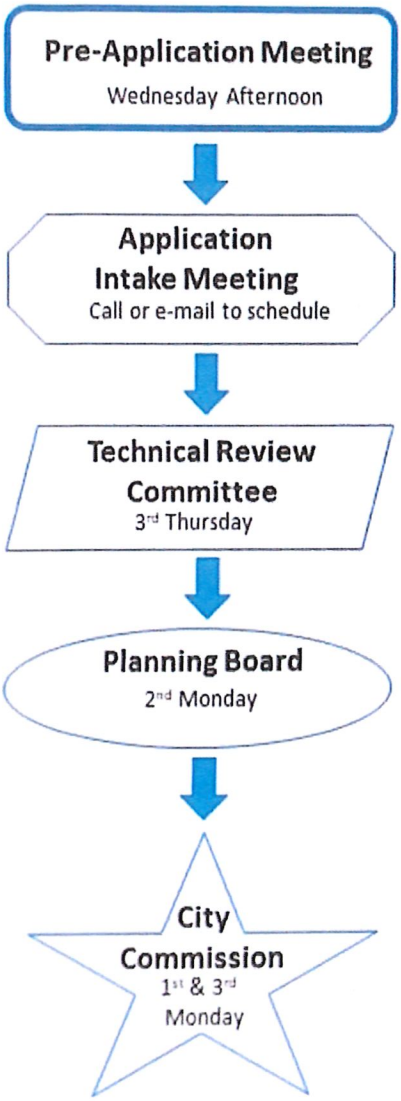
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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)
- [ ] 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)

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

Parcel I.D. No. 2401-503-0111-000-2

WARRANTY DEED

THIS WARRANTY DEED, made the 24th day of May, 2021, by

SOUTH BEACH BAPTIST CHURCH, INC.,
a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA,
acting by and through the undersigned as all of the last surviving
Members of its Board of Directors composed of Directors,
Officers and Leadership Team Members
1717 Gulfstream Avenue
Fort Pierce, Florida 34949

hereinafter called the Grantor, to

WESTSIDE BAPTIST CHURCH OF FORT PIERCE,
a Florida not for profit corporation
3361 South Jenkins Road
Fort Pierce, Florida 34981

hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the contest so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $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:

Lots 1 through 13, Block 11, OCEAN VIEW SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 6, page 61 of the Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, limitations and easements of record, if any, provided, however, that this reference shall not serve to reimpose the same; and taxes for the year 2021 and subsequent years.

SUBJECT TO due performance by Grantee of its continuing obligations for the duration stated, as defined and described in that certain Asset Acquisition Agreement by and between Grantor and Grantee dated May 24, 2021.

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 the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA

By: Stephen P Angeloni
STEPHEN P. ANGELONI, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors

LL Bol
Witness Signature

Lisa L. Bolton
Printed Name

Hope Z. Rolle
Witness Signature

Hope Z. Rolle
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, **STEPHEN P. ANGELONI, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors of SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA**, the company in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in his/her by said company, and an oath was not taken. Said person is personally known to me or provided Fl driver license as identification.

Witness my hand and official seal in the County and State last aforesaid this 24th day of May, 2021.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance

LL Bol
Notary Signature
Notary Public, State of Florida at Large.

(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

(ADDITIONAL EXECUTIONS ON FOLLOWING PAGES)

Signed, sealed and delivered in the presence of:

SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA

By: Diane Black

DIANE BLACK, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors

L L Bolton
Witness Signature

Lisa L. Bolton
Printed Name

Hope R. Bolton
Witness Signature

Hope R. Bolton
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, **DIANE BLACK, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors of SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA**, the company in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in his/her by said company, and an oath was not taken. Said person is personally known to me or provided FL drivers license as identification.

Witness my hand and official seal in the County and State last aforesaid this 24th day of May, 2021.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

L L Bolton
Notary Signature
Notary Public, State of Florida at Large.

(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

(ADDITIONAL EXECUTIONS ON FOLLOWING PAGES)

Signed, sealed and delivered in the presence of:

SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA

By: _____

GLORIA QUINTERO, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors

_____
Witness Signature

_____
Printed Name

_____
Witness Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, **GLORIA QUINTERO, as Director, Officer or Leadership Team Member thus as Member of the Board of Directors of SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA**, the company in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in his/her by said company, and an oath was not taken. Said person is personally known to me or provided FL drivers license as identification.

Witness my hand and official seal in the County and State last aforesaid this 24th day of May, 2021.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance 800-365-7019

_____
Notary Signature
Notary Public, State of Florida at Large.

(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

(ADDITIONAL EXECUTIONS ON FOLLOWING PAGES)

Signed, sealed and delivered in the presence of:

SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA

By: _____

JIM GLANZER, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors

_____
Witness Signature

Lisa L. Bolton
Printed Name

_____
Witness Signature

Hope R. Bolton
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, **JIM GLANZER, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors of SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA**, the company in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in his/her by said company, and an oath was not taken. Said person is personally known to me or provided FL drivers license as identification.

Witness my hand and official seal in the County and State last aforesaid this 24th day of May, 2021.

NOTARY RUBBER STAMP SEAL

NOTARY PUBLIC STATE OF FLORIDA
LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Signature
Notary Public, State of Florida at Large.

(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

(ADDITIONAL EXECUTIONS ON FOLLOWING PAGES)

Signed, sealed and delivered in the presence of:

SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA

By: Lynn Glanzer

LYNN GLANZER, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors

L L Bolton

Witness Signature

Lisa L. Bolton

Printed Name

Hope R. Powell

Witness Signature

Hope R. Powell

Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, **LYNN GLANZER, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors of SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA**, the company in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in his/her by said company, and an oath was not taken. Said person is personally known to me or provided FL driver license as identification.

Witness my hand and official seal in the County and State last aforesaid this 24th day of May, 2021.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

L L Bolton

Notary Signature
Notary Public, State of Florida at Large.

(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

(ADDITIONAL EXECUTIONS ON FOLLOWING PAGES)

Signed, sealed and delivered in the presence of:

SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA

By: _____

JAMES BURCHARD, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors

_____
Witness Signature

_____
Printed Name

_____
Witness Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, **JAMES BURCHARD, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors of SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA**, the company in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in his/her by said company, and an oath was not taken. Said person is personally known to me or provided _____ as identification.

Witness my hand and official seal in the County and State last aforesaid this 25th day of May, 2021.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Signature
Notary Public, State of Florida at Large.

(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

(ADDITIONAL EXECUTION ON FOLLOWING PAGE)

Signed, sealed and delivered in the presence of:

SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA

By: _____

DIANE BURCHARD, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors

_____
Witness Signature

_____
Printed Name

_____
Witness Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence, **DIANE BURCHARD, as Director, Officer or Leadership Team Member and thus as Member of the Board of Directors of SOUTH BEACH BAPTIST CHURCH, INC., a Florida not for profit corporation, d/b/a CHAPEL BY THE SEA**, the company in whose name the foregoing instrument was executed, and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in his/her by said company, and an oath was not taken. Said person is personally known to me or provided Fl driver license as identification.

Witness my hand and official seal in the County and State last aforesaid this 25th day of May, 2021.

NOTARY RUBBER STAMP SEAL

NOTARY PUBLIC STATE OF FLORIDA
LISA L. BOLTON
Commission # HH 059802
Expires November 3, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Signature
Notary Public, State of Florida at Large.

(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

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

Property Identification

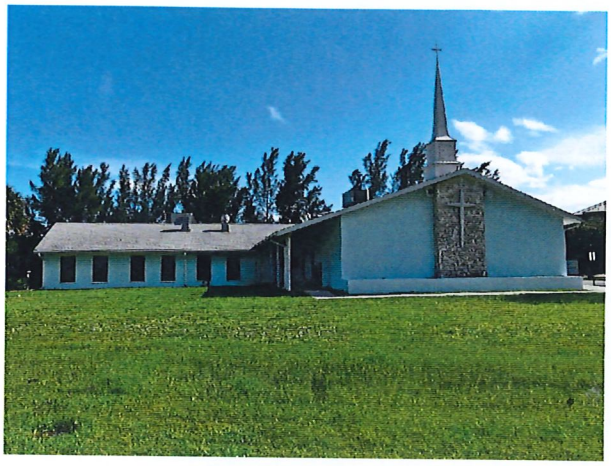
Site Address: 1717 GULFSTREAM AVE
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-503-0111-000-2
Jurisdiction: Fort Pierce

Use Type: 7100
Account #: 15002
Map ID: 24/01S
Zoning: HI Medium

Ownership

WESTSIDE BAPTIST CHURCH OF FORT PIERCE

3361 S Jenkins RD
Fort Pierce, FL 34981



Legal Description

OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN`S S/D BLK 11 LOTS 1 TO 13 INCL

Current Values

Just/Market Value:	$767,300
Assessed Value:	$767,300
Exemptions:	$767,300
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):	5,528
Gross Sketched Area (SF):	5,943
Land Size (acres):	1.92
Land Size (SF):	83,460

