CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, April 8, 2024 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the March 11, 2024, Planning Board meeting

6. **NEW BUSINESS**

   a. Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

   b. Rezoning - Planned Development - Fort Pierce Commercial - 301 Florida Avenue

   c. Zoning Text Amendment - Sec. 125-3 - General Definitions.
   Providing Consistency with the State Statute and the City's Comprehensive Plan.

   d. Zoning Text Amendment - City Code Sec. 125-212 and 125-213 (Planned Development Zone - PD)

e. Zoning Text Amendment - City Code Sec.125-187 - Allowed Uses

7. **COMMENTS FROM THE PUBLIC**

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

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

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

Planning Board **5. a.**

Meeting Date: 04/08/2024

Re: Minutes from the March 11, 2023, meeting

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the March 11, 2024, Planning Board meeting

Attachments

Planning Board Minutes 3/11/24

Form Review

Form Started By: Alicia Rosenthal Started On: 03/15/2024 12:51 PM

Final Approval Date: 03/20/2024

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MARCH 11, 2024, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present:	Justine Carter; Alexander Edwards; Anton Kreisl; John Heaning; Nichelle Clemons; Frank Creyaufmiller, Chairman
Absent:	Uline Daniel
Staff Present:	Kev Freeman, Planning Director Ryan Alitzer, Senior Planner Kerry Driver, Planner Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Ms. Daniel was excused.

5. APPROVAL OF MINUTES

a. Minutes from the February 12, 2024, meeting

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to approve the minutes from the February 12, 2024, meeting.

AYE: Anton Kreisl, John Heaning, Nichelle Clemons, Justine Carter, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - Florida Barn - 3720 Okeechobee Road

Mr. Altizer gave an overview of the application and answered questions from the Board. He stated the Future Land Use Map Amendment is for an approximate 1.06 acre parcel of land to change from Boundary Commercial (BC) to General Commercial (GC). Mr. Altizer said the current zoning is C-2, Neighborhood Commercial and the proposed zoning is C-3, General Commercial. Mr. Altizer showed the Future Land Use comparison, and he noted the 15 unit increase in density for the General Commercial Future Land Use change. He stated the applicant is not proposing an increase in dwelling units. Ms. Altizer explained the purpose of the Future Land Use Map Amendment is to unite the parcel with the other recently annexed parcels that have the same Future Land Use.

Mr. Kreisl asked if there are any commercial Future Land Use categories that don't include residential uses.

No one spoke for or against the application.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval of the Future Land Use Map Amendment to the City Commission.

AYE: John Heaning, Nichelle Clemons, Justine Carter, Alexander Edwards, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. Rezoning - Florida Barn - 3720 Okeechobee Road

Mr. Altizer gave an overview of the application and answered questions from the Board. He stated the Zoning Atlas Map Amendment is for one (1) parcel of land, approximately 1.06 acres, to change the zoning classification from Neighborhood Commercial (C-2) to General Commercial (C-3). M. Altizer explained the intent of the zoning district, and he noted Outdoor and Indoor Entertainment is not allowed in the C-2 zone but is a Conditional Use in the C-3 zone. He said the Site Plan and Conditional Use will be coming to the Planning Board for a recommendation.

Jazz Jules, applicant, said they are proposing a multipurpose event center for weddings, non-profit events, formal dinners and corporate conferences. Ms. Jules stated they met with St. Lucie county about improving Totten Road. She said she is excited about having the site plan completed in a couple of weeks. Ms. Jules said the event center will have a caterer's kitchen, and patrons can bring their own vendors. Ms. Jules said the event center will have an industrial look with lots of glass and manicured lawns, similar to PGA National.

Chairman Creyaufmiller asked about the soil concerns in the environmental report.

Ms. Jules said the environmental testing was complete, and she highlighted that the tester was very surprised at how clean the area was. She said there are no wetlands or gopher tortoises on any of the four properties, only invasive species which will be removed and

cleaned. Ms. Jules noted one lot will be cleared and used for drainage only.

Motion was made by Nichelle Clemons, and seconded by John Heaning to forward a recommendation of approval to the City Commission for the Zoning Atlas Map Amendment for 3720 Okeechobee Road.

AYE: Nichelle Clemons, Justine Carter, Alexander Edwards, Anton Kreisl, John Heaning, Chairman Frank Creyaufmiller

Passed

b. **Annexation - 2507 Rolyat Street**

Ms. Driver gave an overview of the application. She stated the subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County zoning designation of Commercial, Office (CO). The applicant is proposing a Future Land Use designation of General Commercial 15 du/ac (GC) with a zoning classification of Office Commercial (C-1). Ms. Driver said the site is approximately .24 acres and the property is contiguous to the Fort Pierce city boundary, reasonably compact; and will not result in the creation of an enclave. She noted the current value of the property is $150,700 and it has an existing dwelling unit. Ms. Driver showed the FLU comparison chart and highlighted the three (3) unit increase in density.

No one spoke for or against the application.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval of the annexation to the City Commission.

AYE: Justine Carter, Alexander Edwards, Nichelle Clemons, Chairman Frank Creyaufmiller

NAY: Anton Kreisl, John Heaning

Passed

c. **Site Plan - Youth and Family Health Center- 1211 and 1213 S. 25th Street**

Mr. Alitzer gave an overview of the application and answered questions from the Board. He stated the 4,306 square foot building will provide mental health services for ages three (3) and up. The proposed development includes a rain garden and utilizes pervious pavement for drainage. Mr. Altizer said the site is approximately .52 acres and has a Future Land Use of General Commercial (GC) and zoning of General Commercial (C-3). Mr. Altizer showed the landscape plan, the location of the rain gardens and elevations.

Jerry Compton, applicant representative, introduced himself and was available to answer any questions from the Board.

Motion was made by John Heaning, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the site plan with the following conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. A gopher tortoise survey will be required per State Statute before construction can

begin.

3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. Prior to the issuance of Building Permit approval, a Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.

AYE: Alexander Edwards, Anton Kreisl, John Heaning, Nichelle Clemons, Justine Carter, Chairman Frank Creyaufmiller

Passed

d. **Zoning Text Amendment - Sec. 125-3 - General Definitions**
Providing Consistency with the State Statute and the City's Comprehensive Plan

Mr. Freeman gave an overview of the Zoning Text Amendment and answered questions from the Board.

He stated the proposed amendment is to remove conflicts with existing state statute, and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan. Mr. Freeman explained that staff looked at state statutes coming forward and how they will affect the existing code, and he noted the general definitions will link to other zoning code amendments in the future.

Mr. Freeman highlighted some of the changes to the definitions. He said an accessory use or structure is controlled by the zoning code and not by a definition. The code regulates setbacks, coverage, height, density etc. Mr. Freeman noted that this change will allow for full use of lots and remove encumbrances of developing property.

Mr. Freeman stated an amusement device and family amusement center is defined as a skill-based game or machine per state statute and will be added to the general definitions.

Mr. Freeman said the Agricultural Use definition will be added and used in cases of annexation where agricultural use is retained.

Mr. Freeman stated the definition change to Boardinghouse and Roominghouse will regulate such uses.

Mr. Freeman explained that density (net, gross, developable area, floor area ratio (FAR), lot coverage) needed a better definition to comply with the Comprehensive Plan.

Lastly, Mr. Freeman noted that definitions of modular, mobile and manufactured homes have been added, but the zoning code amendments regulating such are on hold pending the outcome of a review of the state statute concerning their allowed consideration as single-family dwellings.

Mr. Kreisl asked if anyone had questions regarding the oversight or regulation of agricultural activities. Mr. Freeman said the purpose is more for people annexing into the city. Currently, the Comprehensive Plan does not have an agricultural land use, but it will be proposed in 2025. Mr. Freeman noted the General Definitions were reviewed by the Development Review Task Force, the Technical Review Committee, and the City Attorney's office and property owners have provided comments.

Ms. Carter asked if the changes were already in the zoning code and if there will be any adverse effects from what is currently going on. Mr. Freeman explained that some of the definitions are not in the code, and he does not want to add definitions that will conflict with the existing code. He noted the Board may see additional definitions in the future for particular sections of the code. Mr. Freeman highlighted that the changes will cure bureaucratic difficulties and allow a consistent definition.

Chad Ingram, from the "Because We Love Lincoln Park" non-profit, stated he supports the Planning department in the changes being made. He suggested adding affordable housing, workforce housing, and agricultural urban farming to the definitions. He also mentioned amending the definitions of having a full kitchen in a dwelling unit, including increased density in the Freebee area, and separation from Boardhouse and co-living.

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to bring back the additional definitions to the Planning Board that were discussed at the March 11, 2024, Planning Board meeting.

AYE: Anton Kreisl, John Heaning, Nichelle Clemons, Justine Carter, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

e. **Zoning Text Amendment - Sec.125-322 - Fences, Walls and Hedges; Installation, Replacement and Maintenance**
Allowing Higher Fences Adjacent to the Railroad Right of Way (ROW)

Mr. Freeman gave an overview of the application and answered questions from the Board. He said the proposed amendment is to allow higher fences up to eight (8) feet in certain locations abutting railway lines or railroad ROW on the rear and side property lines. The maximum height for fences within the front yard setback shall remain as provided in the zoning district. Mr. Freeman stated the issue is dangerous trespassing and access to and from the railroad.

Mr. Heaning said an eight (8) foot privacy fence between properties is like making a fortress around the neighborhoods.

Board discussion ensued on the height, style and removing the side property line fence.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission for the code amendment to allow fences up to eight (8) feet in height adjacent to the railroad right-of-Way (ROW).

AYE: Nichelle Clemons, Justine Carter, Alexander Edwards, Anton Kreisl, Chairman Frank Creyaufmiller

NAY: John Heaning

Passed

f. **Zoning Text Amendment - Sec. 123-6 - Required Landscape Bond**
Replacing Landscape Bond Requirement with a Landscape Maintenance Agreement; Sec.123-7- Enforcement
Inspections and Violation of Landscape Maintenance

Mr. Freeman gave an overview of the text amendment. He said the landscape bond

requirement is a timely bureaucratic process to get a Certificate of Occupancy (CO). Mr. Freeman stated the existing site plan review and approval process requires the property owner to provide security through a landscape bond as a means to ensure that all approved landscaping is installed and maintained after approval. Mr. Freeman said, through code enforcement provisions, the city is able to inspect and require that all approved landscaping is maintained, protected and replaced as required. He stated the landscape maintenance agreement shall be attached to the approved landscape plan. Mr. Freeman noted the landscape maintenance agreement for required landscaping shall be approved by the Planning Department prior to issuance of a CO.

Mr. Kreisl addressed concerns about the enforcement being complaint based instead of a planned scheduled process.

Mr. Freeman said this change will have long-term benefits. Staff will be taking more ownership of what is being brought forward and have a hand in making the city look good. Mr. Freeman noted the planners would be the complainers when the landscape maintenance agreement is broken.

Ms. Clemons asked how current landscape bonds would be handled. Mr. Freeman said a maintenance agreement will be offered and a Minor Site Plan amendment will be needed to release the bond. Mr. Freeman said he plans to educate developers interested in the city and advertise the maintenance agreement as part of the development process.

Motion was made by John Heaning, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission for the replacement of the Landscape Bond with a Landscape Maintenance Agreement.

AYE: Nichelle Clemons, Justine Carter, Alexander Edwards, Anton Kreisl, John Heaning, Chairman Frank Creyaufmiller

Passed

g. **Zoning Text Amendment - Sec 125-313 - Major and Minor Site Plans Increasing Administrative Thresholds for Residential and Commercial Development**

Mr. Freeman gave an overview of the application and answered questions from the Board. He stated the Development Review Task Force recommended proposing an amendment to the major/minor site plan application thresholds such that the major site plans will be considered as a residential project which exceeds 50 (existing code 20) total dwelling units; or a non-residential or mixed-use development over 10,000 (existing code 4,000) square feet in area based on the review of neighboring municipalities.

Chairman Creyaufmiller suggested the Planning Board become quasi-judicial and assist with reviewing the site plans for under 50 dwelling units and less than 10,000 square feet. He said it would add an extra level of support to the Planning Director, eliminate the City Commission hearing and allow the community to see all developments under review. Chairman Creyaufmiller said if the application meets the city code there is no need for City Commission review. He stated he does not want to make a decision if the application does not meet the code. Mr. Heaning and Ms. Carter agreed.

Mr. Freeman suggested leaving the existing site plan limits and having a tier for site plans that are 4,000 to 10,000 square feet due to the support received from the City Commission and other entities. Mr. Freeman stated that current site plans of less than 4,000 square feet and less than 20 dwelling units are minor site plans, approved by a range of different departments, and administratively approved once the application meets code. Mr. Freeman

said removing development rights from the current process would cause a backlash, and he suggested keeping the existing system in place and reducing steps by not creating a separate tier.

Mr. Kreisl said he is not comfortable taking the public out of the initial site plan conversation.

Chad Ingram, representing "Because We Love Lincoln Park", said the numbers are competitive with surrounding municipalities and changing the limits is opening up arms for more business. He said if a project passes the code, there should not be so many additional steps. Mr. Ingram said this will make the development process smoother and faster. Mr. Ingram provided details on a project he has been working on. He highlighted the various costs needed for his innovative project. Mr. Ingram said he wants to operate in a safe space and economically kept away from setbacks. He said the city can always change the process if it is not working.

Ms. Carter asked Mr. Ingram if he thought the proposed amendment would make the City of Fort Pierce another Port St. Lucie. She also addressed concerns about where this type of development would be located.

Board discussion ensued on Mr. Ingram's ideas.

Ms. Carter asked Mr. Freeman how efficient the new limits would be.

Mr. Freeman explained the difference between the minor and major site plan review processes and decreased timelines and cost for the minor site plan review.

Mr. Kreisl asked if the limits were subjective. He said he wanted to know if the numbers make sense for the size of the community and the growth of development. Mr. Kreisl asked how the city makes it easy for applicants to do a good job and have reasonable oversight of things that don't go as planned.

Mr. Freeman said everything will be addressed as the application moves forward. He noted that commercial site plans between 4,000 and 10,000 square feet will most likely be located on outside parcels in larger developments. Mr. Freeman also said the Planning department is doing a lot of work behind the scenes on architecture, design and landscaping, which will add flexibility, attractiveness and help make the project economically feasible for the developer.

Mr. Kreisl said the Planning Director has the obligation to review and meet the code, but the City Commission is not bound to that restriction. He said if the Planning Board approved site plans up to 10,000 square feet, the application would not go to the City Commission for an extra review. He noted the code is getting cleaned up, and he would agree with the administrative ability to have more oversight if the code was right.

Mr. Heaning said the Board needs to show trust in the proposed process and that the Planning department will do the right thing. He also said he would hate to take away a step that would make a difference in the process.

Motion was made by Nichelle Clemons, and seconded by John Heaning to forward a recommendation of approval to the City Commission for the text amendment to the major site plan thresholds.

AYE: Alexander Edwards, John Heaning, Nichelle Clemons, Chairman Frank Creyaufmiller

NAY: Justine Carter, Anton Kreisl

Passed

8. ELECTION OF CHAIR AND VICE-CHAIR

Chairman Creyaufmiller announced his retirement from the Planning Board effective March 12, 2024.

Motion was made by Chairman Frank Creyaufmiller, and seconded by Nichelle Clemons to elect Mr. Kreisl as Chair.

AYE: Anton Kreisl, John Heaning, Nichelle Clemons, Justine Carter, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

Motion was made by Chairman Frank Creyaufmiller, and seconded by Anton Kreisl to elect Ms. Clemons as Vice-Chair.

AYE: John Heaning, Nichelle Clemons, Justine Carter, Alexander Edwards, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

9. COMMENTS FROM THE PUBLIC

There were no comments from the public.

10. DIRECTOR'S REPORT

Mr. Freeman told a story about how Chairman Creyaufmiller was one of the reasons he decided to come to the City of Fort Pierce. Mr. Freeman said he heard from a co-worker, who attended an American Planning Conference, about a Planning Board chair from Fort Pierce who spoke about his role as chair, the Planning Board process and how the Board links with the community and staff to not have surprises. Mr. Freeman said he had never heard of that. Mr. Freeman said if the Planning Board is responsive and communicative with staff, I am going to apply at the City of Fort Pierce.

Mr. Freeman said he hopes the new chair will be open to communication.

11. BOARD COMMENTS

Chairman Creyaufmiller said the Board working together is necessary, and he suggested calling the Planning department for any questions or additional information needed.

Chairman Creyaufmiller thanked the Board for their participation and dedication, and he highlighted that in eight years, only one meeting did not have a quorum.

12. ADJOURNMENT

CITY OF FORT PIERCE

Planning Board

March 11th, 2024

Youth and Family Health Center - Site Plan
1211 & 1213 S. 25th Street

APPLICANT

Jerry Compton, Sr. PM, Creech Consulting, Inc.

