



VARIANCE

Property Information

Property address or Location

east side of South 5th street, adjacent to US Federal Courthouse

Parcel ID #(s)

2410-701-0072-010-5 and 2410-701-0075-000-3

Project description

seeking relief from perimeter landscape width requirements.

Reason for request

seeking to develop an employee parking lot to serve the Ft. Pierce Utility Authority office across the street.

Existing Use: vacant (north 2/3) existing parking (south 1/3) Date Property was Purchased: N (2022) S (1991)

Alterations made to the site since purchase: N (none) S (parking area paved)

Has a request for this variance been denied in the past? Yes No

If yes, what changed since the denial? _____

City of Ft. Pierce/ Ft. Pierce Utility Authority

Tom Degrace, PE; Culpepper & Terpening, Inc.

Property Owner(s)

Applicant/Representative, Title, Company

100 North US #1

2980 South 25th Street

Street Address

Street Address

Ft. Pierce FI 34950

Ft. Pierce FI 34981

City State Zip

City State Zip

772-464-3537

Phone Number

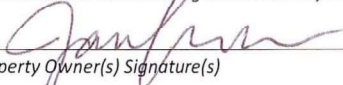
Phone Number

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.



10/19/23

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-Rev1>

Property Identification

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

Ownership

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

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: \$33,800
Exemptions: \$33,800 Taxable: \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$33,800	\$33,800	\$33,800	\$0
2022	\$33,800	\$17,380	\$0	\$17,380
2021	\$15,800	\$15,800	\$0	\$15,800

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
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Property Identification

Site Address: BOSTON AVE	Parcel ID: 2410-701-0075-000-3	Account #: 23495	Sec/Town/Range: 10/35S/40E
Map ID: 24/10S	Zoning: General Co	Use Type: 8900	Jurisdiction: Fort Pierce

Ownership

City of Fort Pierce
 Ft Pierce Utilities Authority
 100 N US Highway 1
 Fort Pierce, FL 34950

Legal Description

CARLTON'S ADDN BLK 7 N 1/2 OF LOT 10 (0.08 AC - 3,500 SF) (MAP 24/10E)

Current Values

Just/Market:	\$12,100	Assessed:	\$7,529
Exemptions:	\$7,529	Taxable:	\$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$12,100	\$7,529	\$7,529	\$0
2022	\$12,100	\$6,845	\$6,845	\$0
2021	\$75,500	\$75,500	\$75,500	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-09-1991	0754 / 1451	XX00	WD	Crooks Charles W	\$63,000

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.08
Land Size (SF):	3,500
Total Building Count:	

Special Features and Yard Items

Type	Qty	Units	Year Blt
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1133108

This Instrument Prepared By
and Return To:
Frank H. Fee, III, Esquire
FEE, BRYAN & KOBLEGARD, P.A.
Post Office Box 1000
Fort Pierce, Florida 34954

CMCA

Rec Fee \$ 10.50 DOUGLAS DIXON
Doc Assump \$ _____ St. Lucie County
Doc Tax \$ 378.00 Clerk Circuit Court
Int Tax \$ _____ By:
Total \$ 388.50 Deputy Clerk

WARRANTY DEED

THIS WARRANTY DEED made the 9th day of September, 1991, by

CHARLES W. CROOKS, also known as C. W. CROOKS,
a married adult, (SS#) whose post-
office address is 3100 Old Edwards Road, Fort
Pierce, Florida 34950,

hereinafter called the Grantor, to

The City of Fort Pierce, Florida, for the use and
benefit of the FORT PIERCE UTILITIES AUTHORITY,
whose postoffice address is Post Office Box 3191,
Fort Pierce, Florida 34948,

hereinafter call the Grantee:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of
\$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, described as follows, to-wit:

Lots 10 and 11, Block 7, CARLTON'S ADDITION, according
to the Plat thereof recorded in Plat Book 1, Page 168
of the public records of St. Lucie County, Florida.

The Grantor covenants and affirms unto the Grantee that
the above described real property is not now, nor has
it ever been, his homestead and that he presently
resides at 3100 Old Edwards Road, Fort Pierce, Florida.

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; 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, 1990.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Warranty Deed the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Frank R. Fife
FRANK R. FIFE, Witness
(Print Name)


Kathryn E. Baird
Kathryn E. Baird, Witness
(Print Name)

Charles W. Crooks (SEAL)
CHARLES W. CROOKS a/k/a C. W.
CROOKS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 9th day of September, 1991, by CHARLES W. CROOKS a/k/a C. W. CROOKS.