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.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

SCPE
STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
~CONSULTING ENGINEER~
• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 S. Federal Highway• Port St. Lucie, FL 34952
Phone: 772-336-2933 • Fax: 844-273-5465
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856
scooper@scpeinc.com

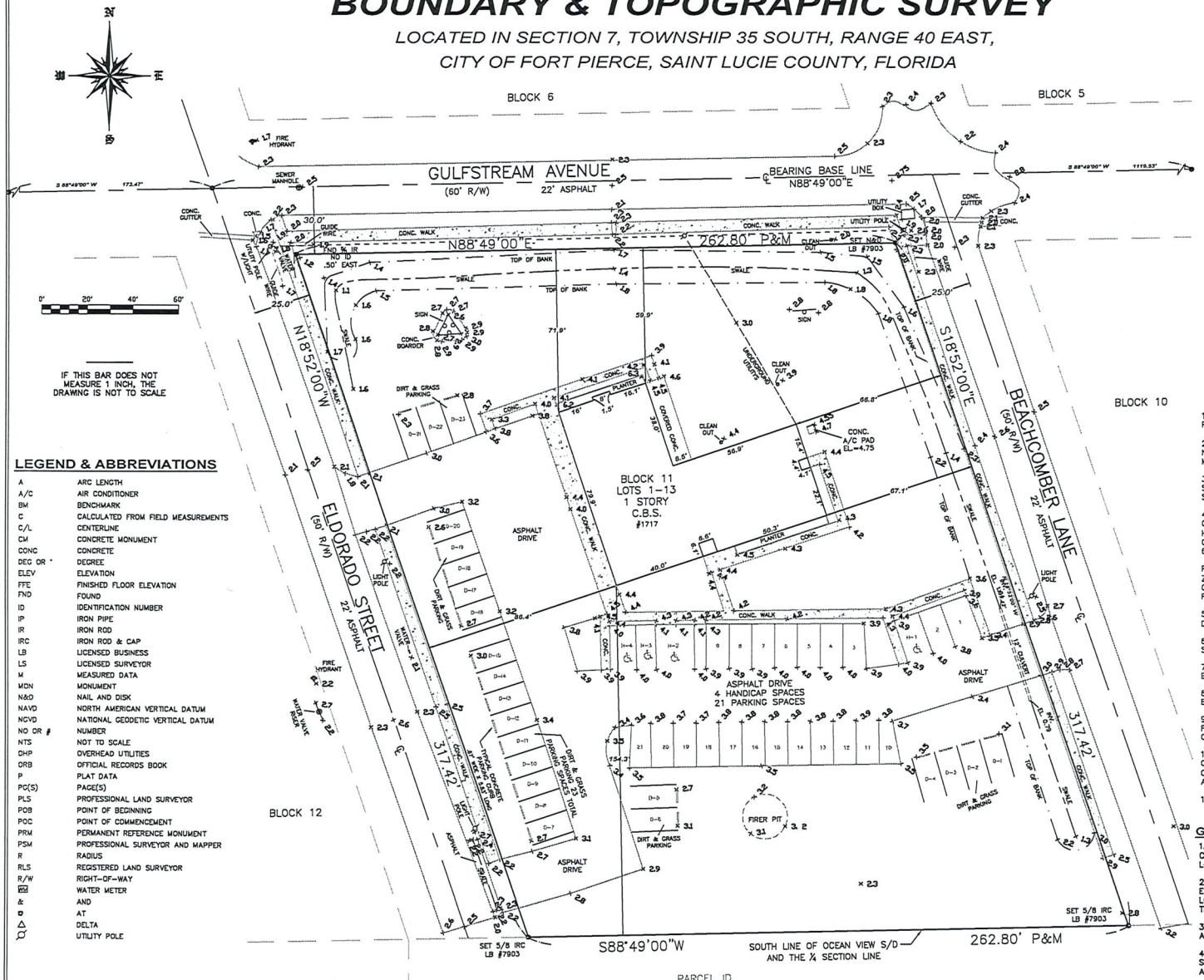
Westside Baptist Church
Building Entrance Improvements
1717 Gulfstream Avenue

PROJECT DESCRIPTION

The purpose of the site plan amendment is to construct entrance improvements totaling 529 sf. There is also some cut/paste and front parking restriping proposed which result in a net impervious increase of 693 sf. The site plan includes a drainage statement which addresses the additional impervious area. Restriping the front spaces will result in 3 new handicapped spaces that meet current ADA criteria.

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, SAINT LUCIE COUNTY, FLORIDA

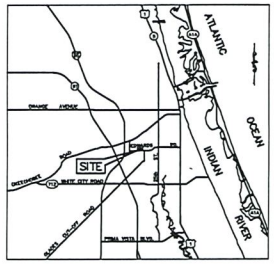


IF THIS BAR DOES NOT MEASURE 1 INCH, THE DRAWING IS NOT TO SCALE

LEGEND & ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
BM	BENCHMARK
C	CALCULATED FROM FIELD MEASUREMENTS
C/L	CENTERLINE
CM	CONCRETE MONUMENT
CONC	CONCRETE
DEG OR °	DEGREE
ELEV	ELEVATION
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
M	MEASURED DATA
MON	MONUMENT
N&D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NO OR #	NUMBER
NTS	NOT TO SCALE
OHP	OVERHEAD UTILITIES
ORB	OFFICIAL RECORDS BOOK
P	PLAT DATA
PG(S)	PAGE(S)
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
WM	WATER METER
&	AND
@	AT
Δ	DELTA
	UTILITY POLE

PARCEL ID.
2401-421-0003-000-1



LOCATION MAP
NOT TO SCALE

STREET ADDRESS

1717 GULFSTREAM AVENUE, FORT PIERCE, FL 34949

LEGAL DESCRIPTION

LOTS 1-13 BLOCK 11, ACCORDING TO THE PLAT THEREOF, 7 SECTION, AS RECORDED IN PLAT BOOK 6, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE, FLORIDA.

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF GULFSTREAM STREET AND ARE FIELD CALCULATE, HAVING A BEARING OF N88°49'00"E, ACCORDING TO THE PLAT OF OCEAN VIEW, SECTION 7, AS RECORDED IN PLAT BOOK 6, PAGE 61, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0183 K, EFFECTIVE DATE FEBRUARY 19, 2020.

5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
11. THE LAST DATE OF FIELD WORK WAS MARCH 3, 2023.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.
5. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1619 SURVEY@ASI-SURVEY.COM

REVISIONS	DATE	BY

WESTSIDE BAPTIST CHURCH OF FORT PIERCE
OCEAN VIEW S/D, LOTS 1-13
CERTIFICATIONS
CITY OR COUNTY — FLORIDA

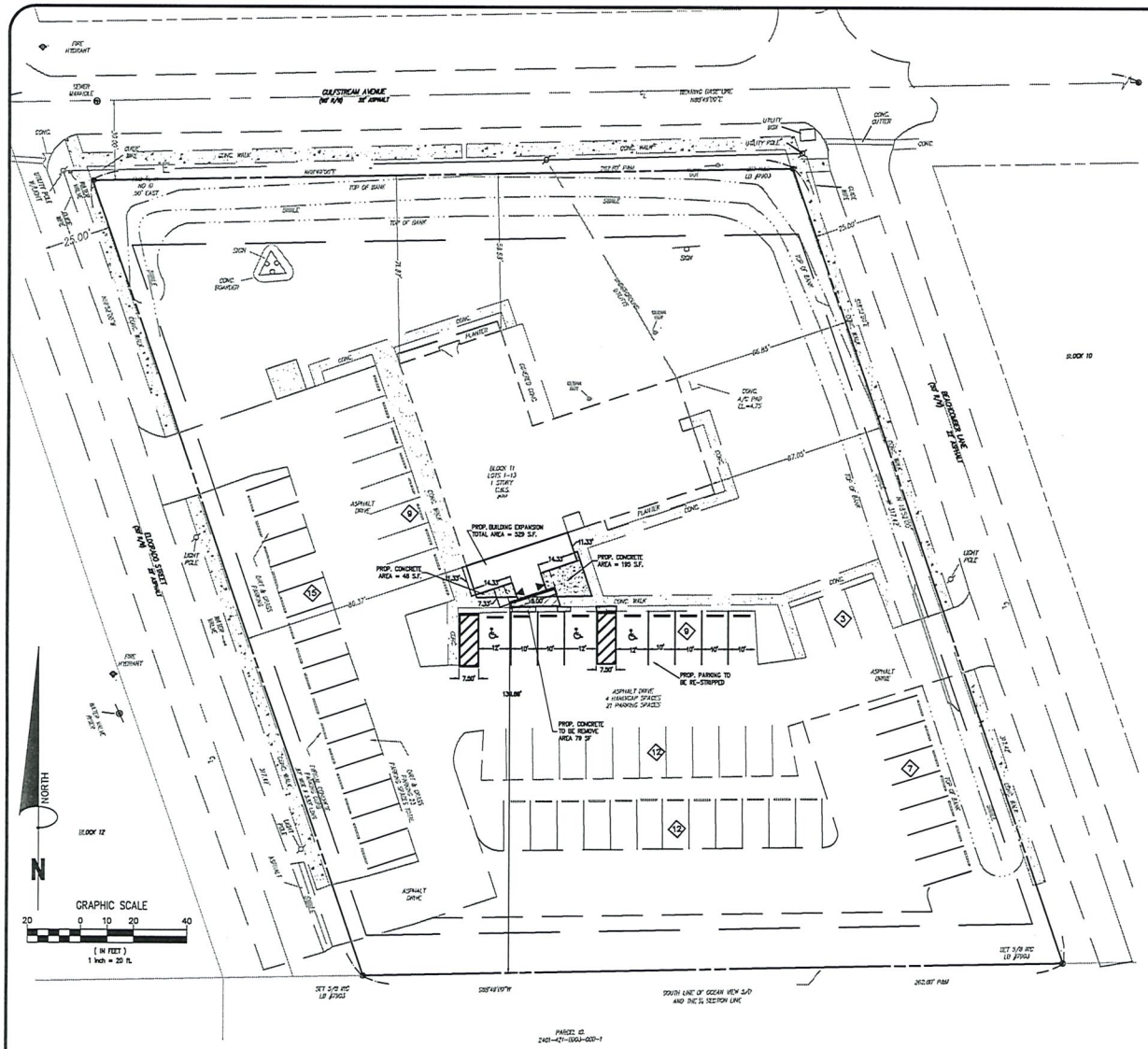
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DRAWN BY:	CA
CHECKED BY:	CA
DATE:	MARCH 4, 2022
HORIZONTAL SCALE:	1"=20'