PROPERTY OWNER(S)

Jean-Mary Monval, Youth and Family Behavioral Health Center, INC.

PARCEL ID #(S):

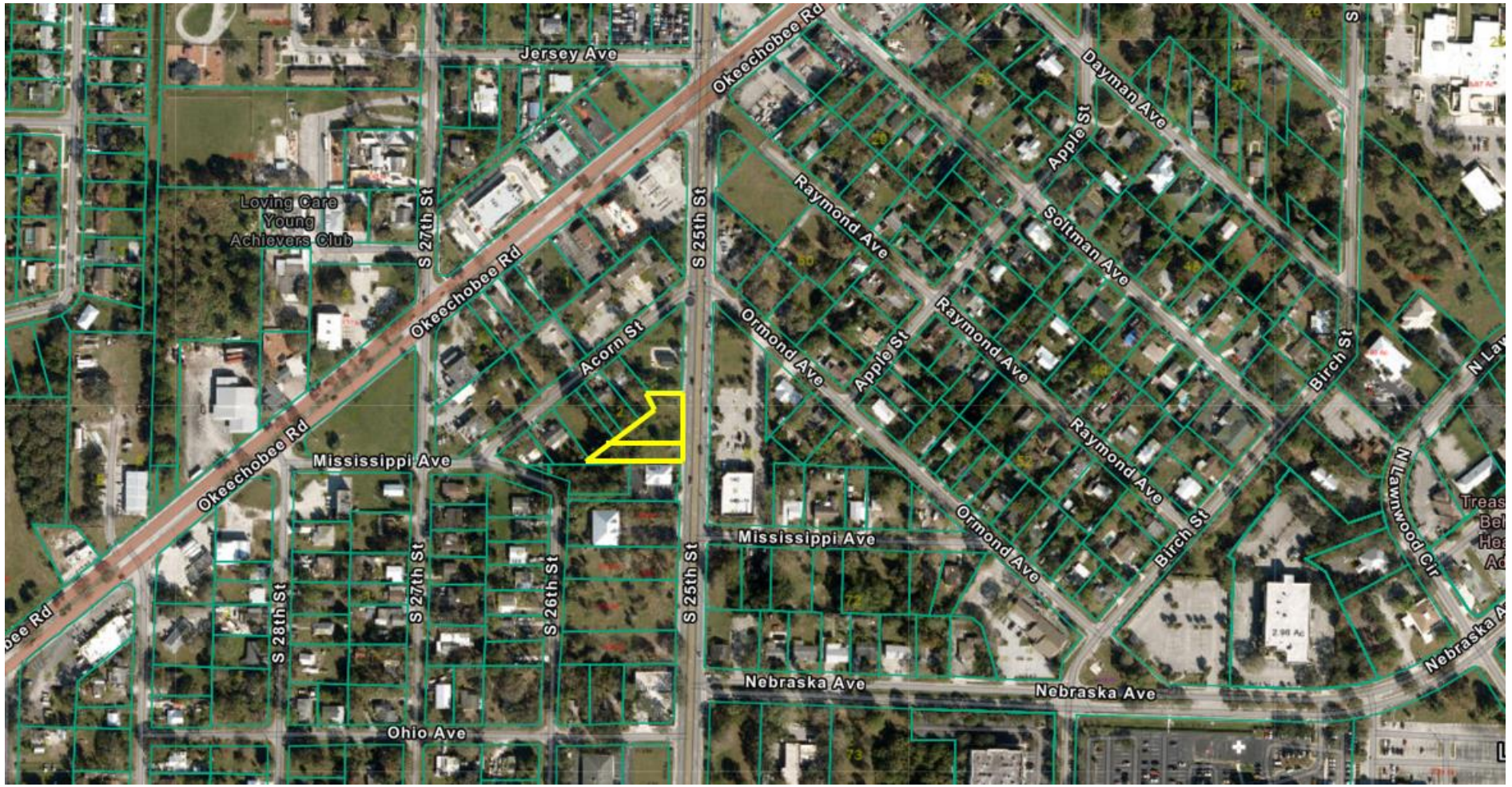
2417-507-0005-000-7 and 2417-503-0040-000-2

SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) of a 4,306 square feet building to provide mental health services for ages 3 and up. The proposed development includes a rain garden and utilizes pervious pavement for the drainage of this project.

The proposed development is located on a parcel with a Future Land Use of General Commercial (GC) and a Zoning of General Commercial (C-3).

SITE LOCATION

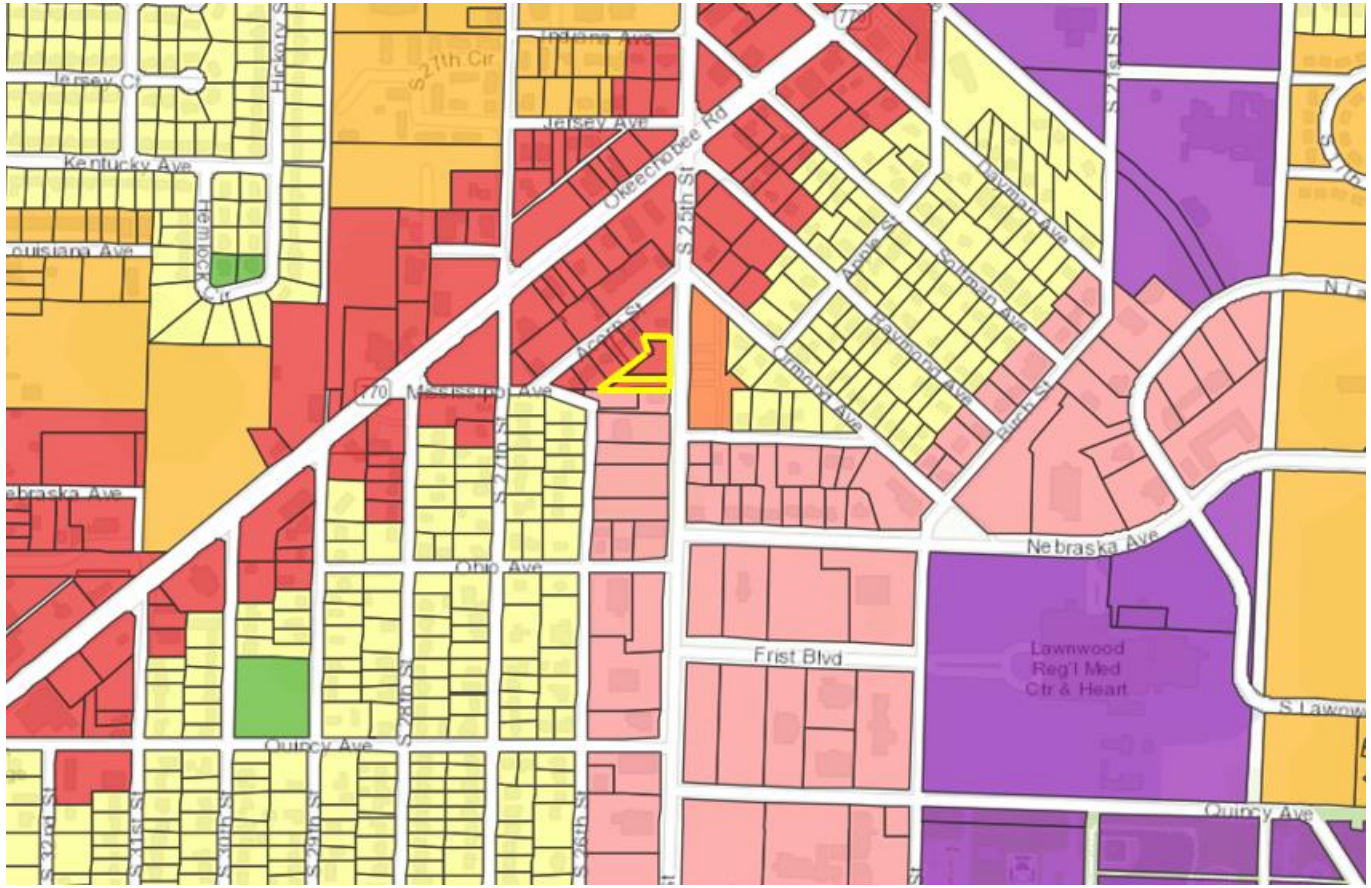


SITE AREA= 0.52 +/- Acres

Youth and Family Health Center - Site Plan - 1211 & 1213 S. 25th Street

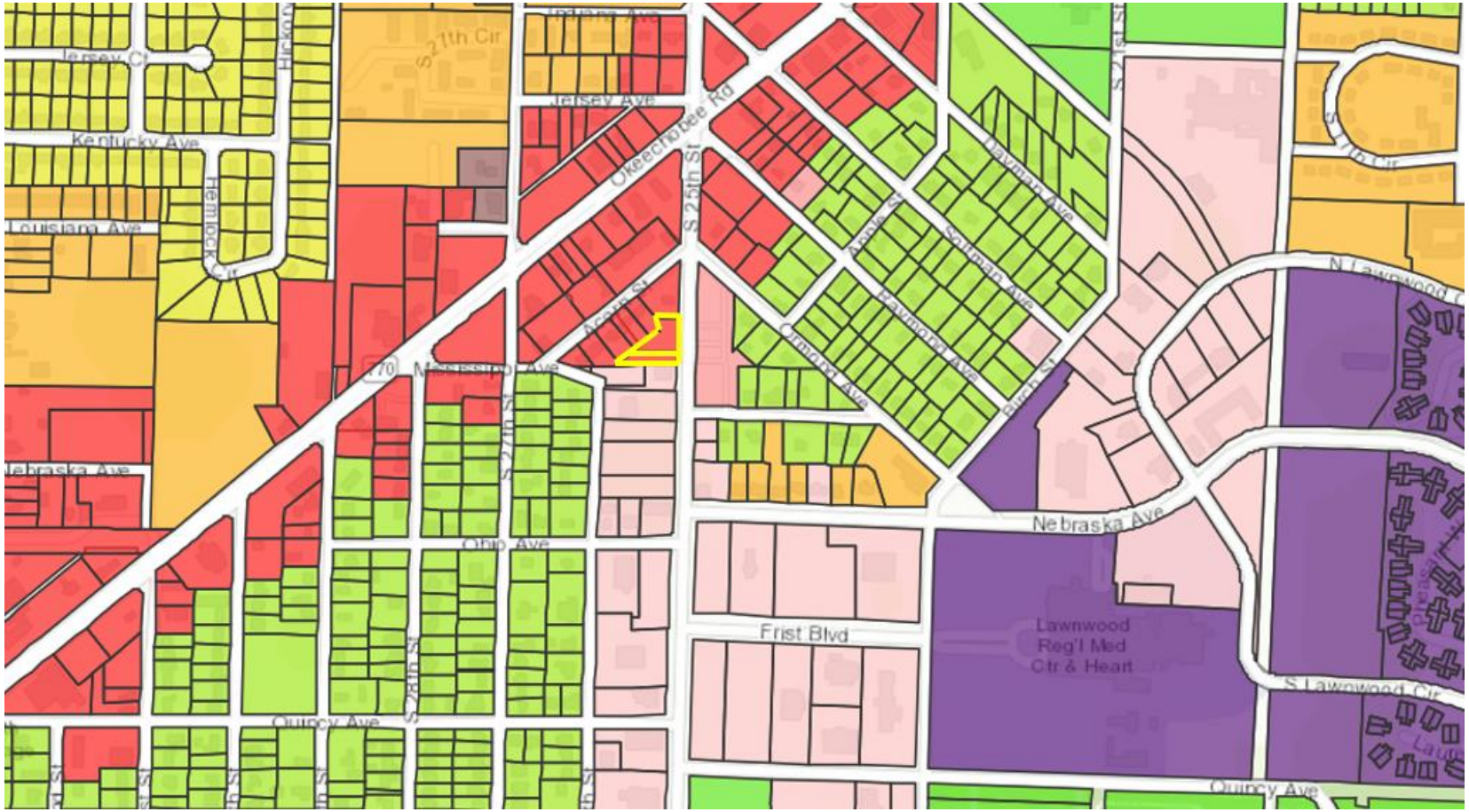
FUTURE LAND USE

Current FLU: GC, General Commercial

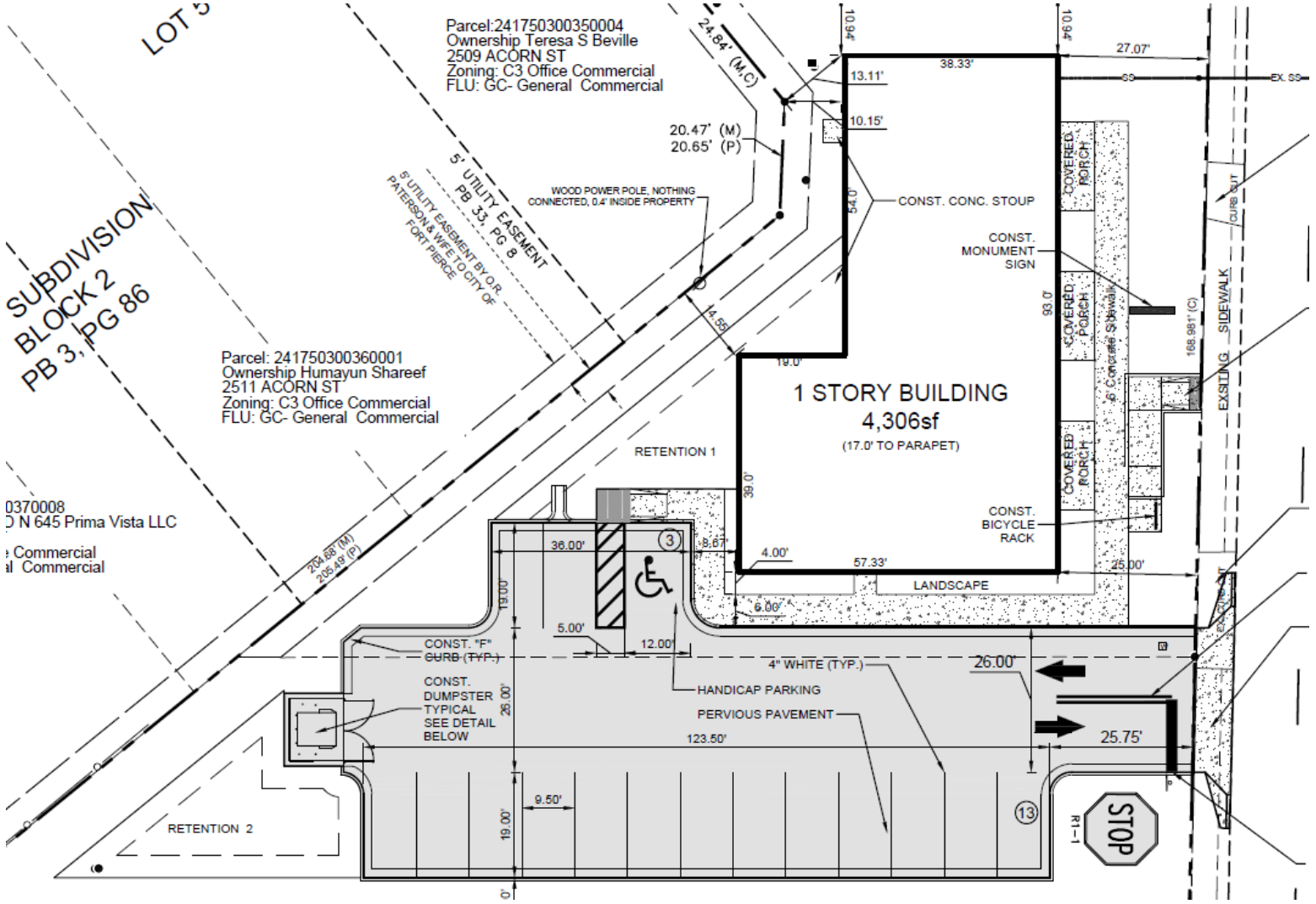


ZONING

Zoning: C-3, General Commercial



SITE PLAN



Youth and Family Health Center - Site Plan - 1211 & 1213 S. 25th Street

SITE PLAN

1211 & 1213 S 25th Street

Parcel 1	2417-507-0005-000-7	**12,446**		**0.29**	ac
Existing Zoning	C3 General Commercial				
Proposed Zoning	C3 General Commercial				
Existing Land Use	Vacant				
Future Land Use	General Commercial				
Parcel 2	2417-503-0040-000-2	**10,055**		**0.23**	ac
Existing Zoning	C3 General Commercial				
Proposed Zoning	C3 General Commercial				
Existing Land Use	Vacant				
Future Land Use	General Commercial				