Kathryn E. Baird
Kathryn E. Baird, Notary Public
State of Florida at Large
My Commission Expires: 9/2/92



1133108
'91 SEP -9 P3:16

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FL

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:

[Signature]
Witness Name: Lisa L. Bolton

[Signature]
Witness Name: Hope R. Potter

[Signature]
Witness Name: Lisa L. Bolton

[Signature]
Witness Name: Hope R. Potter

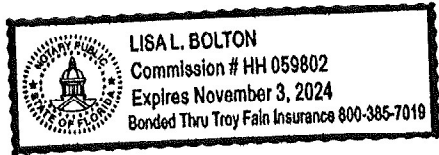
[Signature] (Seal)
Paul H. Hemingway

[Signature] (Seal)
Laurel Mae Hemingway

State of Florida
County of Saint Lucie

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

[Notary Seal]



[Signature]

Notary Public

Printed Name: _____

My Commission Expires: _____

**LEGAL DESCRIPTION
OF PETITION PARCEL**

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.



To : Vennis Gilmore, Assistant Planning Director

FROM: Tracy Telle, Assistant City Engineer

**RE : FPUA 5th Street Parking Lot Site Plan Resubmittal
TRC No. 23-07000015**

DATE : December 1, 2023

We have completed the review of the following documents as received by this office on November 28, 2023:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings
Clearances from all applicable Local,
State and Federal Agencies | <input type="checkbox"/> Permits from applicable Local, |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> Minor Site Plan Approval | <input type="checkbox"/> C/O |

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

See attached for comments

Engineering Site Plan Comments:

1. Provide the proposed driveway setback as measured from the north and south property lines.
2. Indicate the driveway construction within the limits of the S. 5th Street Right-of-Way to be comprised of concrete.
3. The development will require the filing of a Unity of Title combining the two lots at time of DPCR submittal.
4. According to the survey, the southernmost 25' of the new parking lot currently makes up a portion of an existing master parking area with the property to the south of the project. If this 25' is to be redeveloped, how will it effect the usage of the southern parking lot? Please provide a design for the existing lot to the south which indicates the new parking lot layout complete with the required landscape buffers.
5. It is recommended that the parking stall lengths be reduced from 19' to 18' in order to provide a 6.8' green area along the south property line as opposed to the proposed 4.8'.

CITY OF FT. PIERCE./FT. PIERCE UTILITY AUTHORITY
SOUTH 5TH STREET LANDSCAPE VARIANCE

October 2023

Sec. 125-100. Criteria for granting variances.

- (1) [What] Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;**

The requested variance is to seek relief from the provision of Section 123.37(4) of the City's Land Development (Zoning) Code.

Specifically, the petitioner, the City of Ft. Pierce, through the Ft. Pierce Utility Authority (FPUA) and their authorized agent Culpepper & Terpening, Inc., is seeking to construct a new employee parking lot on two (2) parcels of land located along the east side of South 5th Street, immediately south of the Alto Adams US Federal Courthouses, parking and mechanical support area. The first parcel under this application is 50*140 and the second is 25*140. Together, these tracts equal a gross width of 75 feet. The combined parcel area of the properties is 10,500 sq feet.

This new parking lot will serve to replace an existing parking area, located at the intersection of Boston and South 5th, that the FPUA has been using as employee parking for the existing FPUA Service Center at 206 Boston Avenue.

In developing this new parking lot, the FPUA is required to comply with minimum City Codes and Design Standards. As applied to the proposed project site, and since the subject site is in excess of 10,000 sq feet, the standard City design criteria results in the following minimum required width dimensions:

- South Landscape Buffer: 10 Feet
- South Parking Stall 19 Feet
- Travel Aisle: 26 Feet
- North Parking Stall 19 Feet

Together, these equal a 'required' width of 84 feet for the project site, or nine (9) feet more than the existing width of the subject property.

Since acquisition of additional lands to both the north and south side of the project site is not an option due to existing development conditions, the 'peculiarity' of this site is that there is no-where to go to widen the property to meet these minimum typical standards. Therefore, in order to construct the necessary parking that will support the existing FPUA Service Office, we must seek relief from a portion of the requirements stipulated in Section 123.37(4) of the City Code.