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

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4871

PRINTED DATE	
SHEET	1 OF 1
PROJECT NO.	23-804



SITE DATA	
OWNER:	WESTSIDE BAPTIST CHURCH OF FORT PIERCE
OWNER ADDRESS:	3301 S JENKINS RD FORT PIERCE, FL 34981
SITE ADDRESS:	1717 GULFSTREAM AVE
PARCEL ID:	2401-503-0111-000-2
LEGAL DESCRIPTION:	OCEAN VIEW S/D REVISED PLAT HOLLEY AND MORGAN'S S/D BLK 11 LOTS 1 TO 13 INCL.
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	01/35S/40E
ZONING:	R-5
FUTURE LANDUSE:	HIR
LOT SIZE:	1.82 AC.

BUILDING SETBACKS REQUIRED

	REQUIRED	PROVIDED
FRONT:	25'	85.31'
N SIDE:	6'	18'
S SIDE:	6'	18'
REAR:	15'	18'

AREA	
PARKING REQUIRED	62
PARKING PROVIDED PAVED SPACES (INCLUDING ADA)	33
PARKING PROVIDED SPACES UNPAVED SPACES	30
ADA REQUIRED	3
ADA PROVIDED	3
TOTAL PARKING	67

LAND USE DATA

USE	TYPE	AREA	PERCENTAGE	ACRES
TOTAL SITE AREA		79,471 SF	100 %	1.82
IMPERVIOUS				
* EX. BUILDING	IMPERVIOUS	5,836 SF	7.00%	.13
PROP. BUILDING ADDITION	IMPERVIOUS	329 SF	1.00%	0.01
* EX. ASPHALT	IMPERVIOUS	16,492 SF	21.00%	0.38
* EX. CONCRETE	IMPERVIOUS	2,020 SF	3.00%	0.05
PROP. CONCRETE	IMPERVIOUS	243 SF	0.00%	0.01
CONCRETE TO BE REMOVED	IMPERVIOUS	-79 SF	0.00%	0.00
TOTAL IMPERVIOUS:		24,841 SF	31.00%	0.57
PERVIOUS				
OPEN SPACE	PERVIOUS	54,630 SF	69.00%	1.25
TOTAL PERVIOUS:		54,630 SF	69.00%	1.25

* = EXISTING SITE DATA TAKEN FROM ORIGINAL SITEPLAN

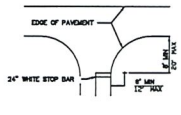


LEGEND

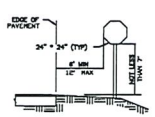
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED CONCRETE TO BE REMOVED

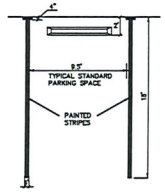
DRAINAGE STATEMENT

DRAINAGE STATEMENT:
THE PROPOSED 329 SF BUILDING ENTRANCE EXPANSION INCLUDES SOME CONCRETE SIDEWALK REMOVAL AND SOME CONCRETE PAD ADDITION. THE RESULTING ADDITIONAL IMPERVIOUS AREA IS 693 SF. (SEE SITE DATA).
BASED ON THE APPROVED DRAINAGE PLANS COMPLETED BY JENKS DESIGN COMPANY IN 1984. THE DRAINAGE SYSTEM WAS DESIGNED TO RETAIN 6,305 CF WITHIN A PERIMETER SWALE SYSTEM. THE DESIGN WAS BASED ON A 3-YEAR, 1 DAY EVENT (P=4.5"). FURTHER, THE CALCULATED REQUIRED RETENTION WAS 8,272 CF.
IF AN ADDITIONAL 820 SF IS ADDED TO THE CALCULATION, THE ADDITIONAL RETENTION WOULD BE;
3 YEAR STORM; RED ADDITIONAL RETENTION VOLUME = 4.5' (693 SF) (1/12) = 260 CF.
LOOKING AT A 100-YEAR EVENT, THE ADDITIONAL RETENTION VOLUME WOULD BE;
100 YEAR STORM EVENT; RED ADDITIONAL RETENTION VOLUME = 12.23' (693 SF) (1/12) = 706 CF.
APPLYING THE ADDITIONAL REQUIRED RETENTION TO THE PREVIOUSLY REQUIRED RETENTION;
UPDATED REQUIRED RETENTION (3 YR) = 8,272 CF + 260 CF = 8,532 CF
UPDATED REQUIRED RETENTION (100 YR) = 8,272 CF + 706 CF = 8,978 CF.
THEREFORE, THE EXISTING RETENTION SYSTEM ADDRESSES THE NEW IMPERVIOUS AREA WITH A CAPACITY OF 9,200 CF.

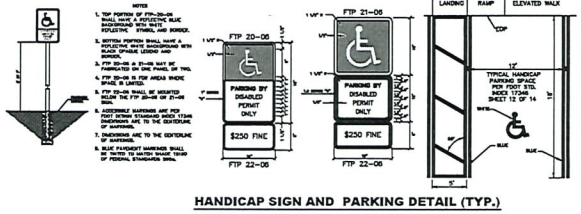


STOP SIGN LOCATION DETAIL
SCALE: N.T.S.





STANDARD PARKING
DETAIL (TYP.)
N.T.S.



HANDICAP SIGN AND PARKING DETAIL (TYP.)
N.T.S.

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

NO.	REVISION	BY	DATE
1			
2			
3			
4			
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8			
9			
10			

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6000858

SCPE

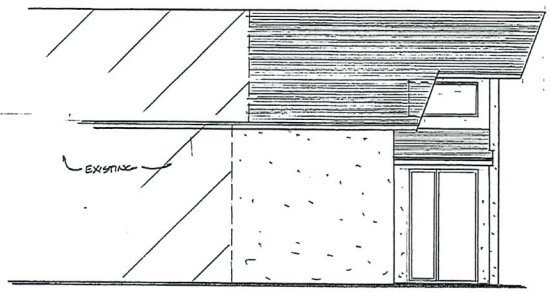
SITE PLAN

WESTSIDE
BAPTIST CHURCH

CITY OF FORT PIERCE
STATE OF FLORIDA

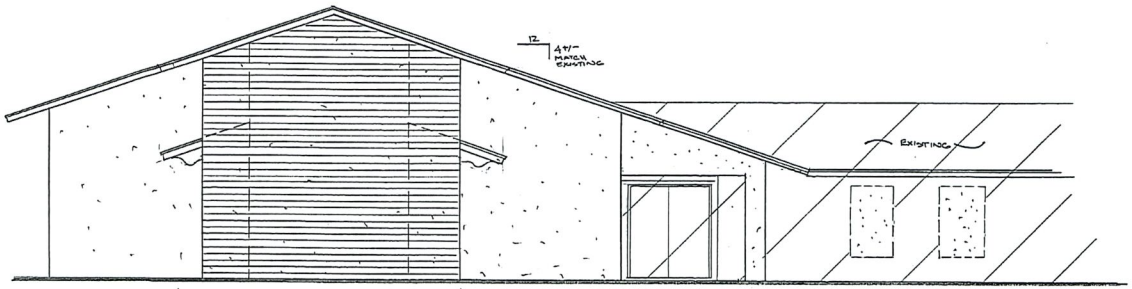
DATE:	MAY 2023
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	
VERT. SCALE:	
DRAWING NO.	
JOB NO.	2023-107