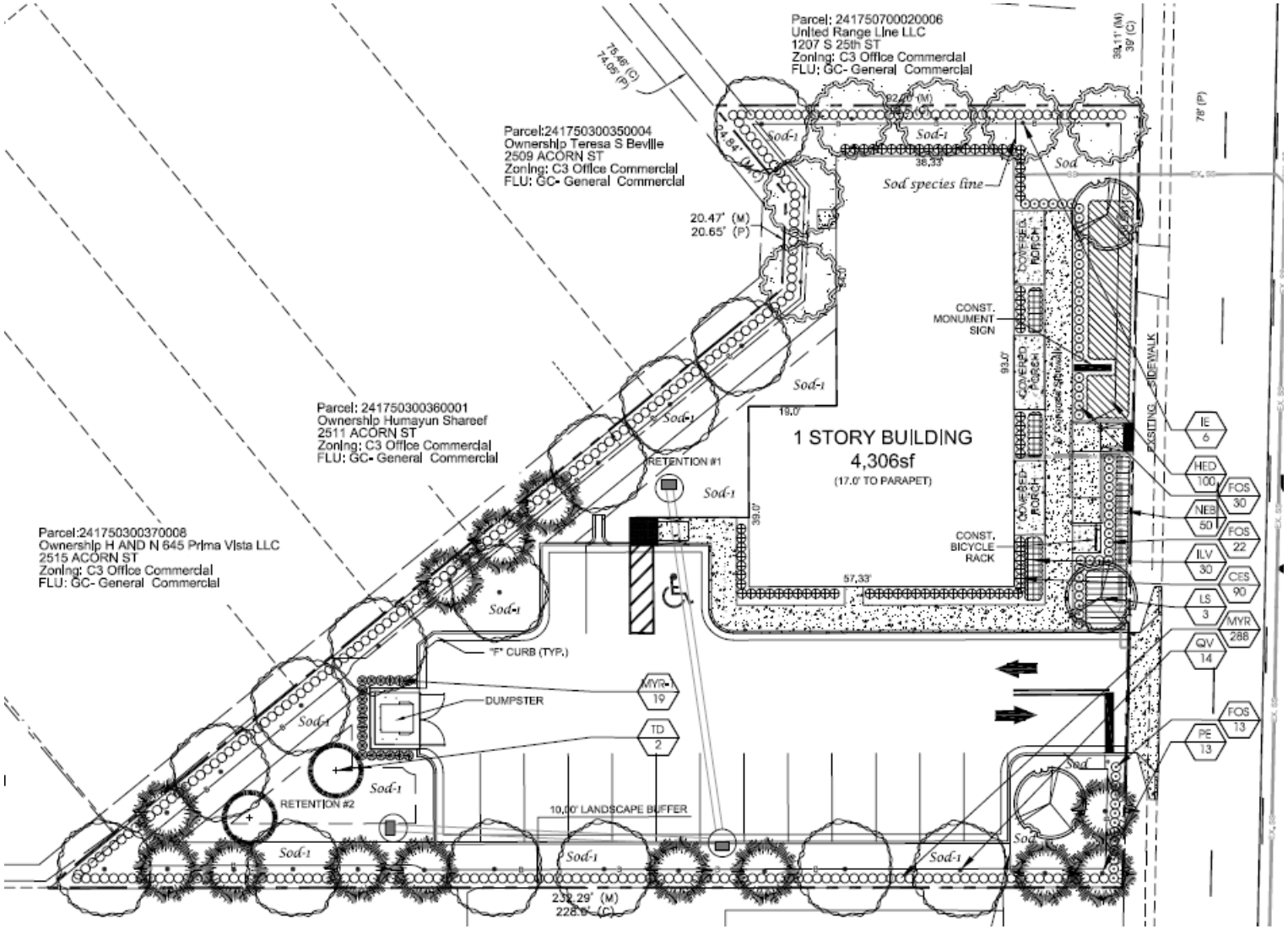
Total Site Area	**22,500**	**sf**	**0.52**	**ac**	**100%**
Impervious	Square Feet		Acreage		Percent of Total
Required (Max.)	n/a	sf		ac	
Proposed	9,239	sf	0.21	ac	41%
Impervious Total					
Building	4,306	sf	0.10	ac	19%
Pervious Pavement 50% impervious	3,580	sf	0.08	ac	16%
Sidewalk	1,353	sf	0.03	ac	6%
sub-total	**9,239**	**sf**	**0.21**	**ac**	**41%**
Pervious Total			0.00		0%
Pervious Pavement 50% pervious	3,580	sf	0.08	ac	16%
Retention 1	920	sf	0.02	ac	4%
Retention 2	966	sf	0.02	ac	4%
Landscape / Green Area	7,795	sf	0.18	ac	35%
sub-total	**13,261**	**sf**	**0.30**	**ac**	**59%**

Building Setbacks	
Front	25'
Side	10
Rear	0

Max Building coverage		60%	
Prop. Office Building	Square footage	4,306	sf
Prop. Office Building	Height to top of parapet	17	ft

Parking			
Professional service establishments, Other	4,306	sf	14 spaces required
1 parking space for 300 square feet of non-storage floor area			
Total Required			14 spaces required
Total Accessible Required			1 spaces required
Total Provided			15 spaces required
Total Accessible Provided			1 spaces required

LANDSCAPE PLAN



Youth and Family Health Center - Site Plan - 1211 & 1213 S. 25th Street

LANDSCAPE PLAN

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
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.	HIGH
3	LS	LAGERSTROEMIA SPECIOSA	QUEEN'S CREPE MYRTLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
13	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
14	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
2	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
SHRUBS							
78	CES*	CONOCARPUS ERECTUS VAR. SERICEUS	SILVER BUTTONWOOD	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
65	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
288	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
19	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK	HIGH
LOW SHRUBS / GROUNDCOVERS / VINES							
100	HED*	HELIANTHUS DEBILIS	BEACH SUNFLOWER	#1, 12" x 12"	24" O.C.	FULL & THICK	HIGH
30	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	#3, 12" x 12"	24" O.C.	FULL & THICK	HIGH
50	NEB*	NEPHROLEPIS EXALTATA	BOSTON FERN	#1, 12" x 12"	24" O.C.	FULL & THICK	HIGH
	SOD-1	PASPALUM NOTATUM	BAHIA SOD	SEE SPECS			HIGH
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD	SEE SPECS			MEDIUM

* ■ FLORIDA NATIVE

ELEVATIONS (East)

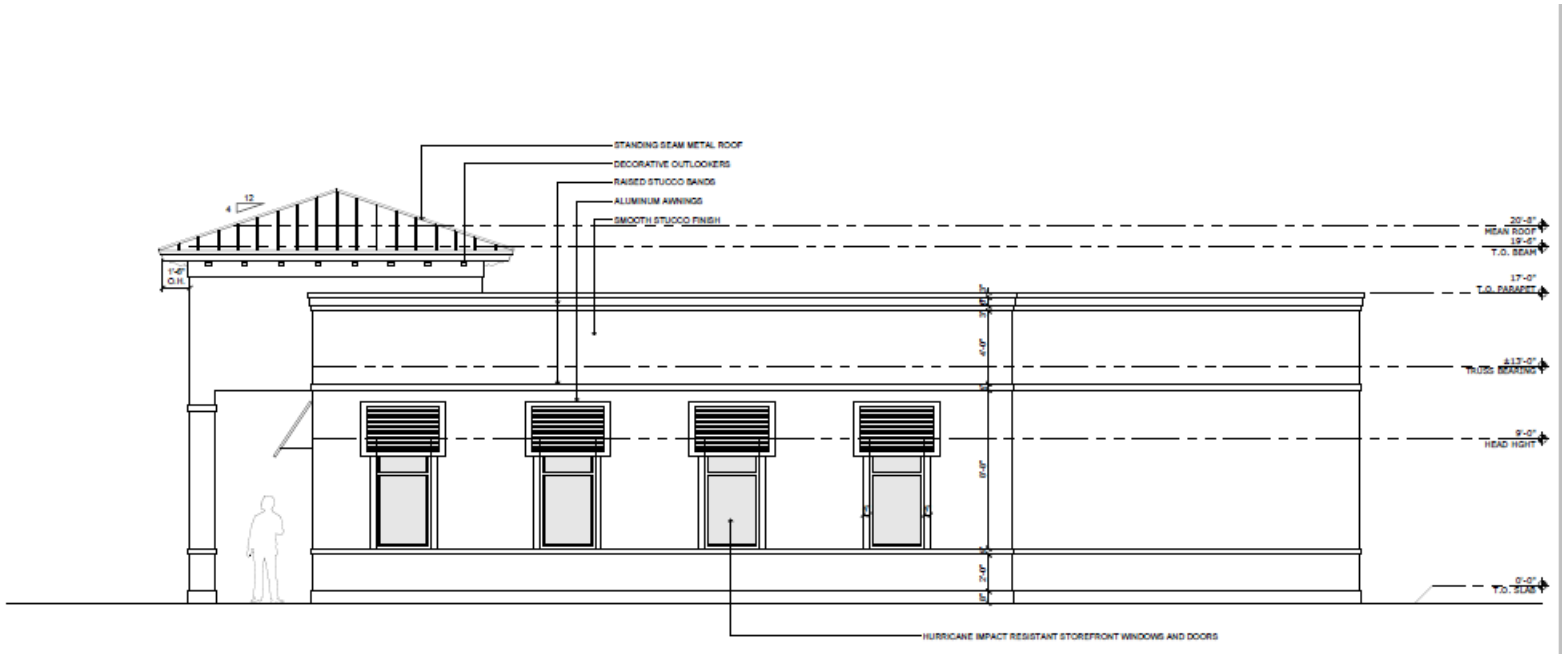


1 EAST ELEVATION

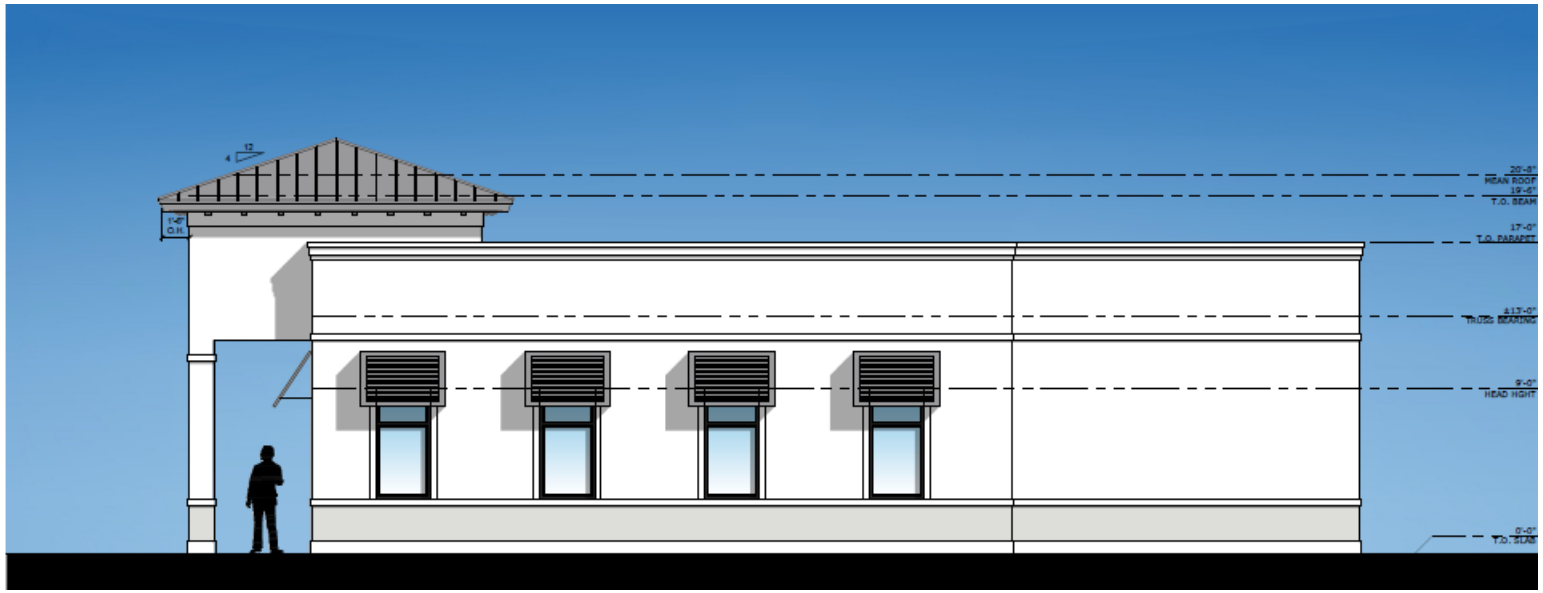
ELEVATIONS (East)



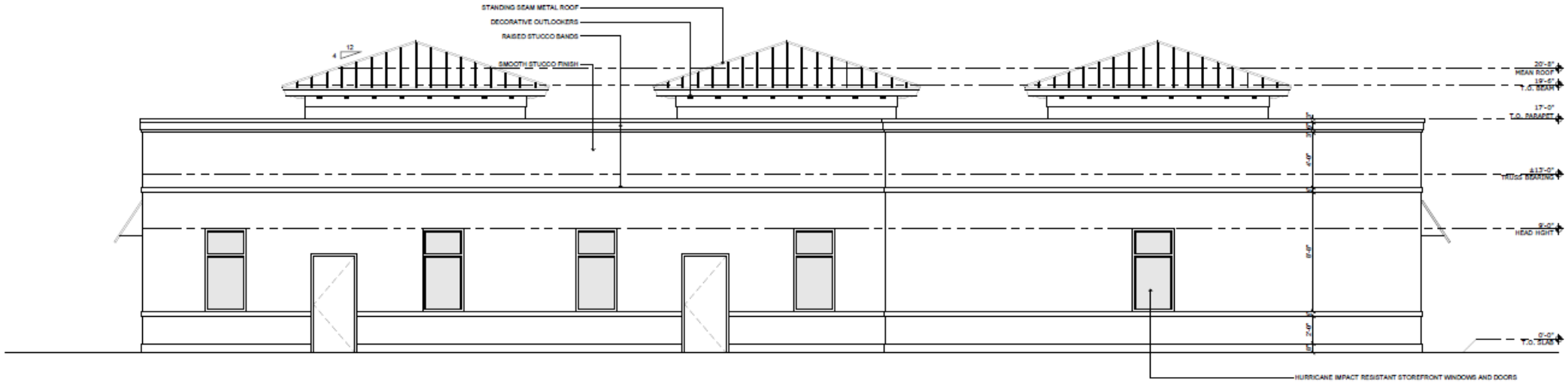
ELEVATIONS (North)



ELEVATIONS (North)

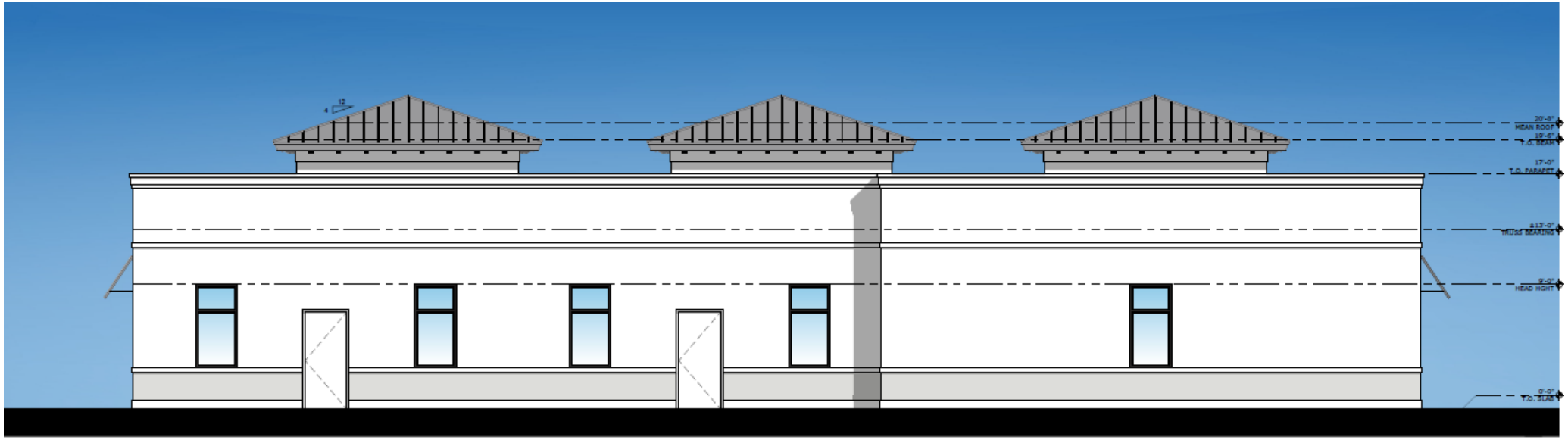


ELEVATIONS (West)