The requested relief being sought through this Variance request is for 9.5-feet of the overall 20-foot required landscape buffer. If granted, the relief would permit the development of double loaded row of parking, as opposed to a single loaded parking area.

- (2) The special conditions and circumstances do not result from the actions of the applicant; The conditions/circumstances that the FPUA faces here are not a result of any direction**

action caused by the FPUA. The conditions/circumstances that the FPUA faces in this instance are the result of application of existing City regulations to the project site.

Acquisition of additional lands to both the north and south side of the project site are not an option due to existing development conditions. There is no-where to go to widen the property to meet these minimum typical standards.

Granting the requested variance will afford the petitioner the opportunity to provide for a double loaded parking area, as opposed to a single loaded parking area, with at least a partial landscape strip on both sides of the site, as opposed to 50% reduction in the potential use of the parking lot site.

- (3) The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;**

The proposed development of this site as an employee parking lot is intended to address the specific existing parking needs of the FPUA Service Offices on Boston Avenue. If the requested variance were not granted, the applicant, FPUA, would be deprived of rights commonly enjoyed by other properties in the City where off-street parking facilities are sought and provided. By limiting parking to a single load design option (that is parking on one side of the access aisle only) the applicant loses 50% of the parking potential on this site. Such an action will force FPUA employees to make use of the limited on-street parking opportunities in the area, creating the raised potential risk to these employees seeking to park along the area streets.

- (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and**

The variance requested, 9.5 feet of the required 20 foot wide landscape area (combined), is the minimum that allows for the use of this property as a double loaded parking lot.

- (5) The granting of the variance will be in harmony with the general intent and purpose of the ordinance codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. +**

The granting of the requested variance will permit the development of an off-street parking lot for the use of the Ft. Pierce Utility Authority staff assigned to 206 South Boston Avenue.

Granting the requested variance will afford the petitioner the opportunity to provide for a double loaded parking area, as opposed to a single loaded parking area, with at least a partial code required landscape strip on both sides of the site. As part of the landscape plantings in these areas, it is the intention of the petitioner to make use of enhanced plantings to achieve as great of plant and tree as horticulturally appropriate.

The use of this property as a parking lot is consistent with other uses in the area, and will not be detrimental to the public welfare.

Landscape Specifications

- 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.
- Underplanting 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.
- 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.
- 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.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Mulch, Eucalyptus, or Enviro-Mulch, Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- 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.
- 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.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
- 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 12-0-0). Similar analysis such as 16-0-0 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, submer coated or with nitrogen as ISDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Agiform 20-0-0 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

- All planting areas to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- 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 the City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Maintain positive drainage, no planting is to block drainage.
- 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.
 - Dig each planting pit to the minimum specified size.
 - 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.
 - 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)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse 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:
- 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.
 - All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance.

Landscape Data

Landscape Adjacent to R.O.W. (West Buffer) 75'

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 (750 s.f.)

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

Landscape 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 (4,8' x 140' = 672 s.f.)

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

Landscape to Adjacent Property (North 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 (6' Wide x 140' = 840 s.f.)

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

Landscape to Adjacent Property (East Buffer) 75'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
75 l.f. x 10' = 750 s.f./200 = 3 Trees
Provided = 3 Trees (6' x 75' = 450 s.f.)

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

* Note:
The five (5) Interior Vehicular Use Area 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.

* Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (7,824.21 s.f./15 = 522 s.f.)
Landscape Area Provided = 522 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
7,824.21 s.f./100 = 78.2421 ≈ 78 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 = 25 Trees
Maximum Palms Allowed = 12 (25 / 2 = 12.5 = 12)
Total Palms Provided = 0 (0%)

* Total Trees Required = 25 Trees

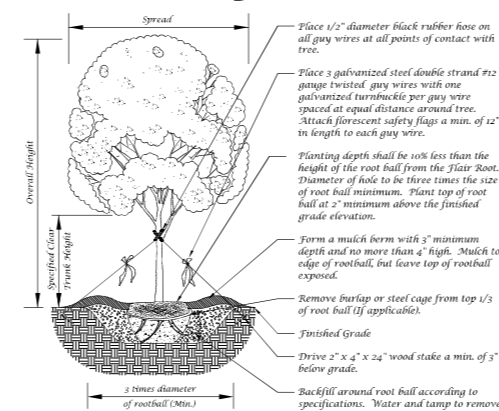
Total Trees Provided = 25 Trees

Total Native Trees Required = 25 Trees
Total Native Trees Provided = 25 (100%)