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 STEPHEN COOPER P.E. SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS



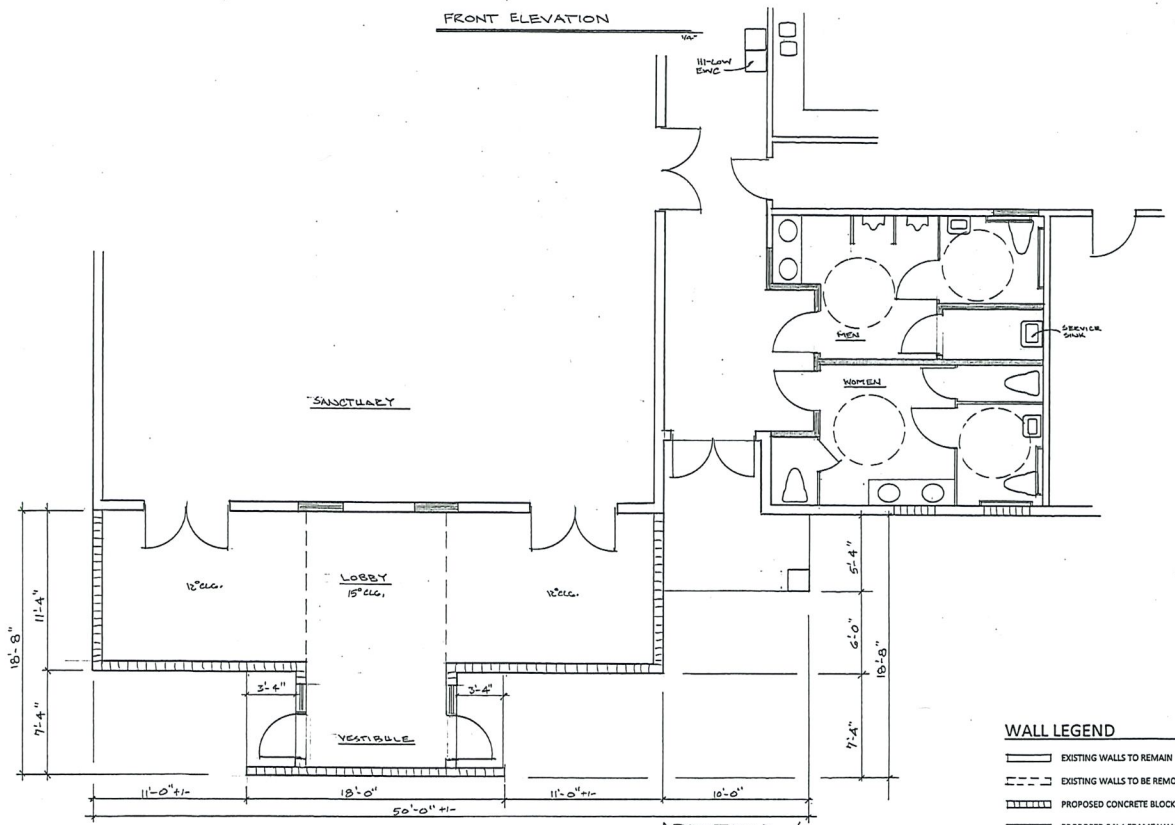
SIDE ELEVATION

1/4"



FRONT ELEVATION

1/4"



ADDITION / RENOVATION PLAN

1/4"

WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- PROPOSED CONCRETE BLOCK WALLS
- PROPOSED 2 X 4 FRAME WALLS

ARCHITECT

Architectonic Inc

808 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

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PROJECT

WESTSIDE CHURCH
SOUTH BEACH CAMPUS
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER C 23003

DATE

wm sos

Technical Review Committee **1. f.**

Meeting Date: 06/15/2023

REQUESTED ACTION

Final Plat - Fort Pierce Commercial - 5553, 5555 and 5557 Okeechobee Road

SUMMARY

Attached is an application for a Final Plat (23-09000011) approval for the subject properties. The properties are zoned general commercial, C-3, and designated a Future Land Use of General Commercial, GC.

- The Final Plat subdivides the 3 parcels into 5 separate plots.

Please review and provide comments at least two days before the meeting date. Please send all comments to raltizer@cityoffortpierce.com *and planning@cityoffortpierce.com.*
Please do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

- 5553, 5555 and 5557 Okeechobee Road
- 2419-321-0001-000-5, 2419-322-0003-000-2 and 2419-322-0002-000-5

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Boundary Survey

Form Review

Form Started By: Ryan Altizer Started On: 06/01/2023 02:16 PM

Final Approval Date: 06/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location Multiple addresses generally located at the southeast corner of Okeechobee and Jenkins Road

Parcel ID #(s) 2419-321-0001-000-5, 2419-322-0003-000-2, 2419-322-0002-000-5

Project description This proposed plat identifies the lots and easements for the Fort Pierce Commercial. Project lots 1-4 are part of Fort Pierce Commercial while lot 5 is the gasoline station.

Jill Simpkins

Property Owner(s)
OkeeJen, LLC & S and S Rentals B, LLC

Street Address
1870 Aloma Avenue, Suite 110

City Winter Park **State** FL **Zip** 32789

Phone Number
321-228-8510

Email Address
samsobering@gmail.com

Todd Howder

Applicant/Representative, Title, Company
Vice President, MBV Engineering, Inc.

Street Address
1835 20th Street

City Vero Beach, Florida **State** **Zip** 32960

Phone Number
772-569-0035

Email Address
toddh@mbveng.com

***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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- ORANGE COUNTY

The foregoing instrument was acknowledged before me this 11 day of APRIL, 2023, by JILL SIMPKINS who is personally known to me or has produced _____ as identification.

Robin C Godber
Signature of Notary

Notary Public State of Florida
Robin C Godber
My Commission HH 124298
Expires 05/02/2025

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☑ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☐ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

OKEEJEN COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70–OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030–2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF FDOT PARCEL 112.1 (A 4.00 FOOT ROAD RIGHT–OF–WAY TAKING) AS DEFINED BY OFFICIAL RECORDS BOOK 4092, PAGE 2052, SAID PUBLIC RECORDS; THENCE S00°00'31"W ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 4.26 FEET TO THE SOUTHWEST CORNER OF SAID FDOT PARCEL 112.1 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID FDOT PARCEL 112.1 AND THE SOUTHERLY LINE OF FDOT PARCEL 114.1 AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS, BEING PARALLEL TO AND 4.00 FEET SOUTH SAID RIGHT OF WAY LINE OF S.R. 70–OKEECHOBEE ROAD AS SHOWN ON SAID RIGHT OF WAY MAP SECTION 94030–2522, FOR A DISTANCE OF 350.55 FEET TO THE SOUTHEAST CORNER OF SAID FDOT PARCEL 114.1 AND THE SOUTH RIGHT OF WAY LINE OF SAID S.R. 70–OKEECHOBEE ROAD; THENCE S20°01'22"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 411.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.32 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT OKEEJEN LLC AND S&S RENTALS "B" LLC HAVE CAUSED THESE LANDS SHOWN HEREON AS FORT PIERCE COMMERCIAL PLAT, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) PARCELS 1, 2, 3, AND 5, AS SHOWN HEREON, ARE FOR DEVELOPMENT

2) THE UTILITY EASEMENTS (FPUA EASEMENT), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FORT PIERCE UTILITY AUTHORITY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER AND SEWER.

3) THE STORMWATER MANAGEMENT TRACT IS DEDICATED TO ALL OWNERS FOR THE BENEFIT OF PARCELS 1–3.

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF OKEEJEN LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
NAME: JILL K. SIMPKINS
TITLE: MANAGING MEMBER

_____ _____
WITNESS SIGNATURE WITNESS SIGNATURE

_____ _____
PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY JILL K. SIMPKINS, ON BEHALF OF OKEEJEN LLC, SHE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ _____
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF S&S RENTALS "B" LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
NAME: JILL K. SIMPKINS
TITLE: MANAGING MEMBER

_____ _____
WITNESS SIGNATURE WITNESS SIGNATURE

_____ _____
PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT

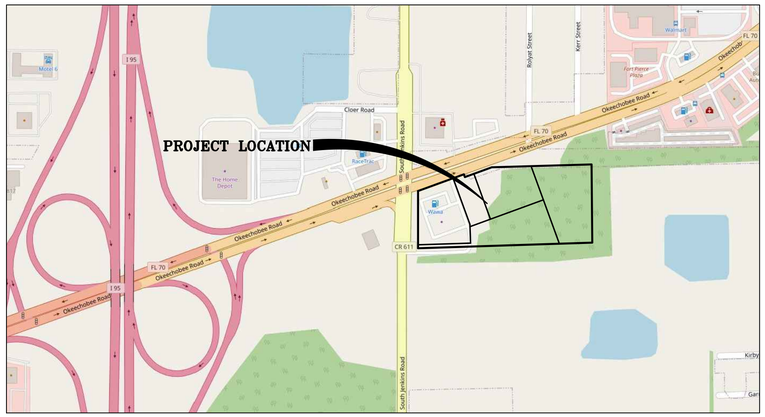
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY JILL K. SIMPKINS, ON BEHALF OF S&S RENTALS "B" LLC, SHE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ _____
COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF TITLE

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I, JACQUELINE BOZZUTO, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY_____, DATED _____, 2023, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: S & S RENTALS "B" LLC AND OKEEJEN LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THE ___ DAY OF _____, 2023 _____

BY: _____
JACQUELINE BOZZUTO
LOWNDES, DROSDICK, DOSTER, KANTOR & REED
PO BOX 2809, ORLANDO, FL 32802
FLORIDA BAR NO. 776769

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JANUARY 26, 2023.