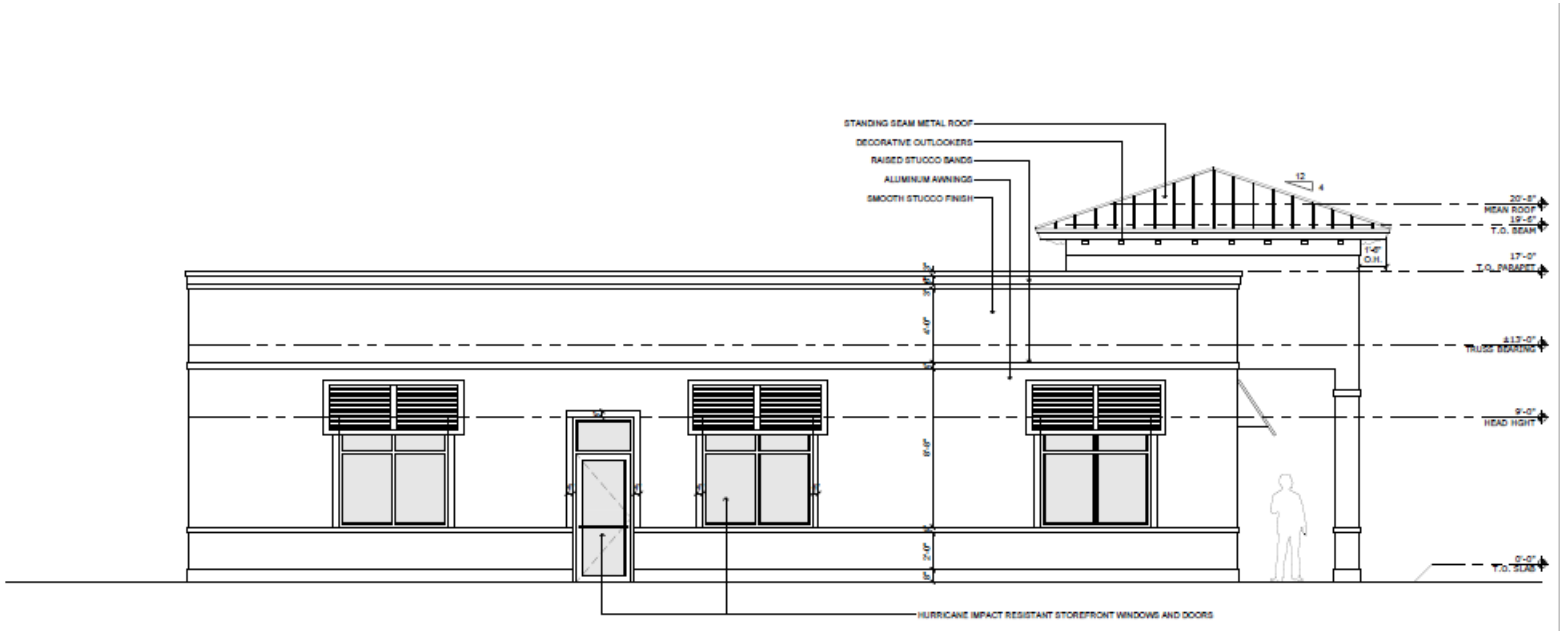


Youth and Family Health Center - Site Plan - 1211 & 1213 S. 25th Street

ELEVATIONS (West)



ELEVATIONS (South)



ELEVATIONS (South)



RECOMMENDATION

Staff recommends four (4) Conditions:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. A gopher tortoise survey will be required per State Statute before construction can begin.

3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

4. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Reviews), with the four (4) conditions, for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

Planning Board

March 11th, 2024

Youth and Family Health Center - Site Plan
1211 & 1213 S. 25th Street

CITY OF FORT PIERCE

PLANNING BOARD

FEBRUARY 12th, 2024

TEXT AMENDMENT TO CODE OF ORDINANCES

Sec 125-3. GENERAL DEFINITIONS

A proposed amendment to remove conflicts with State Statute, and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan.

Accessory use or structures – controlled by zoning code not by definition.

Code regulates; setbacks, coverage, height, density etc.

Amusement Device, Family Amusement Center – Defined as State Statute.

Skill-based games or machine.

Agricultural Use– Defined – used in cases of annexation where agricultural use is retained.

Boardinghouse and Roominghouse – Defined – code is being processed which will regulate such uses.

Density – Net, Gross, Developable Area, Floor Area Ratio (FAR), Lot Coverage – comply with Comprehensive Plan

Modular Home, Mobile Home and Manufactured Home – comply with State Statute.

Staff recommend Planning Board move this amendment to Sec. 125-322 to the City Commission with a recommendation of APPROVAL.

Alternative:
Recommend approval with modification.
or
Recommend disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

FEBRUARY 12th, 2024

TEXT AMENDMENT TO CODE OF ORDINANCES

SEC. 125-322 FENCES WALLS AND HEDGES

PROPOSED AMENDMENT TO SEC. 125-322 FENCES WALLS AND HEDGES

A proposed amendment to allow higher fences in certain locations adjacent to railway lines or railroad ROW.

PROPOSED AMENDMENT TO SEC. 125-322 FENCES WALLS AND HEDGES

(5) Unless otherwise prohibited by overlay district requirements, properties abutting a railway line or railroad right of way may erect a fence of up to eight (8) feet in height within the required rear yard area and along the rear and side property lines only. The maximum height for fences within the front yard setback shall remain as provided within this section.

Staff recommend Planning Board move this amendment to Sec. 125-322 to the City Commission with a recommendation of APPROVAL.

Alternative:

Recommend approval with modification.

or

Recommend disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

FEBRUARY 12th, 2024

TEXT AMENDMENT TO CODE OF ORDINANCES

LANDSCAPE BOND – Sec 123-6

PROPOSED AMENDMENT TO SEC. 123-6 LANDSCAPE BOND

A proposed amendment to remove requirement for the property owner to provide security through a landscape bond to ensure that all approved landscaping is installed and maintained after approval.

This methodology places additional costs on property owners. The City, through code enforcement provisions, can inspect and require that all approved landscaping is maintained, protected and replaced as required.

The Landscape Maintenance agreement shall be attached to the approved Landscape Plan and shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-37, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

The landscape maintenance agreement for required landscaping shall be approved by the Planning Department prior to issuance of a certificate of occupancy (CO).

Staff recommend Planning Board move this amendment to Sec. 123-6 to the City Commission with a recommendation of APPROVAL.

Alternative:
Recommend approval with modification.
or
Recommend disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

FEBRUARY 12th, 2024

TEXT AMENDMENT TO CODE OF ORDINANCES

MAJOR/MINOR SITE PLANS – Sec 125-313

A proposed amendment to increase administrative thresholds for site plan review of Residential and Commercial Development

The City Commission, based on recommendations of the Development Review Task Force, directed staff at the October 9th, 2023, City Commission Conference meeting, to propose an amendment to the major/minor site plan application thresholds such that Major Site plans will be considered as:

a. A residential project which exceeds 50 (existing code=20) total dwelling units; or

b. A non-residential or mixed-use development over 10,000 (existing code 4,000) square feet in area.

Staff recommend Planning Board move this amendment to Sec. 125-313 to the City Commission with a recommendation of APPROVAL.

Alternative:
Recommend approval with modification.
or
Recommend disapproval.

Planning Board **6. a.**

Meeting Date: 04/08/2024

Re: Annexation - DT Ventures 1 - 3804 Sunrise Blvd

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

SUMMARY:

Request for review of an application for an annexation of one (1) parcel into the city with a Future Land Use of RL, Low Density Residential, and a Zoning of R-1, Single-Family Low Density.

The Parcel is located at 3804 Sunrise Blvd with a Parcel ID: 2433-123-0001-000-1.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to move the proposed annexation for approval to City Commission.

ALTERNATIVES:

- Recommendation of approval with conditions
- Recommendation of disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Staff Report

Staff's Supporting Docs

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 04/01/2024 02:11 PM
Final Approval Date: 04/03/2024

CITY OF FORT PIERCE

PLANNING BOARD

April 8th, 2023

DT Ventures Annexation
3804 Sunrise Blvd
Parcel ID: 2433-123-0001-000-1

APPLICANT

Blaine Bergstresser, P.E.

PROPERTY OWNER(S)

DT Ventures 1 LLC

PARCEL ID #:

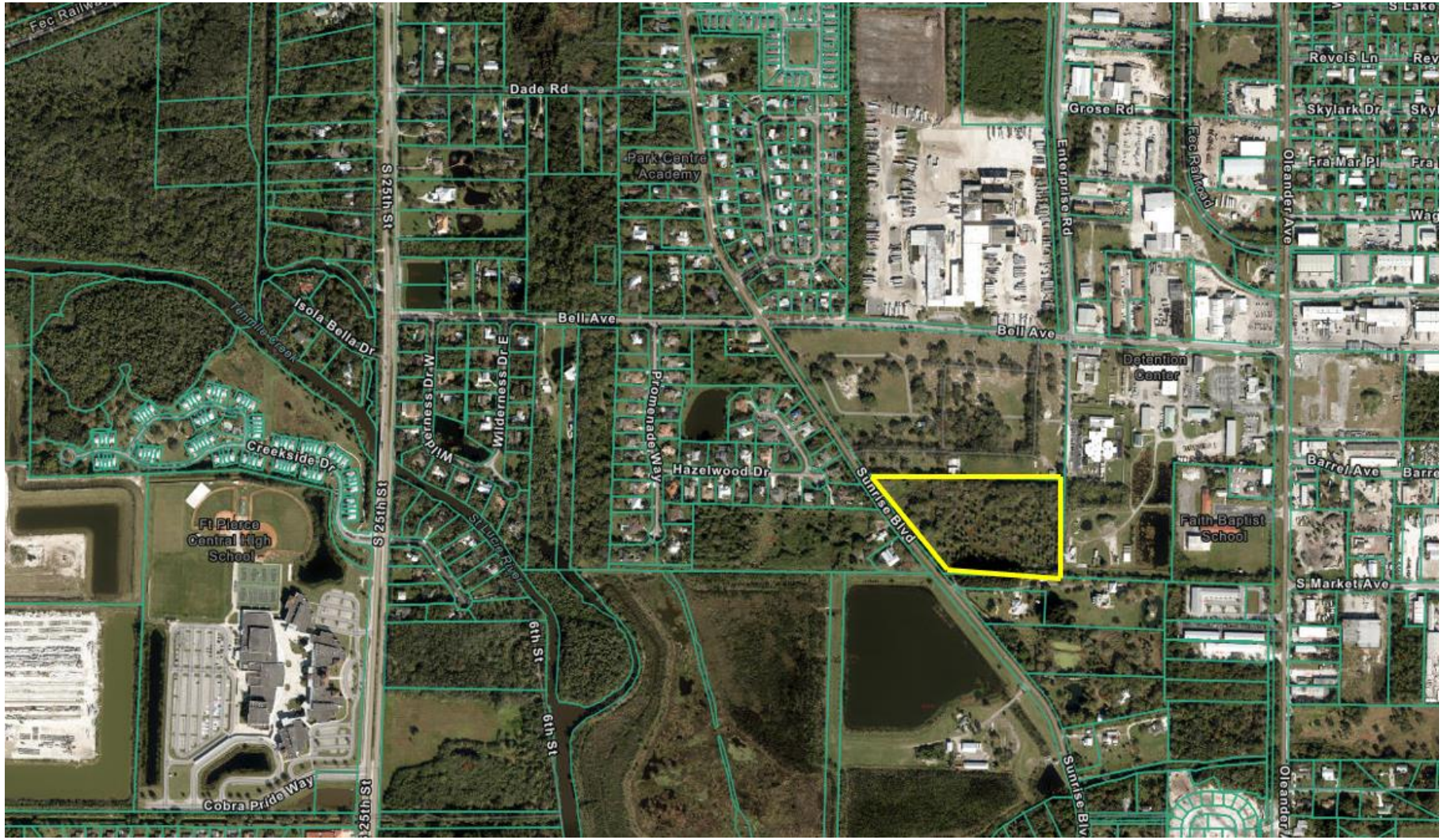
2433-123-0001-000-1

SUMMARY

Request for review of an application for an annexation of one (1) parcel into the city. The subject property have a St. Lucie County Future Land Use RU, Residential Urban, 5 du/ac, and a zoning designation of RS-3, Residential Single-family, 3 units du/ac. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcel is RL, Residential Low Density, with a Zoning classification of R-1, Single-Family Low Density.

The current taxable values of the property is $319,550. Should the Applications for Annexation be approved, they could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

SITE LOCATION



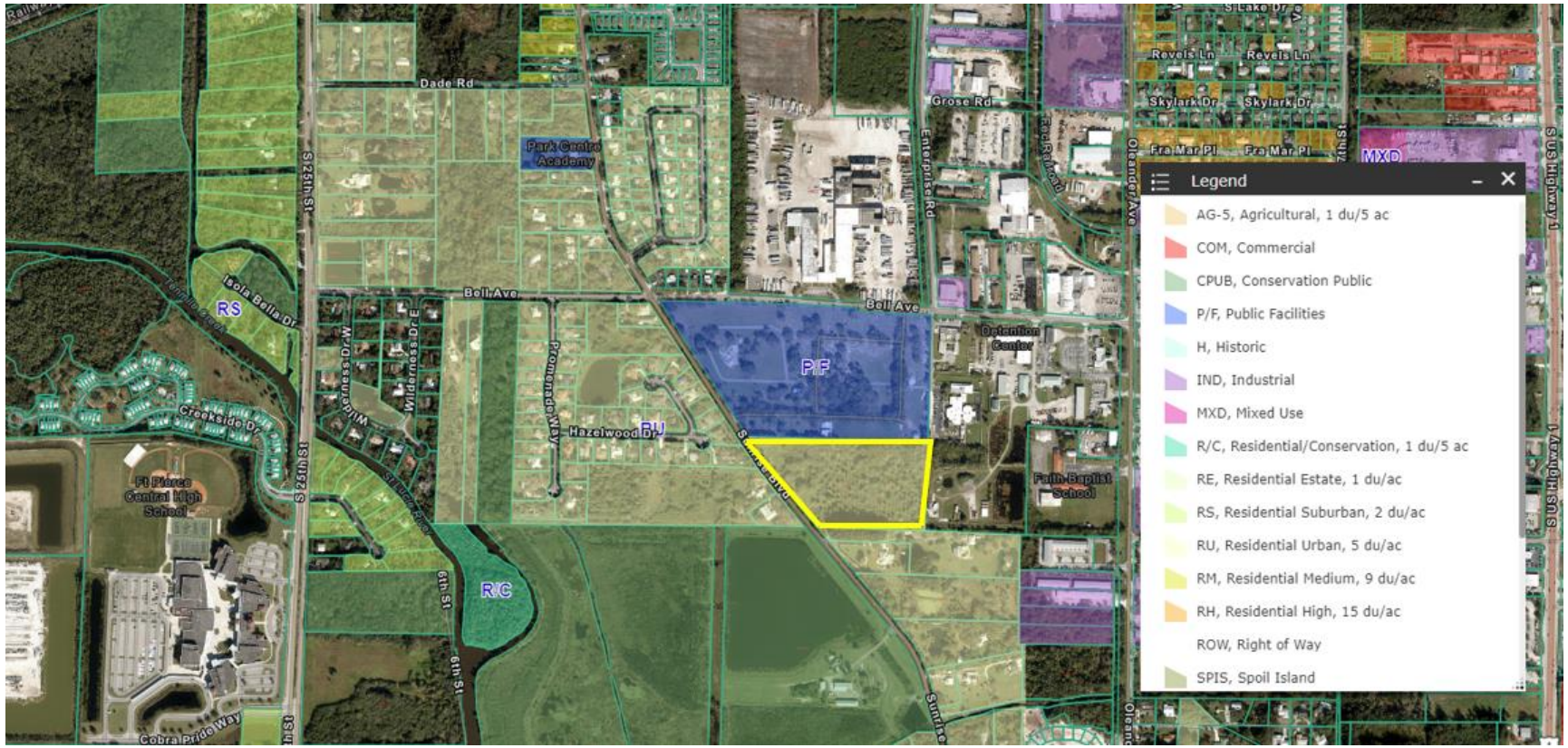
SITE AREA= 11.84 +/- Acres

3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED FUTURE LAND USE

Current FLU: RU, Residential Urban, 5 du/ac (St. Lucie County)

Proposed FLU: RL, Residential Low Density (City of Fort Pierce)