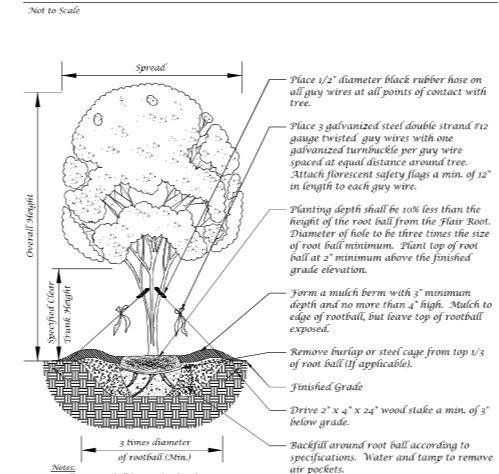
Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

* Total Shrubs Required = 216
Total Native Shrubs Provided = 475 (100%)

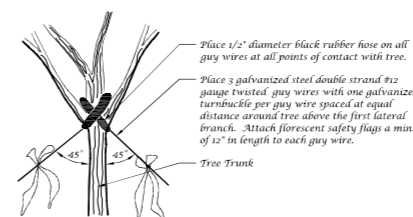
Landscape Details



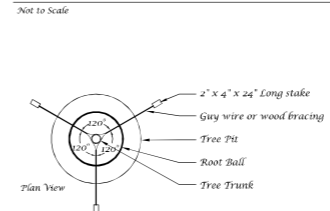
Tree Planting Detail



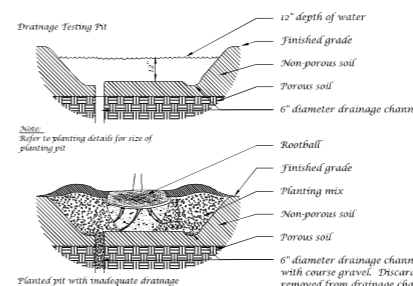
Multi-Trunk Tree Planting Detail



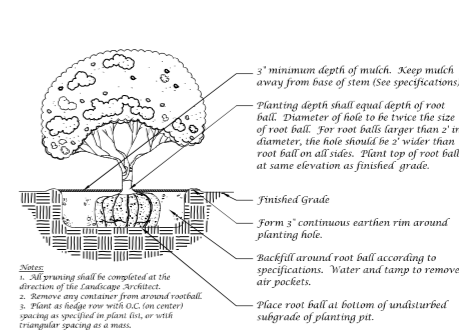
Guy Wire Attachment Detail



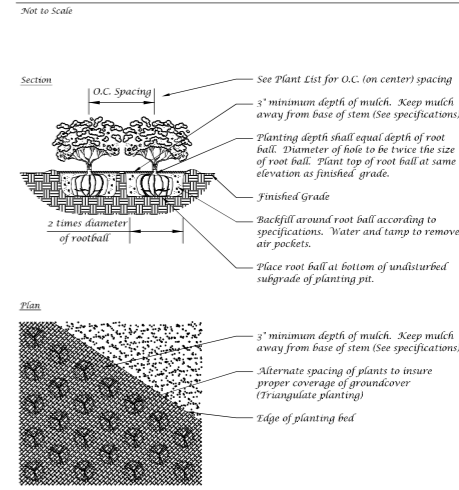
Staking Detail



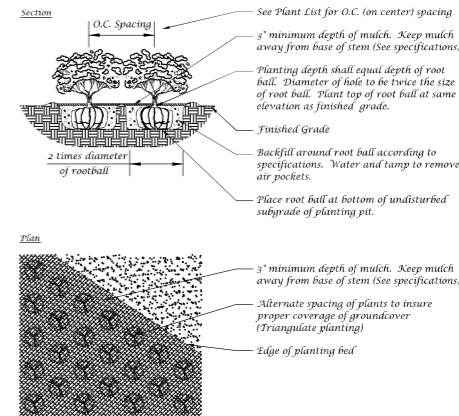
Drainage Testing Detail



Shrub Detail



Ground Cover Detail

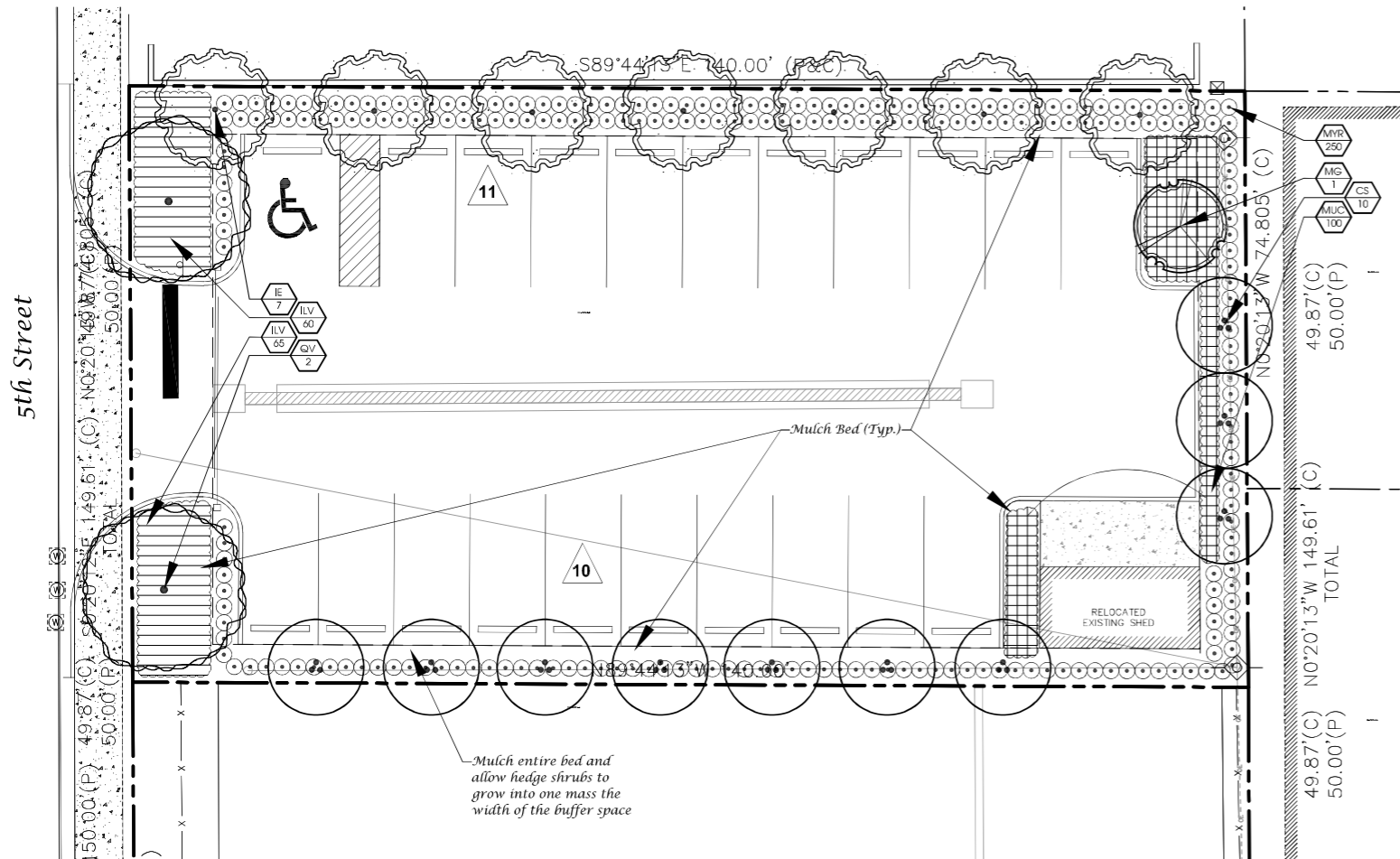


Ground Cover Detail

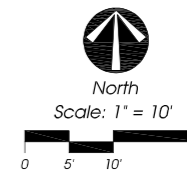
Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
10	CS*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTWOOD	12' x 5', 2.5' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
7	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5' D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
1	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
100	MUC*	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	#3, 2" x 2"	2" O.C.	FULL & THICK
250	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



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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
Submission Dates _____ 3-14-2023
8-22-2023

Revision Dates _____
New Base _____ 8-22-2023

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