THIS _____ DAY OF _____, 2023.

BY: _____ _____
KEVIN FREEMAN – PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

OWNER:

OkeeJen LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789

S&S Rentals "B" LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789

SUBDIVIDER:

OkeeJen LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789
321–636–0200

S&S Rentals "B" LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789
321–636–0200

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2023.

BY: _____
TANYA EARLEY – CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

_____
LINDA COX, CITY CLERK
CITY OF FORT PIERCE, FLORIDA

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK ___, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

_____
MICHELLE MILLER CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF THE CIRCUIT COURT

SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ _____
FRANK VELDHUIS DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N88°20'40"E.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON–RADIAL.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

6. THIS PLAT WAS DRAWN AND PREPARED ON 1/5/2023

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY INDIAN RIVER SURVEY, INC; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

_____, 2023.

_____
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SURVEYOR

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–261–PLAT–COVER

OKEEJEN COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGEND

D.	DENOTES DEED
FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
IR&C	DENOTES 5/8" IRON ROD & CAP
LB	DENOTES LICENSED BUSINESS
M.	DENOTES MEASURED
POB	DENOTES POINT OF BEGINNING
POC	DENOTES POINT OF COMMENCEMENT
PRM	DENOTES PERMANENT REFERENCE MONUMENT
R/W	DENOTES RIGHT OF WAY
S.R.	DENOTES STATE ROAD
◎	DENOTES SET 5/8" IR&C PRM LB 4286

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

NORTH

NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
(BEARING BASE)
N88°20'40"E 605.31'

NORTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19-35-40

S.R. 70 - OKEECHOBEE ROAD
BASELINE FDOT RIGHT OF WAY MAP SECTION 94030-2522
RIGHT OF WAY WIDTH VARIES

99.00'
55.00'

NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38
99' RIGHT OF WAY

N88°20'40"E 718.23'
SOUTH CANAL R/W LINE
380.28'(DE)
54.60'(DE)

INTERSECTION OF THE BASELINE OF SURVEY OF COUNTY ROAD 611 (JENKINS ROAD) WITH THE BASELINE OF SURVEY OF STATE ROAD 70 (OKEECHOBEE ROAD)

74.00'

S00°00'31"W 203.01'(M)
S00°00'31"W 203.01'(D)

S88°09'22"E 81.75'(D)
S89°59'29"E 81.75'(M)

N69°58'38"E 350.55'

268.40'
CURRENT R/W LINE SOUTH LINE OF FDOT PARCEL NO. 112.1 PER O.R.B. 4092, PG. 2052

S.E. CORNER FDOT PARCEL NO. 112.1
S.W. CORNER FDOT PARCEL NO. 114.1

15.00'(UE)
82.15'
S20°01'22"E 88.07'
82.15'
PARCEL 1
S20°01'22"E 21.00'
69.09'
N69°58'38"E 205.37'
136.28'
69.67'(UE)
283.35'(PARCEL 2)

N20°01'22"W 84.10'
34.91'(UE)
32.71'
N58°16'25"W
S58°16'25"E 32.71'

N20°01'22"W 347.49'

N69°58'38"E 19.75'
S69°58'38"W 10.71'
C-3
C-2
C-1
N20°01'23"W 27.33'
R=8.33'
Δ=84°16'30"
L=12.26'
CB=N61°54'53"W
CD=11.18'

27.33' INGRESS AND EGRESS EASEMENT PER DECLARATION RECORDED
S19°46'38"E 202.39'(CAE)
N19°46'38"W 165.86'(CAE)
258.20'(PARCEL 2)

N88°20'40"E 317.42'
S88°20'40"W 299.72'

15.0' FPUA EASEMENT

S0°35'38"E 163.29'
N0°35'38"W 162.89'

178.99'(UE)

OPEN SPACE TRACT 6
FUTURE USE TRACT 2

CHERIMOY STREET
50' RIGHT OF WAY

67.50'
N89°52'51"E
15.00'(UE)
S89°52'51"W
82.50'

OPEN SPACE TRACT 5

C-1
R=35.67'
Δ=90°14'44"
L=56.18'
CB=S64°54'00"E
CD=50.55'

C-2
R=35.67'
Δ=26°34'13"
L=16.54'
CB=N43°48'29"W
CD=16.39'

C-3
R=35.67'
Δ=10°44'45"
L=6.69'
CB=N25°09'00"W
CD=6.68'

FUTURE USE TRACT 1
AVALON CROSSING
PLAT BOOK 93, PAGE 24

POC
INTERSECTION POINT OF THE SOUTH R/W OF S.R. 70 & EAST R/W OF JENKINS ROAD – N.W. CORNER OF FDOT PARCEL NO. 112.1 PER O.R.B. 4092, PG. 2052

POB
S.W. CORNER OF FDOT PARCEL NO. 112.1 PER O.R.B. 4092, PG. 2052

81.75'

EXISTING UTILITY EASEMENT PER ORB 4168, PAGE 395

EXISTING UTILITY EASEMENT PER ORB 4481, PAGE 1602 & ORB 4539, PAGE 2521

JENKINS ROAD
RIGHT OF WAY WIDTH VARIES
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40

N0°00'31"E 411.74' (OVERALL)
386.72'(PARCEL 5)
N0°00'31"E 666.32'

PARCEL 1
1.249 ACRES ±

PARCEL 2
2.957 ACRES ±

PARCEL 3
4.348 ACRES ±

PARCEL 4
STORMWATER MANAGEMENT TRACT
3.437 ACRES ±

PARCEL 5
3.326 ACRES ±

EXISTING RECIPROCAL EASEMENT PER ORB 3851, PAGE 2826
N35°45'15"W 352.91'

10.5'x15' FPUA EASEMENT
15.0' FPUA EASEMENT
N20°01'16"W 224.84'
S20°01'16"E 222.87'

12.31'
23.57'
15.00'
31.14'
27.33'
27.33'
10.09'
19.10'(UE)
N69°58'38"E 156.75'(PARCEL 1)

N69°58'38"E 549.68'(OVERALL)
N69°58'38"E 579.37'(CAE & UE)
N69°58'38"E 561.95'
S69°58'38"W 569.78' (OVERALL)
(PARCEL 2) 405.20'
15.0' FPUA EASEMENT
6.67'
15.33'
27.33' INGRESS AND EGRESS EASEMENT PER DECLARATION RECORDED
36.24'
3.08'
N20°01'22"W 594.17'(PARCEL 3) 329.30' (DE)
355.96'

R=14.33'
Δ=63°18'50"
L=15.84'
CB=S38°19'05"W
CD=15.04'

N1°49'10"W 135.00'(PARCEL 5)
118.60'(PARCEL 4)
N1°49'10"W 115.90'(UE)
S1°49'10"E 147.11'

32.0' FPUA EASEMENT

20.56'(UE)
80.14'
S46°50'49"E
15.0' FPUA EASEMENT
N46°50'49"W
51.07'
37.28'(UE)
25.01'

EXISTING RECIPROCAL EASEMENT PER ORB 3851, PAGE 2826
N88°10'50"E 377.17'(PARCEL 5)
318.67'(UE)
409.97'(UE)
25.0' FPUA EASEMENT

1016.75' (PARCEL 4)
S88°10'50"W 1253.97' (OVERALL)
237.22'

SOUTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40

EAST R/W LINE OF JENKINS ROAD

EAST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
S0°35'38"E 563.32' (OVERALL)
OPEN SPACE TRACT 5