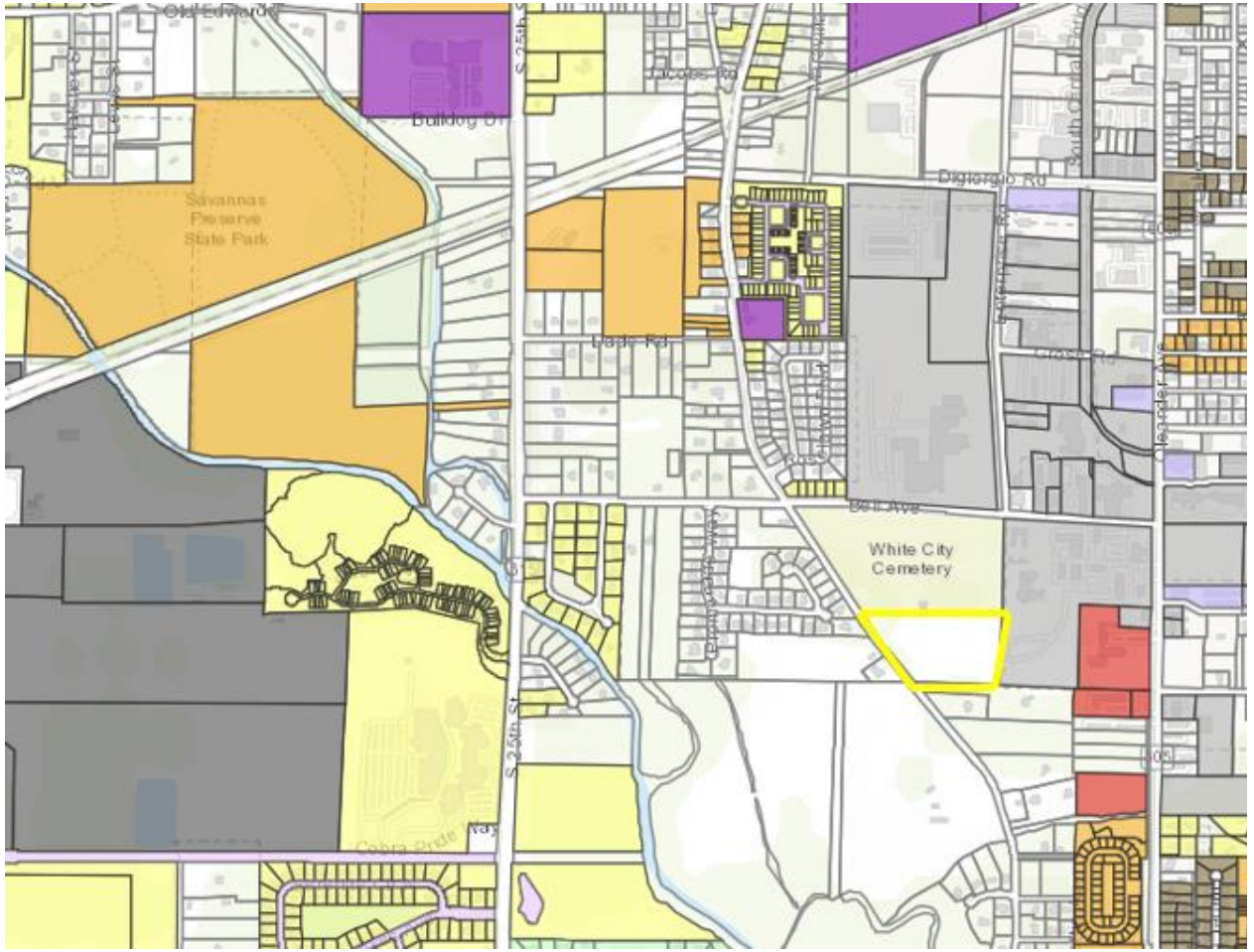


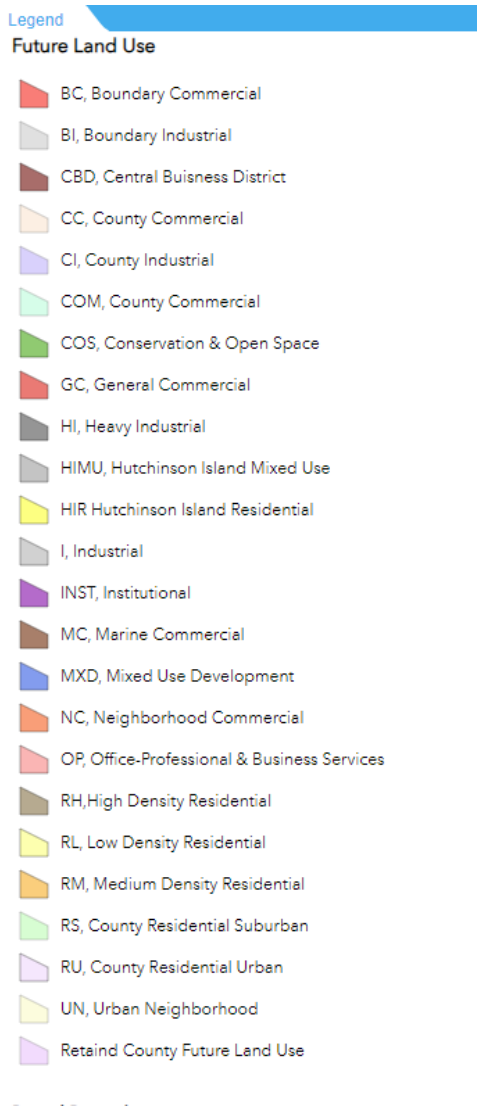
3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED FUTURE LAND USE

Current FLU: RU, Residential Urban, 5 du/ac (St. Lucie County)

Proposed FLU: RL, Residential Low Density (City of Fort Pierce)



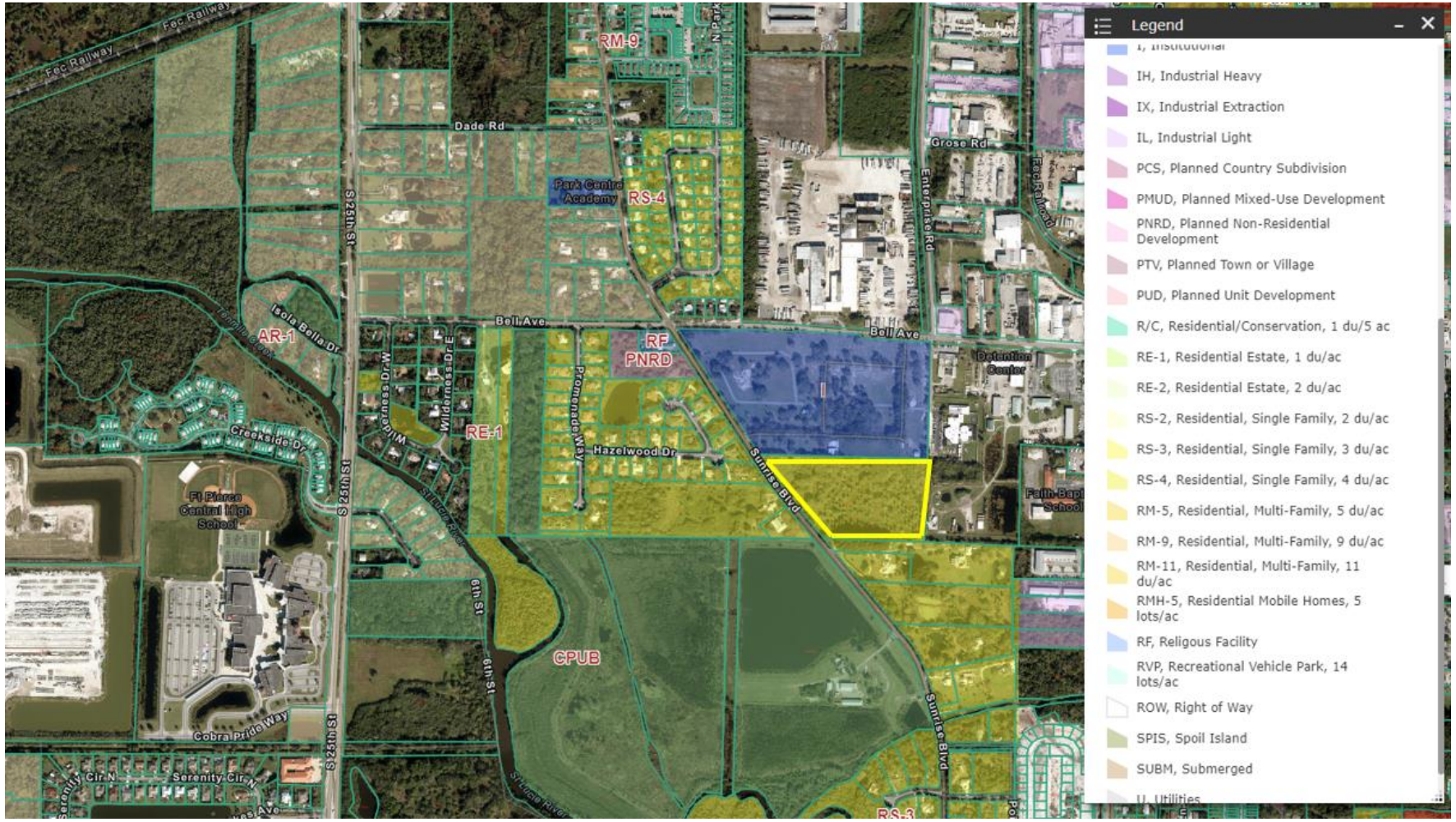


3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED ZONING

Currently Zoned: RS-3, Residential Single-family, 3 units du/ac
(St. Lucie County)

Proposed Zoning: R-1, Single-Family Low Density
(City of Fort Pierce)

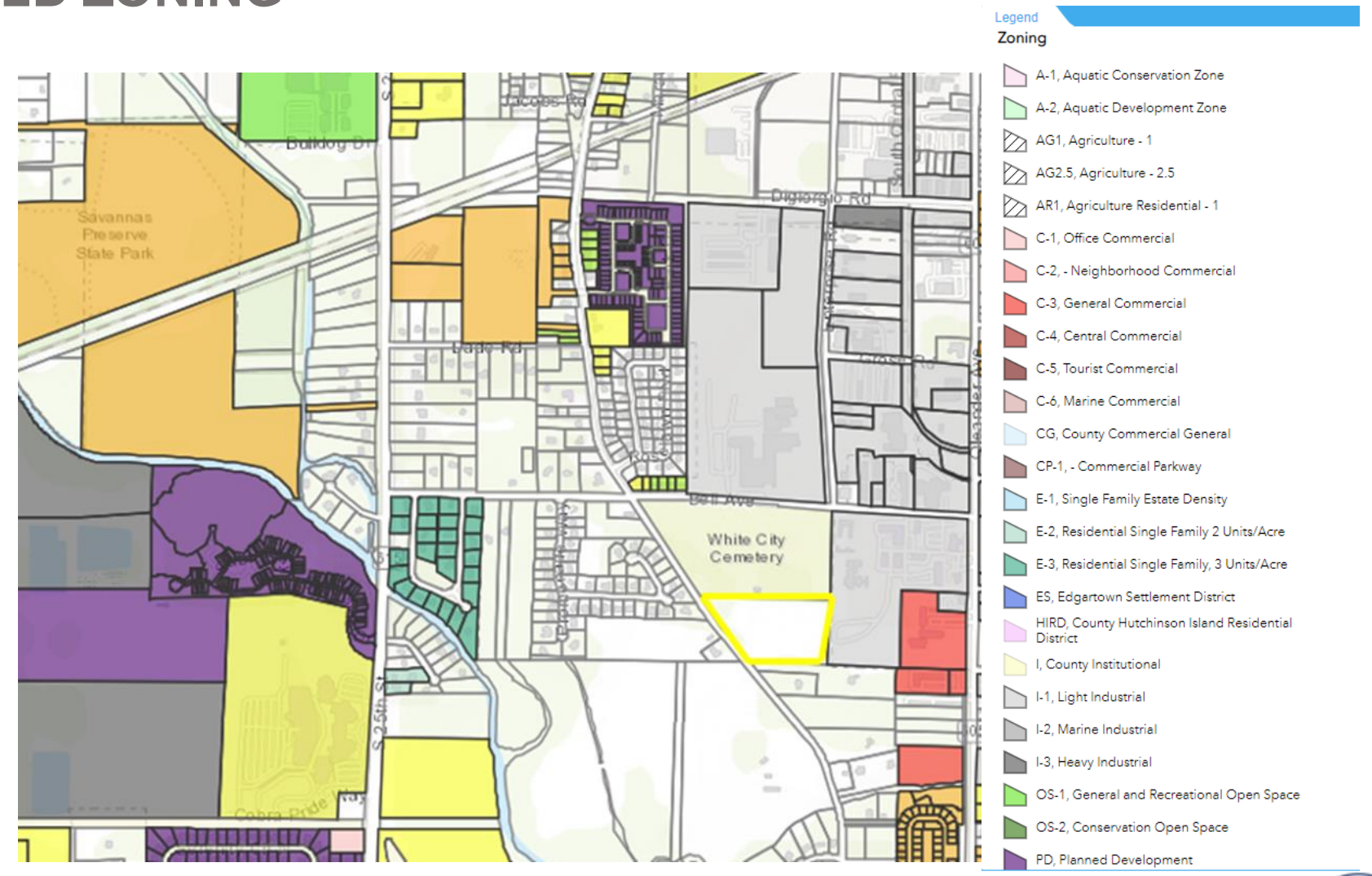


3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

EXISTING/PROPOSED ZONING

Currently Zoned: RS-3, Residential Single-family, 3 units du/ac
(St. Lucie County)

Proposed Zoning: R-1, Single-Family Low Density
(City of Fort Pierce)



3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

Future Land Use Comparison

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	11.84	515,750.4

		RESIDENTIAL		COMMERCIAL	
FLU		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL URBAN (RU)	5	59	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	76	0.0	0.0 SQ.FT
		INCREASE / (DECREASE)	17		0.0 SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

3804 Sunrise Blvd- Parcel ID: 2433-123-0001-000-1 – Annexation

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Annexation for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING BOARD

April 8th, 2023

DT Ventures Annexation
3804 Sunrise Blvd
Parcel ID: 2433-123-0001-000-1

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **DT VENTURES ANNEXATION - 24-02000002**

REVIEWER: **RYAN ALTIZER, SENIOR PLANNER**

DATE: **3/1/2024**

STAFF REPORT

Owner: DT Ventures 1 LLC

Applicant: Blaine Bergstresser, P.E.

Requested Action: Review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use of RL, Low Density Residential, and a City Zoning of R-1, Single-Family Low Density Residential.

Location: 3804 Sunrise Blvd

Parcel IDs: 2433-123-0001-000-1

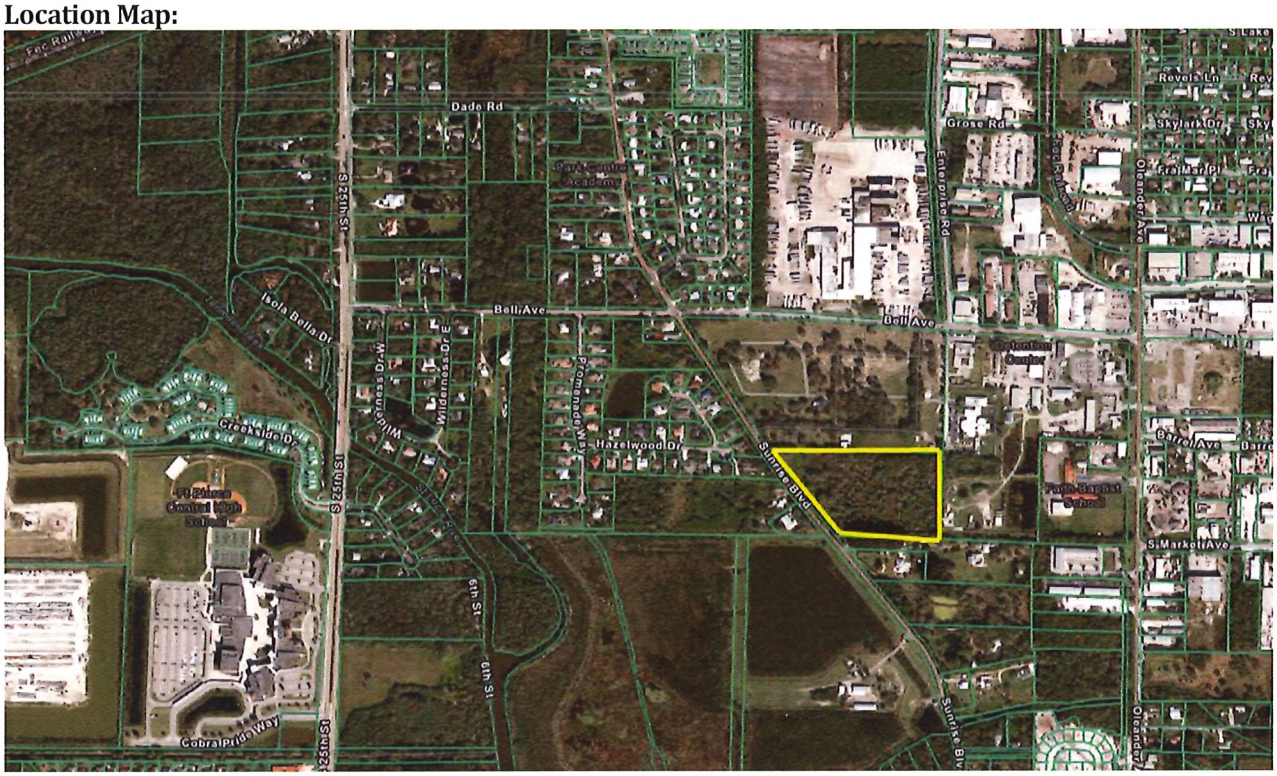
Current Zoning: RS-3 (Residential Single-Family 3 – County)

Proposed Zoning: R-1 (Single-Family Low Density – City)

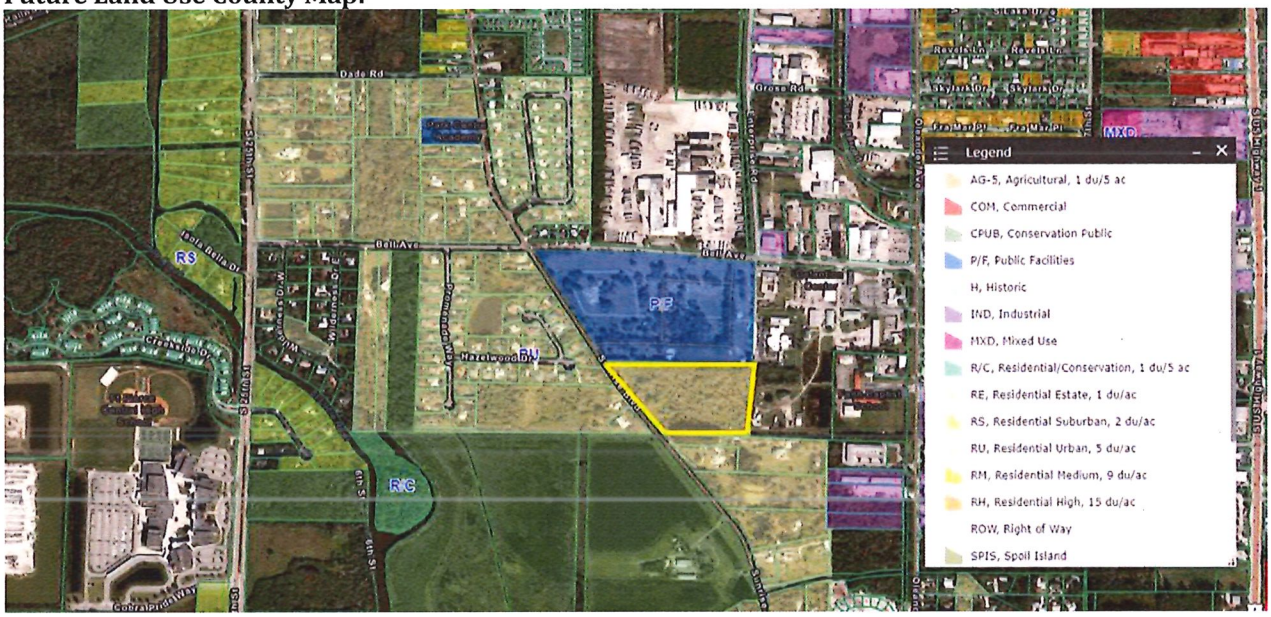
Current Future Land Use: RU (Residential Urban, 5 du/ac – County)

Proposed Future Land Use: RL (Residential Low Density – City)

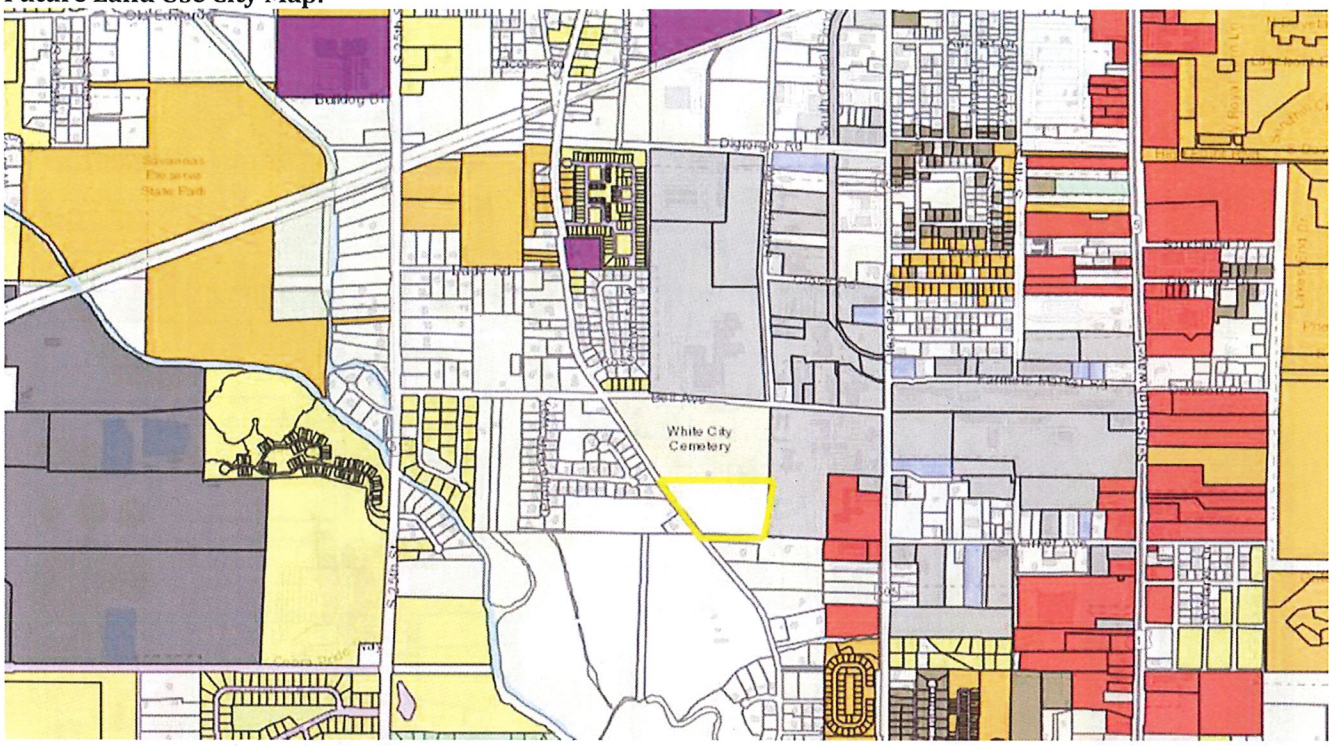
Location Map:



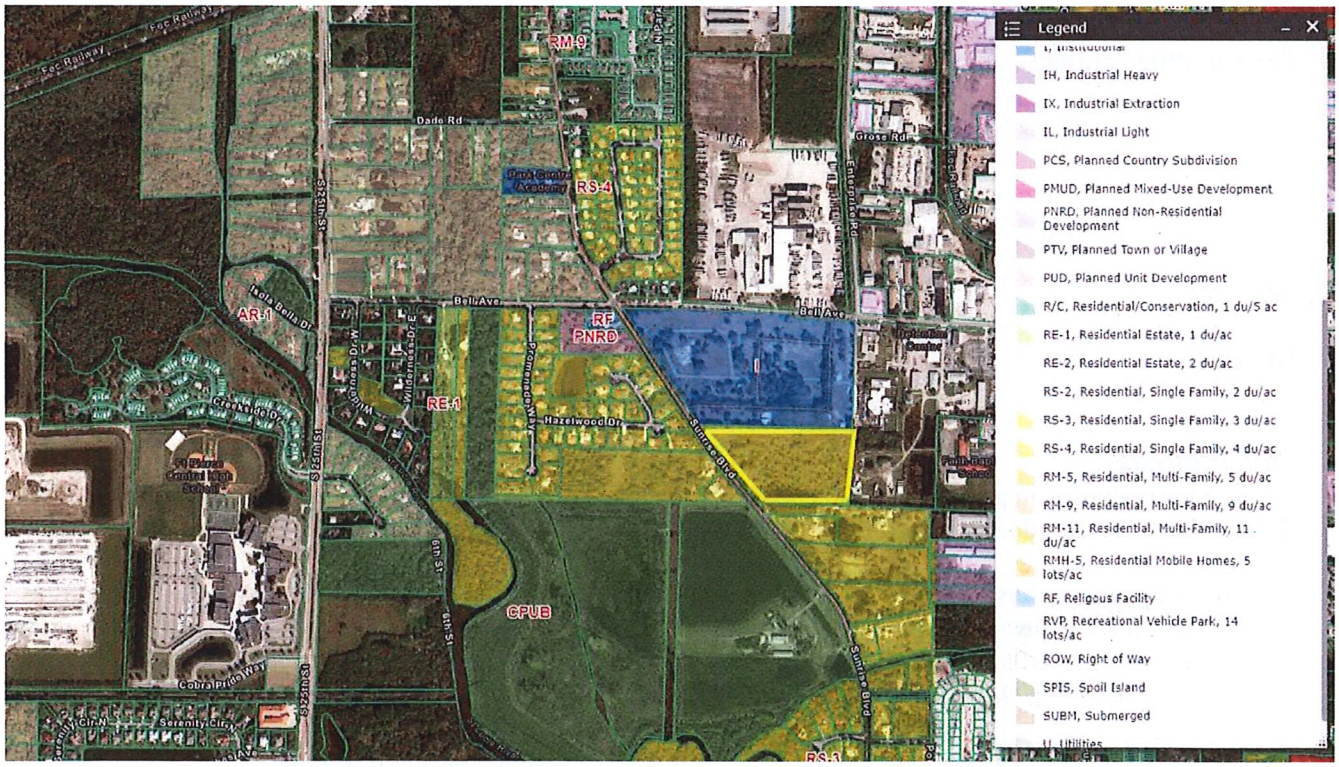
Future Land Use County Map:



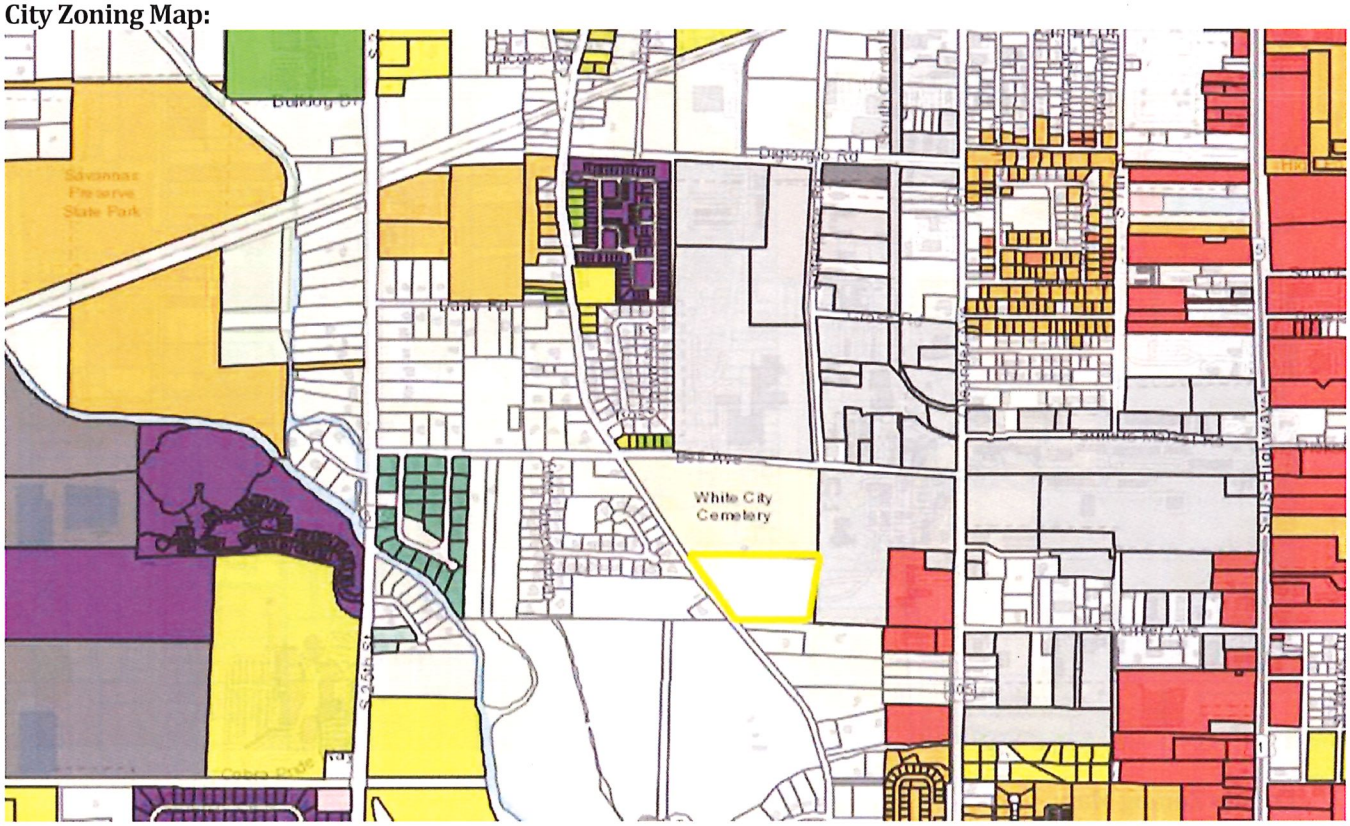
Future Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
P/F- Public Facility (County)	L-1 – Light Industrial (City)	RS-3 - Residential, Single Family, 3 du/ac (County)	RS-3 - Residential, Single Family, 3 du/ac (County)

Site Area: +/- 11.84 acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use designation of RL, Residential Low Density, and a Zoning classification of R-1, Single-Family Low Density.

The subject property have a St. Lucie County Future Land Use RU, Residential Urban, 5 du/ac, and a zoning designation of RS-3, Residential Single-family, 3 units du/ac. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcel is RL, Residential Low Density, with a Zoning classification of R-1, Single-Family Low Density.

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the properties are located within unincorporated St. Lucie County and are contiguous to the Fort Pierce City municipal boundary and within the FPUA

service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the properties are contiguous to a municipality and reasonably compact; and the annexations will not result in the creation of an enclave.

The current taxable value of the property is $319,550. Should the Applications for Annexation be approved, they could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
Currently the land is vacant with a St. Lucie County Future Land Use RU, Residential Urban, 5 du/ac, and a zoning designation of RS-3, Residential Single-family, 3 units du/ac.

Stormwater Retention & Landscaping
Stormwater retention, drainage and landscaping requirements are to be met when permits are submitted for building on these parcels.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexations are consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;

2. The ability of the City to provide public services at the City's adopted levels of service;

3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

The subject property will be designated with a City Future Land Use of Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre.

The subject property will be designated with a City Zoning of R-1, Residential Medium Density. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office no more than thirty (30) days prior to the first reading of these annexations by the City Commission.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Staff Recommendation

Staff recommendation is for the Planning Board to move the proposed Annexation for approval to City Commission.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Elaine Bergstresser
3001 Industrial Ave
Fort Pierce, FL 34946

Subject: Annexation - Parcel ID: 2433-123-0001-000-1 – Technical Review Committee Comments for March 21, 2024 TRC Meeting

City of Fort Pierce Planning Department

1. The parcel currently has a county zoning of RS-3 (Residential Single-family, 3 units du/ac) and a Future Land Use of RU (Residential Urban, 5 du/ac). The proposed City zoning would be R-1 (Single-family low density) with a Future Land Use of RL (Low Density Residential).

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

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

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

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Final plat and approved parcel ID's required to submit for DPCR and building permit review.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept Approved.

To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468
https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural gas is available and should be considered on this project.

FPUAnet Fiber: FPUAnet approves.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, March 21, 2024 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

   b. Waiver of Distance - Convenience Store - 908 Avenue D

   c. Variance - Estrada Residence - 205 S. 29th Street

   d. Minor Site Plan Amendment - FPUA Parking Lot - 500 Boston Avenue

   e. Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

   f. Text Amendment - Revised Planned Development (PD) Process

   g. Text Amendment - Zoning Use Table

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

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

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

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

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☐ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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

☐ 9. Flood Development Permit required.