OPEN SPACE TRACT 5

AVALON CROSSING
PLAT BOOK 93, PAGE 24
LOT 7

LOT 8

WATER MANAGEMENT TRACT 1

LOT 21

LOT 22

LOT 23

AVALON CROSSING
PLAT BOOK 93, PAGE 24
FUTURE USE TRACT 1

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-261-PLAT-P2

OKEEJEN COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

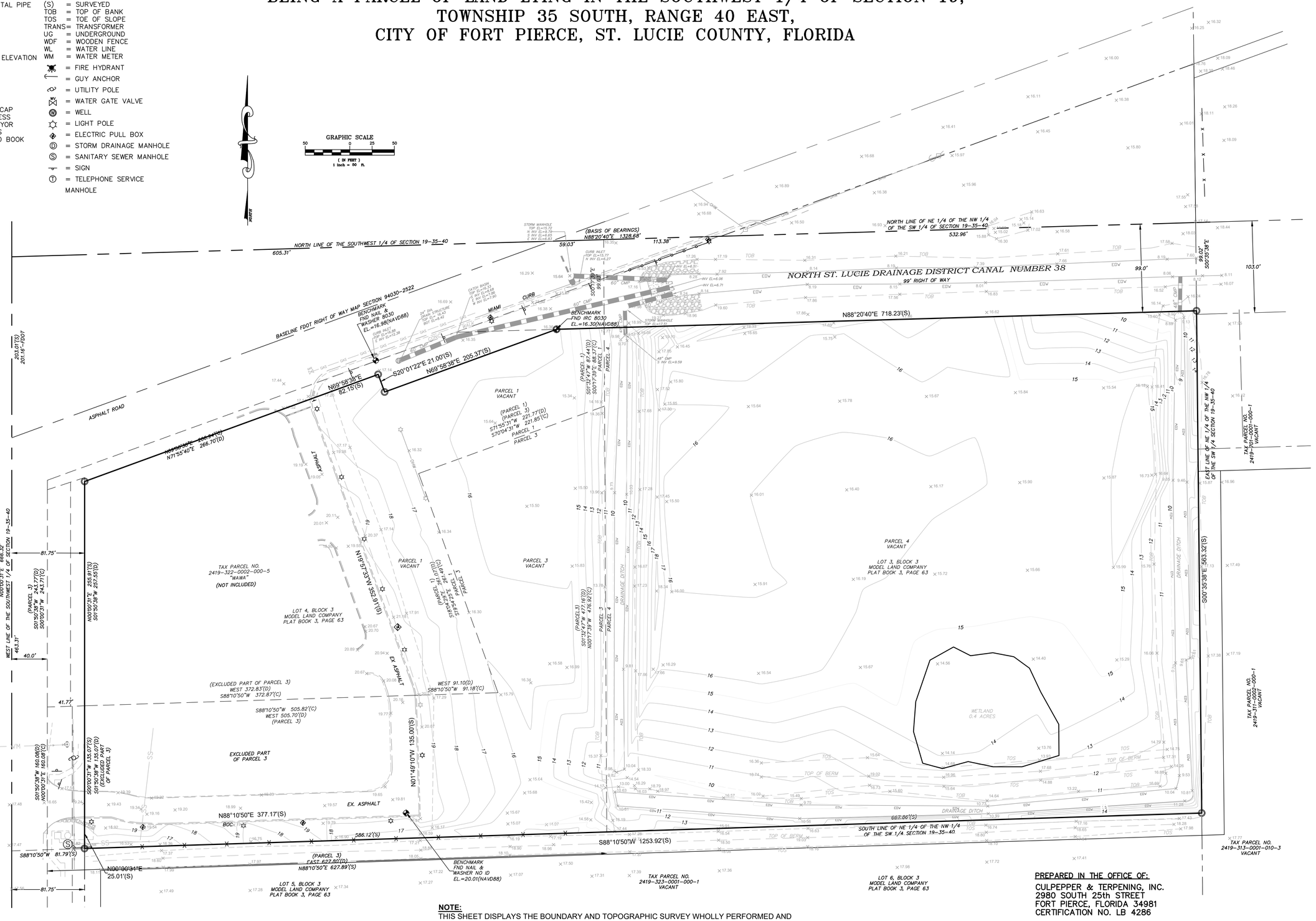
PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGEND

BOC = BACK OF CURB
BWF = BARBED WIRE FENCE
(C) = CALCULATED
CLF = CHAIN LINK FENCE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
COVD. = COVERED
(D) = DESCRIPTION
DIA = DIAMETER
EL. = ELEVATION
EM = ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION
FM = FORCE MAIN
FND. = FOUND
GV = GATE VALVE
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
IRC = IRON ROD WITH CAP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
OHW = OVERHEAD WIRES
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG. = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PVC = POLY VINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
(S) = SURVEYED
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TRANS = TRANSFORMER
UG = UNDERGROUND
WDF = WOODEN FENCE
WL = WATER LINE
WM = WATER METER
= FIRE HYDRANT
= GUY ANCHOR
= UTILITY POLE
= WATER GATE VALVE
= WELL
= LIGHT POLE
= ELECTRIC PULL BOX
= STORM DRAINAGE MANHOLE
= SANITARY SEWER MANHOLE
= SIGN
= TELEPHONE SERVICE MANHOLE

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



NOTE:
THIS SHEET DISPLAYS THE BOUNDARY AND TOPOGRAPHIC SURVEY WHOLLY PERFORMED AND PROVIDED BY INDIAN RIVER SURVEY, INC. AND WAS PROVIDED TO CULPEPPER & TERPENING, INC. IN DIGITAL CAD FORMAT FOR USE IN THE PREPARATION OF A PRELIMINARY PLAT SUBMITTAL. THE PHYSICAL FEATURES SHOWN HEREON WERE NOT VERIFIED AS PART OF THE PLAT PREPARATION.

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-261-PLAT-P2

Fidelity National Title Insurance Company

February 18, 2022

Addressee:

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of:

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of St. Lucie County, Florida, through February 09, 2022 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of OkeeJen LLC, a Florida limited liability company, by virtue of Quit Claim Deed recorded in Official Records Book 4592, Page 2371, of the Public Records of St. Lucie County, Florida.

AND

S&S Rentals "B" LLC, a Florida limited liability company, by virtue of Quit Claim Deed recorded in Official Records Book 3467, Page 528 and Quit Claim Deed recorded in Official Records Book 3882, Page 378, of the Public Records of St. Lucie County, Florida.

The search has revealed the following:

1. Nothing of Record.

Information Only:

1. Agreement recorded January 28, 1994 in Official Records Book 882, Page 899.

2. Annexation Agreement recorded January 28, 1994 in Official Records Book 882, Page 901.

3. Easement recorded April 30, 2009 in Official Records Book 3084, Page 2999.

4. Easement recorded April 30, 2009 in Official Records Book 3085, Page 6.

5. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded March 31, 2016 in Official Records Book 3851, Page 2826.

6. Easement recorded August 10, 2018 in Official Records Book 4168, Page 395.

7. Terms, conditions and restrictions of the lease from S and S Rentals "B", LLC to WAWA Florida, LLC a memorandum of said lease being recorded January 30, 2019 in Official Records Book 4228, Page 284.

8. Easement recorded September 30, 2020 in Official Records Book 4481, Page 1602.

9. Easement recorded January 19, 2021 in Official Records Book 4539, Page 2521.

10. Restrictions, covenants and conditions as set forth on Plat recorded in Plat Book 3, Page 63, as may be subsequently amended.

NOTE: 2021 Real Property Taxes in the gross amount of $23,092.71 are Paid, under Tax I.D. No. 2419-321-0001-000-5.

NOTE: 2021 Real Property Taxes in the gross amount of $81,881.72 are Paid, under Tax I.D. No. 2419-322-0002-000-5.

NOTE: 2021 Real Property Taxes in the gross amount of $5,914.95 are Paid, under Tax I.D. No. 2419-322-0003-000-2.

NOTE: 2021 Real Property Taxes in the gross amount of $5,466.90 are Paid, under Tax I.D. No. 2419-322-0004-000-9.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 10154485

By: _____

Authorized Signature

Exhibit “A”

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798, OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

THE ABOVE REFERENCED PROPERTY BEING A PORTION OF PARCELS 1, 3 AND 4 AS DESCRIBED BELOW:

Parcel 1:

A parcel of land lying in the Southwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at the intersection of the Southerly right of way line of Okeechobee Road with the East right of way line of Jenkins Road, as defined by Official Records Book 3686, Page 2798, of the Public Records of St. Lucie County, Florida, thence North 71° 55' 40" East, along said Southerly right of way line of Okeechobee Road, a distance of 266.70 feet to the Point of Beginning; thence continue North 71° 55' 40" East, a distance of 82.15 feet; thence South 18° 02' 48" East, a distance of 25.00 feet; thence North 71° 55' 31" East, a distance of 202.25 feet; thence South 89° 46' 42" East, along the South line of N.S.L.R.D.D. Canal No. 38, a distance of 56.17 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Southwest 1/4; thence South 01° 32' 47" West, along said West line, a distance of 87.44 feet; thence for the next three (3) courses along lines of said Official

Records Book 2898, Page 1570, of the Public Records of St. Lucie County, Florida: (1) run South 71° 55' 31" West, a distance of 221.77 feet; (2) thence South 18° 04' 29" East, a distance of 261.07 feet; (3) thence West, a distance of 91.10 feet; thence North 18° 04' 20" West, a distance of 357.81 feet to the Point of Beginning.

LESS AND EXCEPTING THEREFROM:

That portion of Parcel 1 conveyed to the State of Florida Department of Transportation by Warranty Deed recorded February 1, 2018 in Official Records Book 4092, Page 2041, of the Public Records of St. Lucie County, Florida.