☑ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Waiver of Distance - Convenience Store - 908 Avenue D

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

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

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

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

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

☑ 7. Change of Use required

- ☑ Shall include a signed and sealed Life Safety Plan
- ☑ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Variance - Estrada Residence - 205 S. 29th Street

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

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

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

☐ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☐ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Minor Site Plan Amendment - FPUA Parking Lot - 500 Boston Avenue

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

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

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

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

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

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

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

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☑ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

- ☑ Sprinkler system is required.
- ☑ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Text Amendment - Revised Planned Development (PD) Process

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

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

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

☐ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

☐ 4. Building Permit required.

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- ☐ Accessible route
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- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.21.24
Property Address: Text Amendment - Zoning Use Table

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

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

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

☐ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

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☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/24

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

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 24-202000002

Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

Comments

FPUA W/WW Engineering: Concept approved.

To connect water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural Gas is available and should be considered on this project.

FPUAnet Fiber: FPUAnet Approves.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 3804 Sunrise Blvd. 34982
2. Legal description of real property for which annexation is being requested:
   33 35 40 S 546 FT OF NW 1/4 OF NE 1/4 LYG E OF SUNRISE BV (11.34 AC)

   Property Tax ID: 2433-123-0001-000-1
3. Size of described property: 11.34 AC
4. Project description: Proposing 50 single-family homes
5. Current St. Lucie County Future Land Use Designation: Vacant Residential
6. Current St. Lucie County Zoning: RS-3
7. Is this a Historic property? No
8. Appraised value: $ 915,000
9. Name of Owner(s): DT Ventures 1 LLC

   Signature of Owner(s): X
   Mailing Address: PO Box 92280
   City Rochester State NY Zip 14692
   Phone 772569-5505 Fax

10. Name of Representative: Blaine Bergstresser, P.E.

Signature of representative: [signature]

Mailing Address: 3001 Industrial Ave

City) Fort Pierce State FL Zip 34946

Phone 772-569-5505 Fax _____

E-mail: blaineb@kmafl.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5282370 OR BOOK 5087 PAGE 2982, Recorded 12/27/2023 11:19:18 AM Doc Tax: $6405.00

Prepared by and return to:
Javed Rahman, Attorney at Law
RAHMAN | LE PLLC
1000 Southwest 86th Court
Miami, FL 33144
(305) 542-0402
File No 23-407

Parcel Identification No 2433-123-0001-000-1

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21 **day of December, 2023** between **CONGREGATION OF THE SACRED HEART OF JESUS INC, a Florida Not for Profit corporation**, whose post office address is **2921 Northeast 48th Street, Lighthouse Point, FL 33064**, of the County of Broward, State of Florida, Grantor, to **DT VENTURES 1 LLC, a Florida limited liability company**, whose post office address is **PO Box 92280, Rochester, NY 14692**, of the County of Monroe, State of New York, 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 DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

The South 546 feet of the Northwest 1/4 of the Northeast 1/4, lying East of the White City Road (Sunrise Boulevard), in Section 33, Township 35 South, Range 40 East, said land lying and being in Saint Lucie County, Florida.

a/k/a 3804 Sunrise Boulevard, Fort Pierce, FL 34982 *(for informational purposes only)*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, but said reference shall not operate to reimpose same.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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, 2023.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE FOLLOWS]

WARRANTY DEED – Signature Page
PIN: 2433-123-0001-000-1

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1
PRINT NAME: Javed Rahman
WITNESS 1
ADDRESS: 1000 SW 86th Ct. Miami FL

CONGREGATION OF THE SACRED HEART OF JESUS INC,
a Florida Not For Profit Corporation

By: _____
Peter Tan Le, President

WITNESS 2
PRINT NAME: Chabeli Roqueta
WITNESS 2
ADDRESS: 1000 SW 86th Ct. Miami FL

STATE OF FLORIDA
COUNTY OF Miami-Dade

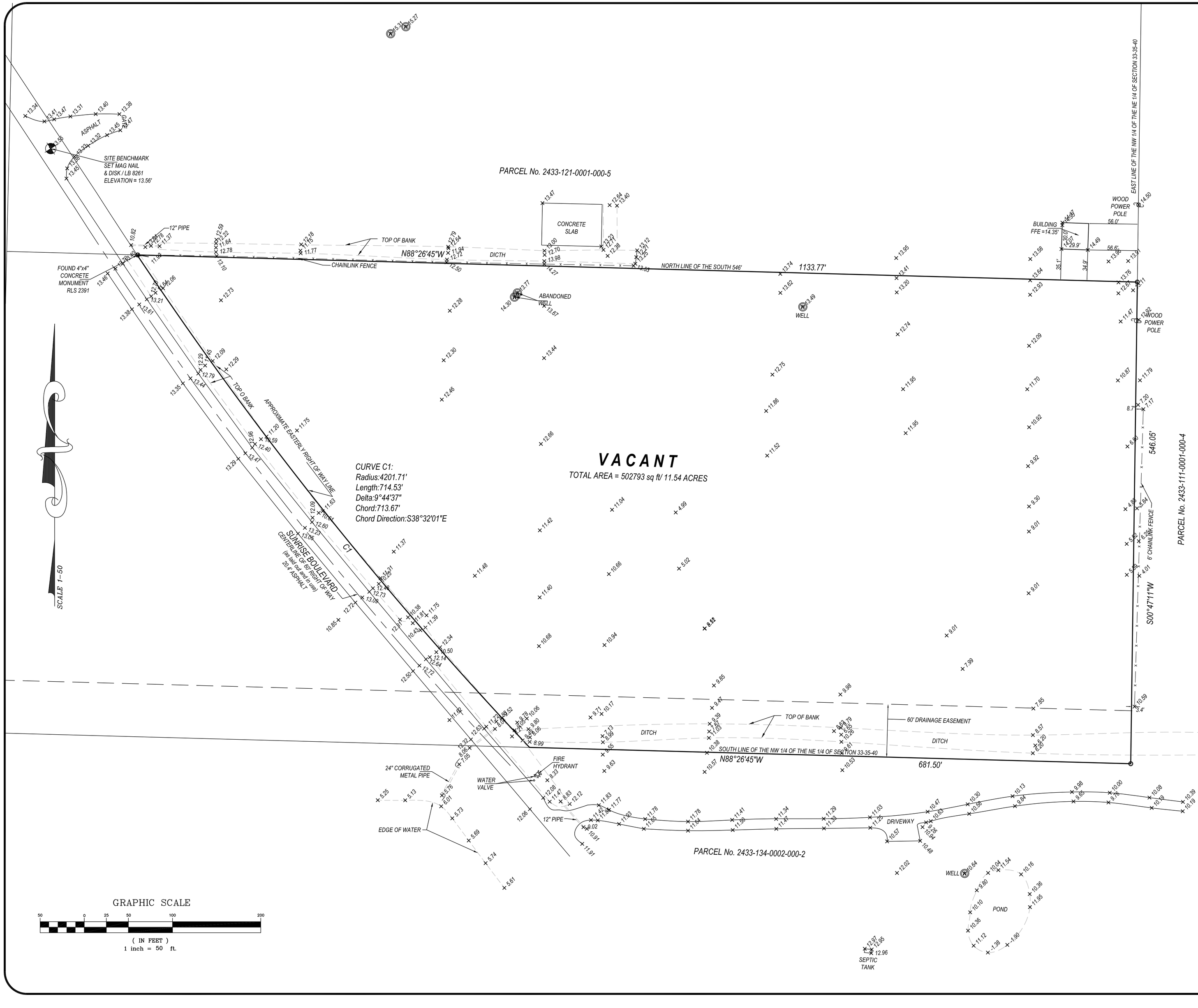
The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 21 day of December, 2023 by Peter Tan Le, President of Congregation of the Sacred Heart of Jesus Inc, a Florida Not for Profit corporation, on behalf of the corporation.

[Notary Seal]

Javed Rahman
Comm.#HH000009
Expires: May 14, 2024
Bonded Thru Aaron Notary

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____ OR Produced Identification: X Type of Identification Produced: FL

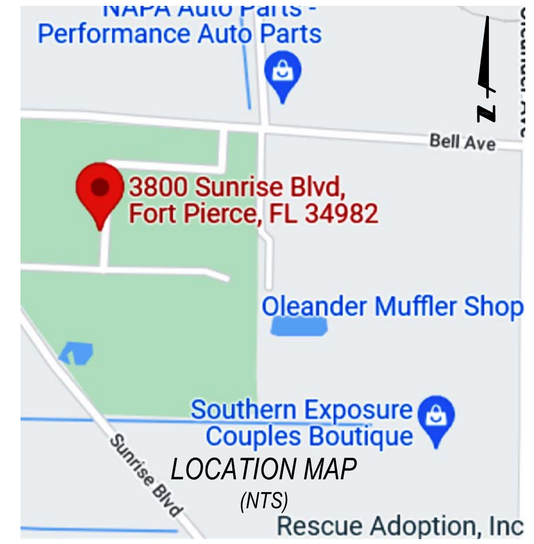


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.



PROPERTY ADDRESS:
3804 SUNRISE BLVD
FORT PIERCE, FLORIDA 34982

FLOOD ZONE: *"X"*
PANEL NO: *12111C 0189K*
DATE: *FEBRUARY 19, 2020*

CERTIFIED TO:
DT VENTURES 1 LLC, A FLORIDA LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
RAHMAN LE PLLC
ATTORNEYS' TITLE FUND SERVICES LLC

LEGAL DESCRIPTION:
THE SOUTH 546 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF WHITE CITY ROAD (SUNRISE BOULEVARD) IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. 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.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)
11. NO FIELD VISIT WAS COMPLETED AT THE TIME OF THIS RECERTIFICATION

JOB#	DB
22-0387	FIELD
PURPOSE	DRAFT
RECERTIFY BOUNDARY SURVEY	AK
	CD
DATE	12-19-23
	06-25-22

SIGNED

DOUG WALKER, PSM
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

BOUNDARY AND TOPOGRAPHIC SURVEY

PRINCIPAL MERIDIAN SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

Planning Board **6. b.**

Meeting Date: 04/08/2024

Re: Rezoning (PD) - Fort Pierce Commercial Flex - 301 Florida Avenue

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Rezoning - Planned Development - Fort Pierce Commercial - 301 Florida Avenue

SUMMARY:

Request for review of an application for a Zoning Map Amendment of one (1) parcel from General Commercial (C-3) to Planned Development (PD) at 301 Florida Avenue, more specifically at Parcel ID: 2410-711-0041-000-7.

The request to change the zoning to PD is to accommodate a small 7,000 square-foot building for a commercial infill site, providing four (4) commercial (office/warehouse) within the CRA. The exceptions to the PD will allow over a zoning of C-3 are as follows:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of side and rear yards is required to be 15 and 5 feet side yards are proposed.
3. Maximum lot coverage is 60% required and 50% proposed with a building and sidewalks. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to move the proposed Rezoning (PD) for approval to City Commission with five (5) conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certification of Occupancy is approved for the site.
2. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
3. The Engineering Department's comments will be met prior to submittal of a DPCR.
4. The Final PD Site Plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
5. The Final PD Site Plan shall include all agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned development and any of its common open spaces or other shared areas. The material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

ALTERNATIVES:

- Recommendation of approval with alternate conditions
- Recommendation of disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

REVISED 4/8/24 Staff Presentation
Staff Report
Staff's Supporting Docs
Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 04/02/2024 02:08 PM
Final Approval Date: 04/03/2024

CITY OF FORT PIERCE

Planning Board

April 8th, 2024

Fort Pierce Commercial- Rezoning (PD)
301 Florida Avenue

APPLICANT

Marcela Camblor & Associates

PROPERTY OWNER(S)

DDA Realty Group LLC

PARCEL ID #(S):

2410-711-0041-000-7

SUMMARY

Request for review of an application for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from General Commercial (C-3) to Planned Development (PD).

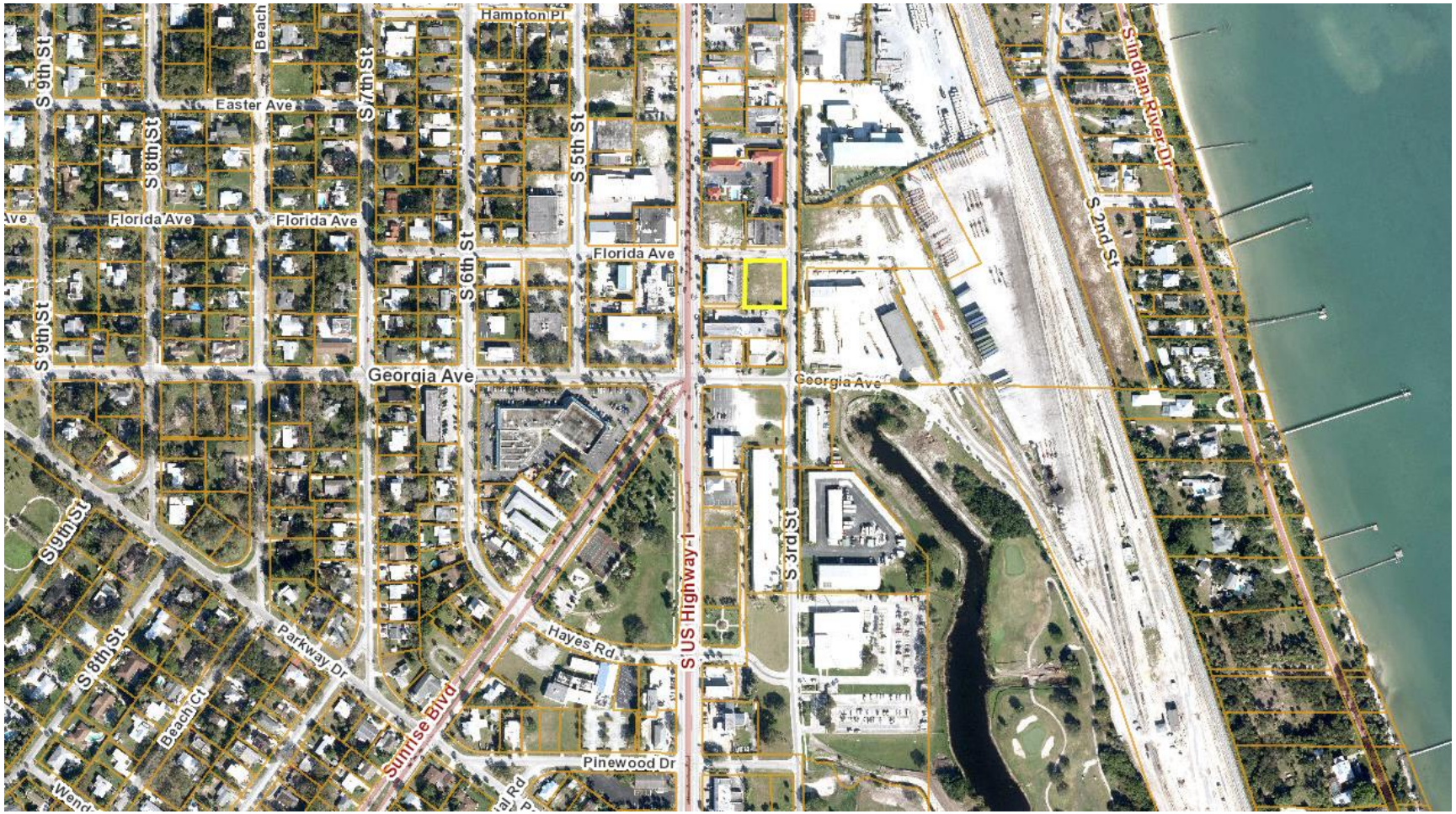
The request to change the zoning to PD is to accommodate a small 7,000 square-foot building for a commercial infill site, providing up to four (4) commercial (office warehouse) within the CRA. The applicant has stated that they are seeking to develop this site in a manner that is conducive with a temporary, pedestrian friendly, urban commercial and industrial district. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm.