Parcel 3:

A parcel of land lying in Section 19, Township 35 south, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Intersection of the Southerly right of way line of Okeechobee Road (a 120 foot wide right of way) with the East right of way line of Jenkins Road (an 80 foot wide right of way) and thence South 01° 50' 38" West, along said East right of way line of Jenkins Road, a distance of 10.64 feet, thence continue South 01° 50' 38" West, along said right of way line, a distance of 243.77 feet to the POINT OF BEGINNING: thence continued South 01° 50' 38" West, along said right of way line, a distance of 160.08 feet; thence East a distance of 627.80 feet, thence North 01° 32' 47" East, a distance of 477.l6 fact; thence South 71° 55' 31" West, distance 22l.77 feet; thence South 18° 04' 29" East, a distance of 261.06 feet; thence West a distance of 505.70 feet to the POINT OF BEGINNING; less and except lands conveyed or taken in Official Records Book 3085, Page 9 and in Official Records Book 3686, Page 2798, both of the Public Records of St. Lucie County, Florida.

LESS and EXCEPTING THEREFROM:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01° 50' 38" EAST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01° 50' 38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

Parcel 4:

Parcel of land situate and lying in the city of Ft. Pierce, in St. Lucie County, Florida, to wit:

Northeast 1/4 of Northwest 1/4 of Southwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS and except right-of-way for Drainage Canal No. 38 over the North 99 feet of the above. (South of Drainage Canal No. 38)

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4849192 OR BOOK 4592 PAGE 2371, Recorded 04/16/2021 11:52:21 AM Doc Tax: $0.70

Prepared by and return to:
Samuel J. Sobering
921 Arabian Ave.
Winter Springs, FL 32708

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of April, 2021 by **S&S Enterprises "B", LLC, a Florida limited liability company** ("Grantor"), whose address is PO BOX 1179, Sharpes, FL 32959, to **OkeeJen, LLC, a Florida limited liability company** ("Grantee"), whose address PO BOX 1179, Sharpes, FL 32959.

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in St. Lucie County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all of 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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its corporate officer thereunto duly authorized, and has intended this instrument to be and become effective as of the day and year first above written.

****NOTE TO RECORDER: The Grantor is conveying this unencumbered property to the Grantee, a subsidiary. Documentary stamp tax in the amount of $.70 is therefore being paid on the consideration of $10.00 and other valuable considerations.*

** SIGNATURES CONTAINED ON NEXT PAGES **

Signed, sealed and delivered
in the presence of:

Witness Signature: _____
1st Witness Name: _____

Witness Signature: _____
2nd Witness Name: _____

S&S Enterprises "B", LLC,
a Florida limited liability company

_____
By: Jill K. Simpkins
Its: Member

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day April, 2021, by Jill K. Simpkins, Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or ____ who produced _____ as identification and who did not take an oath.

_____
Notary Public
My Commission Expires:

SUSAN C TIMMINS
MY COMMISSION # GG086648
EXPIRES June 04, 2021

Signed, sealed and delivered
in the presence of:

Witness Signature: alec Dewor
1st Alec Dewor Witness

Witness Signature:
2nd Witness Name: RANDI SMITH

S&S Enterprises "B", LLC,
a Florida limited liability company

Name:
By: Janet Simpkins Jakubcin Trust,
as Member

By: Mark Jakubcin
Its: Authorized Trustee

State of Florida
County of SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day APRIL, 2021, by Mark Jakubcin, Authorized Trustee of the Janet Simpkins Jakubcin Trust, as Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or ___ who produced FLDL as identification and who did not take an oath.

Notary Public State of Florida
Jayesh Patel
My Commission GG 189313
Expires 02/22/2022

Notary Public J Patel
My Commission Expires: 02/22/2022

Exhibit "A"

Exhibit "A"

HISTORIC LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF PARCEL 114.1 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL3:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE,A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING;LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS

BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL4:
PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

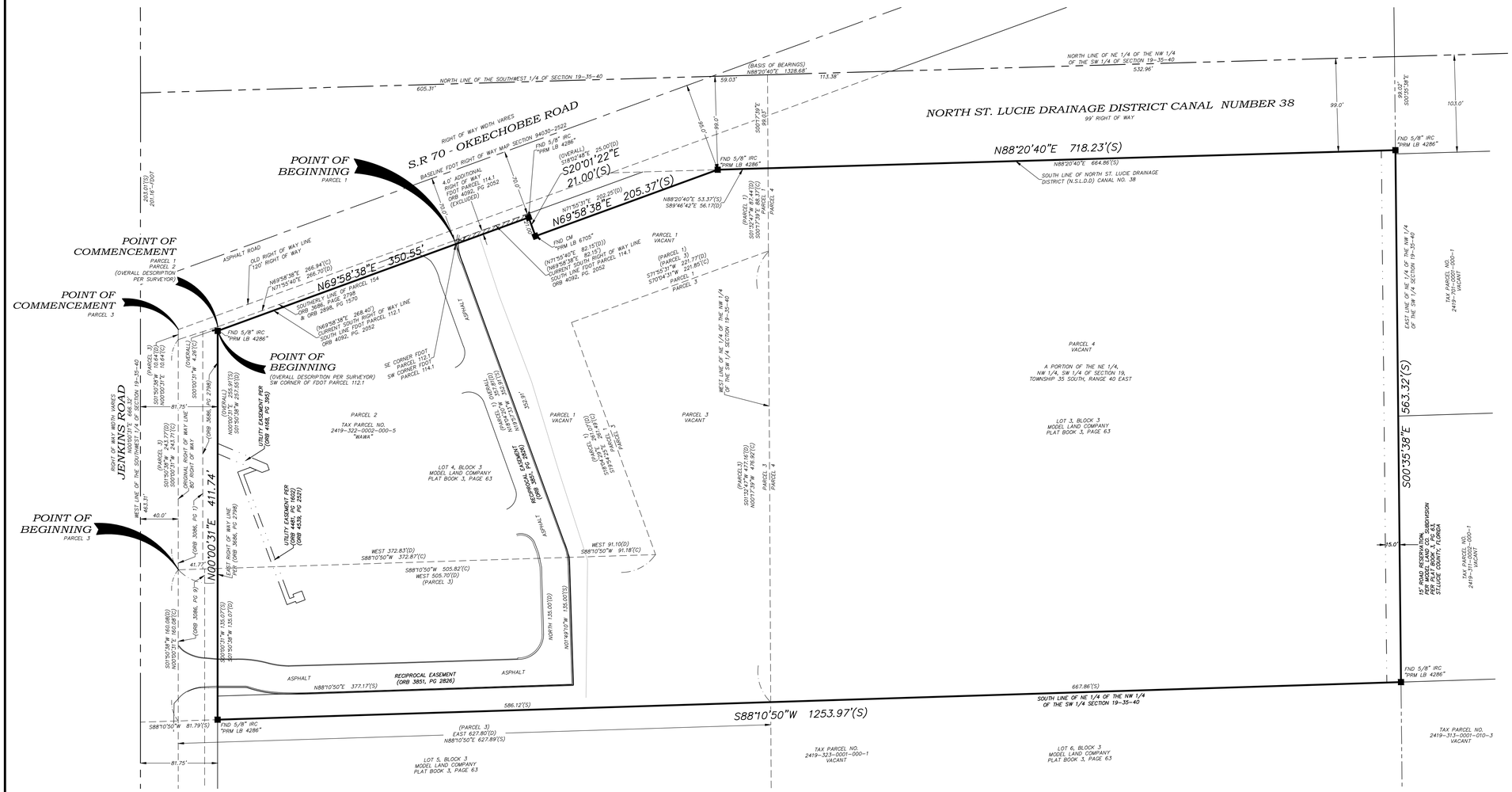
OVERALL SURVEYOR LEGAL DESCRIPTION
BEING THE SAME AS THE HISTORICAL DESCRIPTION AS LISTED ABOVE AS PARCELS 1, 3, AND 4 WITH EXCLUSIONS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

CONTAINING 11.99 ACRES MORE OR LESS.



LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF PARCEL 114.1 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. 2898, PAGE 1570, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY O.R. 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE N71°55'40"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.18°04'20"E., PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 357.81 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. 2898, PAGE 1570; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 372.83 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JENKINS ROAD AS DEFINED IN O.R. 3686, PAGE 2798, SAID POINT BEING 81.75 FEET DISTANT EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4; THENCE N.01°50'38"E., ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, DEFINED IN SAID O.R. 3686, PAGE 2798, A DISTANCE OF 257.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.200 ACRES.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798.

PARCEL 4:

PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT:

NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

DESCRIPTION "OVERALL" (BY SURVEYOR):

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF FDOT PARCEL 112.1 (A 4.00 FOOT ROAD RIGHT-OF-WAY TAKING) AS DEFINED BY OFFICIAL RECORDS BOOK 4092, PAGE 2052, SAID PUBLIC RECORDS; THENCE S00°00'31"W ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 4.26 FEET TO THE SOUTHWEST CORNER OF SAID FDOT PARCEL 112.1 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID FDOT PARCEL 112.1 AND THE SOUTHERLY LINE OF FDOT PARCEL 114.1 AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS, BEING PARALLEL TO AND 4.00 FEET SOUTH SAID RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD AS SHOWN ON SAID RIGHT OF WAY MAP SECTION 94030-2522, FOR A DISTANCE OF 350.55 FEET TO THE SOUTHEAST CORNER OF SAID FDOT PARCEL 114.1 AND THE SOUTH RIGHT OF WAY LINE OF SAID S.R. 70-OKEECHOBEE ROAD; THENCE S20°01'22"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 411.74 FEET TO THE POINT OF BEGINNING. CONTAINING 15.32 ACRES MORE OR LESS.

LEGEND

BOC = BACK OF CURB	PG. = PAGE
BWF = BARBED WIRE FENCE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
(C) = CALCULATED	PVC = POLY VINYL CHLORIDE
CLF = CHAIN LINK FENCE	RCP = REINFORCED CONCRETE PIPE
CM = CONCRETE MONUMENT	(S) = SURVEYED
CMP = CORRUGATED METAL PIPE	TOB = TOP OF BANK
CONC. = CONCRETE	TOS = TOE OF SLOPE
COVD. = COVERED	TRANS = TRANSFORMER
(D) = DESCRIPTION	UG = UNDERGROUND
DIA = DIAMETER	WDF = WOODEN FENCE
EL. = ELEVATION	WL = WATER LINE
EM = ELECTRIC METER	WM = WATER METER
FFE = FINISHED FLOOR ELEVATION	= FIRE HYDRANT
FM = FORCE MAIN	= GUY ANCHOR
FND. = FOUND	= UTILITY POLE
GV = GATE VALVE	= WATER GATE VALVE
ID = IDENTIFICATION	= WELL
IP = IRON PIPE	= LIGHT POLE
IR = IRON ROD	= ELECTRIC PULL BOX
IRC = IRON ROD WITH CAP	= STORM DRAINAGE MANHOLE
LB = LICENSED BUSINESS	= SANITARY SEWER MANHOLE
LS = LICENSED SURVEYOR	= SIGN
OHW = OVERHEAD WIRES	= TELEPHONE SERVICE MANHOLE
O.R.B. = OFFICIAL RECORD BOOK	
(P) = PLAT	
PB = PLAT BOOK	

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF N88°20'40"E TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40.
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012.

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE
0' 30' 60'
1" = 60'

NORTH

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED RIGHT OF WAY LINE S.R. 70 TO EXCLUDE FDOT PARCEL 114.1	12/14/22
REVISED PARCEL DIMENSIONS TO EXCLUDE FDOT PARCEL 114.1	12/14/22
REVISED DESCRIPTION TO EXCLUDE FDOT PARCEL 114.1	12/14/22
ADD DESCRIPTION BY SURVEYOR	12/14/22
ADD CONTOURS	12/14/22
COMBINED BOUNDARIES FOR AN OVERALL	04/25/23
REVISED PER COMMENTS	05/08/23

S.R 70 - OKEECHOBEE ROAD
&
JENKINS ROAD

FIELD BOOK 79	DRAWN SPC/RJS
PAGE(S) 30-31	SCALE 1"=60'
FIELD DATE 07/09/21	JOB # 20-633

SHEET 1 OF 1

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

Thomas W Gritton
Digitally signed by Thomas W Gritton
Date: 2023.05.09 16:00:32 -04'00'

THOMAS W GRITTON, LS7347
FLORIDA REGISTERED LAND SURVEYOR

05/09/2023
DATE

D:\DRAWINGS\JOBS\PROJECTS\2020-JOBS-20-633 - S Jenkins road & SR 70-ALDI\DWG\JOB-20-633_OVERALL BOUNDARY - TWC.dwg May 09, 2023 - 3:59pm User: pjt 24-36 Landscape(D)

Technical Review Committee **1. g.**

Meeting Date: 06/15/2023

REQUESTED ACTION

Temporary Use - Kingdom Hall for Jehovah Witness - 3535 Deberry Road

SUMMARY

Project #: 23-42800004

This is an application for a Temporary Use. The applicant is requesting approval for temporary construction trailers, tents, storage containers, temporary buildings, and parking for commercial repairs to a religious facility.

Please review and provide comments at least two days before the meeting date. Please send all comments to vgilmore@cityoffortperce.com, and planning@cityoffortpierce.com. Please do not hesitate to contact me should you require any additional information at 772-467-3741.

LOCATION

3535 Deberry Road

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 06/01/2023 03:14 PM

Final Approval Date: 06/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Temporary Use

$500

Property address or Location 3535 Deberry Rd, Fort Pierce, FL 34947

Parcel ID #(s) 2417-213-0003-000-1

Project description Commercial Repairs & ALT

Samson Griffith (TR)	Keith Paulsen, Paulsen&Sons inc.
Property Owner(s)	Applicant/Representative, Title, Company
2007 N 42nd ST	499 SW Dairy Rd
Street Address	Street Address
Fort Pierce FL 34947	Port St Lucie FL 34953
City State Zip	City State Zip
(772)971-6878	(772) 267-9899
Phone Number	Phone Number
inpronational@comcast.net	williampaulsen04@gmail.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 pother than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- St Lucie COUNTY

The foregoing instrument was acknowledged before me this 1 day of Jun, 2023, by Samson Griffith. who is personally known to me or has produced DL as identification.

Signature of Notary

CORRINE N PAULSEN
Notary Public - State of Florida
Commission # GG 345222
My Comm. Expires Jun 13, 2023
Bonded through National Notary Assn.
(Seal)

Intake meetings are required for all submittals. Call (772) 467-3737

TO BE COMPLETED BY STAFF

Planner Assigned _____

Approved _____ Date _____

Comments _____

☐ Temporary Use

Submit one (1) original & four (4) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, including the building, restroom facilities, parking areas, driveways, & setbacks from property lines
- ☐ Proposed site drawing, including temporary tents, restroom facilities, parking areas & driveways
- ☐ Complete, notarized

Application Type:

- ☐ Seasonal Commercial (Ex: Christmas Trees/Fireworks) – 30 days or less
- ☐ YES Temporary Use Building (Ex: Construction/Sales Trailer) – Up to 1 year
- ☐ Tent over 12' x 12' – No more than 7 days unless Seasonal Commercial
- ☐ Temporary Housing – Displaced due to Natural Disaster – Up to 1 year
- ☐ Other (Ex: Special Event, Carnival, or Religious Exhibition) – 7 days or less

Requested Duration of Use: 6 Months

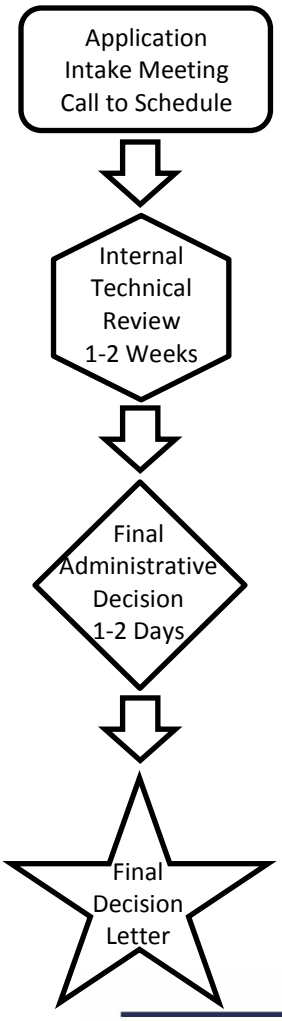
Temporary Tents/ Trailers: # 8 Total Sq. Ft. _____

Estimated Daily Trips: _____ Parking Provided: _____

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

North	South	East	West
Vacant	Vacant	Church	Resadental

Application Outlook



Types of Temporary Uses (City Code 125-320)

A temporary use activity may include but is not limited to the following:

a. A temporary building or yard for construction offices, material or equipment, provided such use is on or adjacent to the construction site and is adequately equipped with sanitary facilities.

b. A real estate sales office used for the sale of lots or housing units in a development, provided such office is in or adjacent to the development and is adequately equipped with sanitary facilities.

c. Temporary housing, including mobile homes, for households displaced from their residences due to fires, floods or other disasters, provided the temporary housing is adequately equipped with sanitary facilities.

d. Tents erected of a size larger than 12' × 12' under which people gather for a common purpose. Such a use may be for a seasonal commercial use or other use, such as church-related, carnival or special event on private property. Tents can be no more than 1,600 square feet or less cumulative.

*Applications cannot move onto the Final Administrative Decision stage if there are any outstanding comments not addressed at the Internal Technical Review stage. If there are any comments, staff will send directly to the applicant. Failure to address and satisfy any reviewer comments could result in disapproval of the application.

SITE SAFETY AND SECURITY PLAN