SUMMARY

The exceptions that the PD will allow over a zoning of C-3 are as follows:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage is 60% required and 50% proposed with a building and sidewalks. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

SITE LOCATION

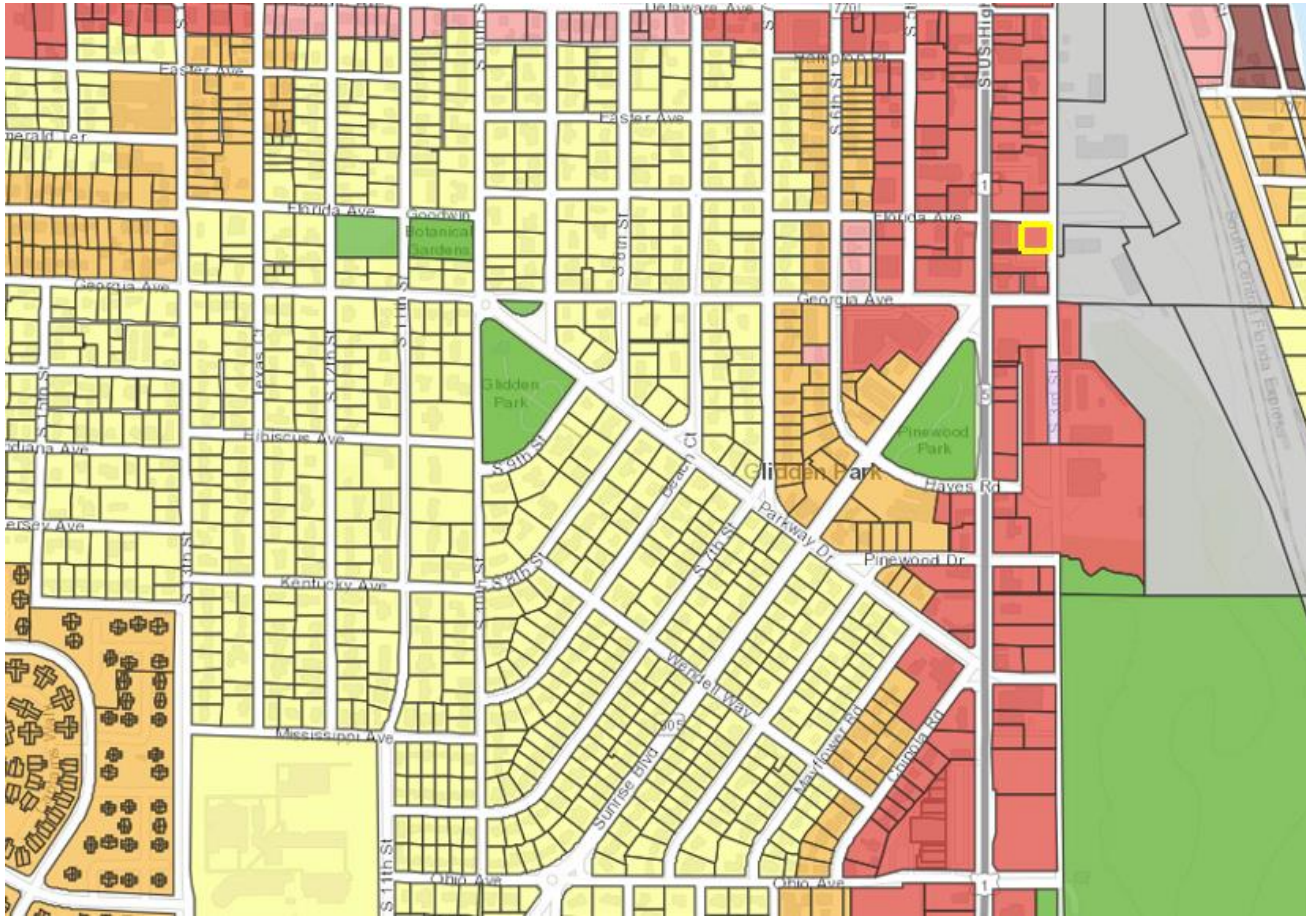


SITE AREA= 0.38 +/- Acres

Fort Pierce Flex Commercial – Rezoning (PD) – 301 Florida Avenue

FUTURE LAND USE

Current FLU: GC, General Commercial



Legend

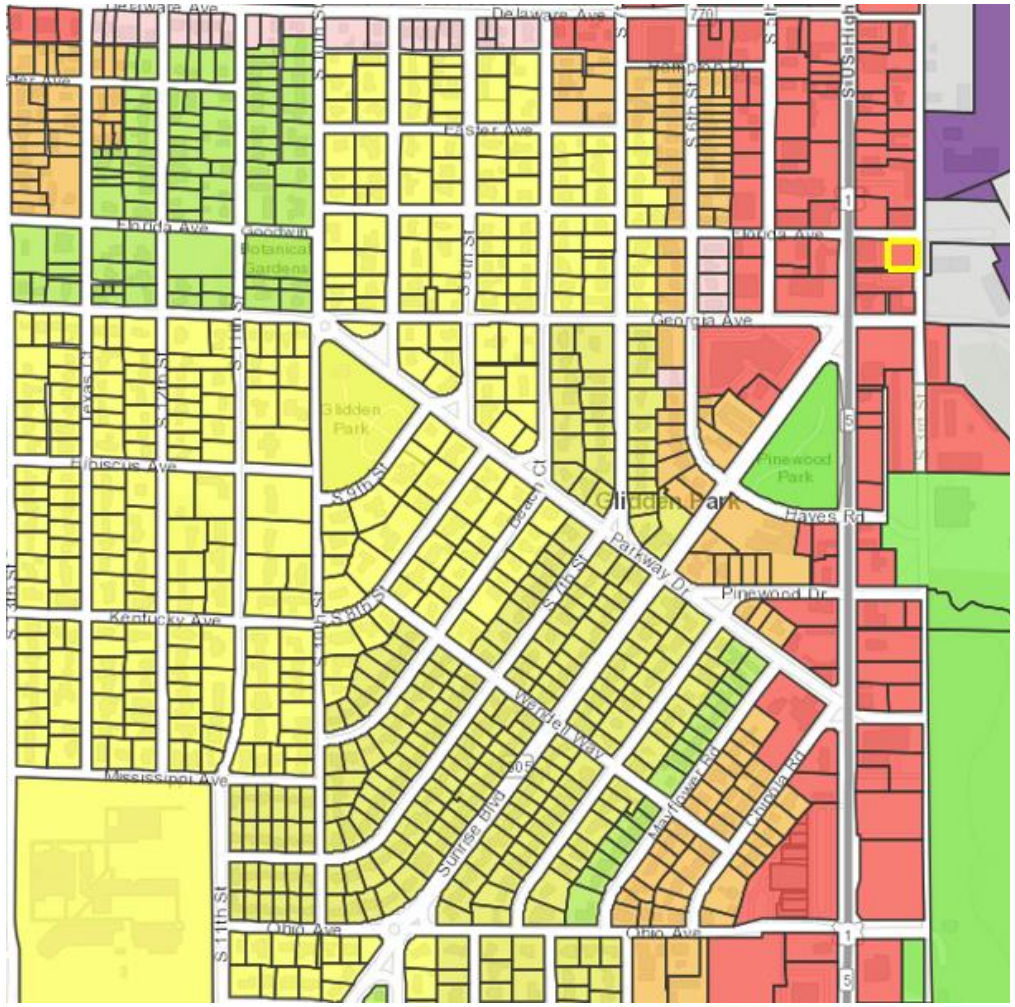
Future Land Use

- BC, Boundary Commercial
- BI, Boundary Industrial
- CBD, Central Buisness District
- CC, County Commercial
- CI, County Industrial
- COM, County Commercial
- COS, Conservation & Open Space
- GC, General Commercial
- HI, Heavy Industrial
- HIMU, Hutchinson Island Mixed Use
- HIR Hutchinson Island Residential
- I, Industrial
- INST, Institutional
- MC, Marine Commercial
- MXD, Mixed Use Development
- NC, Neighborhood Commercial
- OP, Office-Professional & Business Services
- RH,High Density Residential
- RL, Low Density Residential
- RM, Medium Density Residential
- RS, County Residential Suburban
- RU, County Residential Urban
- UN, Urban Neighborhood
- Retaind County Future Land Use

ZONING

Zoning: C-3, General Commercial

Proposed Zoning: PD, Planned Development

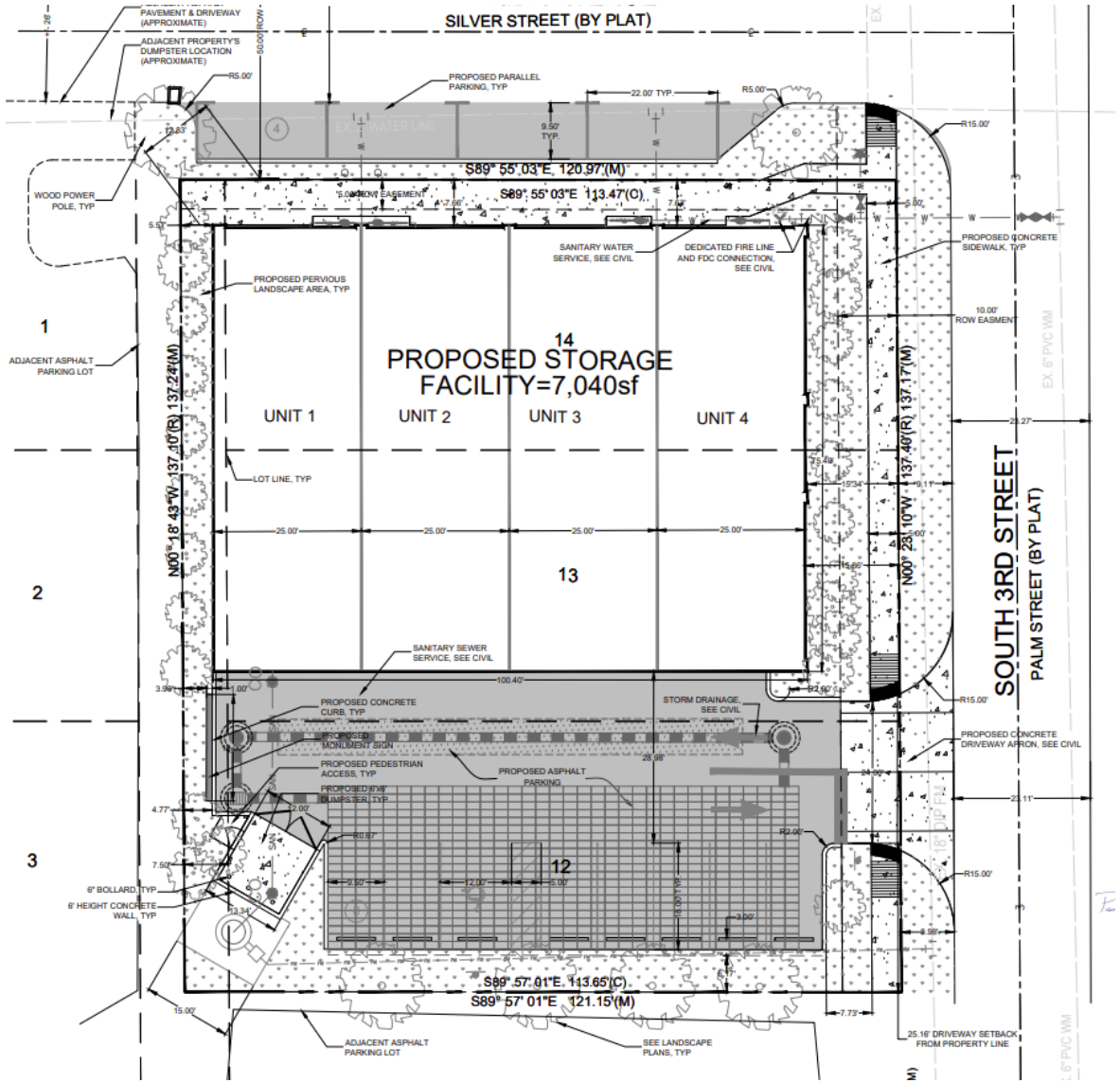


Intent of District: The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

- Staff recommends Approval of the request

  ❑ Consistent with surrounding Zoning
  ❑ Consistent with Section 125-136 of City Code & the Comprehensive Plan
  ❑ Does not adversely affect the public health, safety, convenience and general welfare

Site Plan

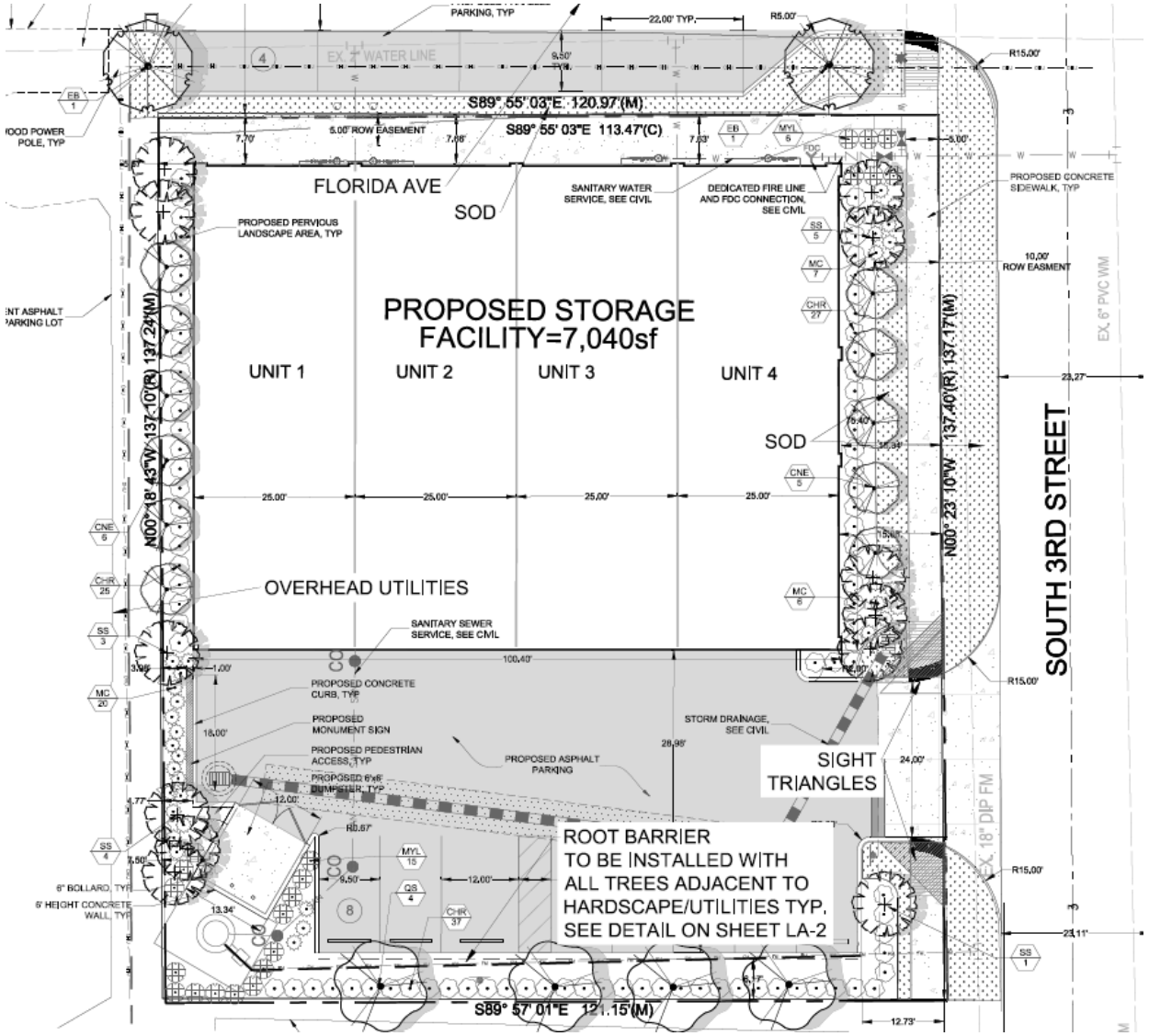


Fort Pierce Flex Commercial – Rezoning (PD) – 301 Florida Avenue

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

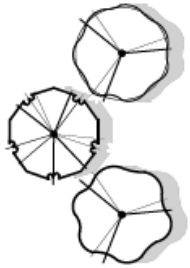
Landscape Plan

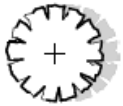


Fort Pierce Flex Commercial – Rezoning (PD) – 301 Florida Avenue

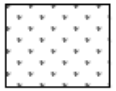
Landscape Plan

Plant Schedule:

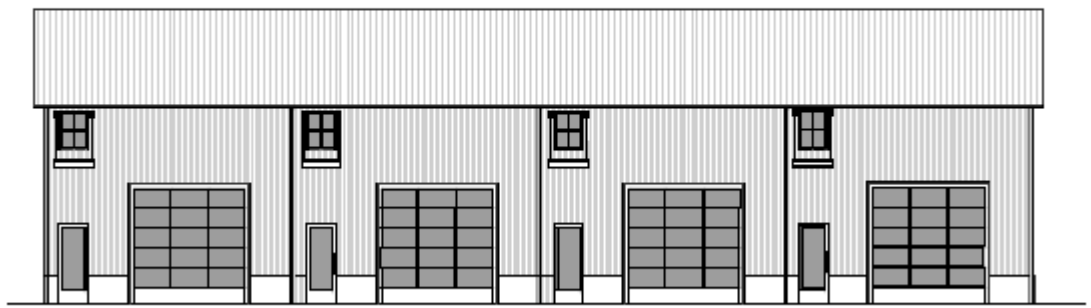
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
	QS	4	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native

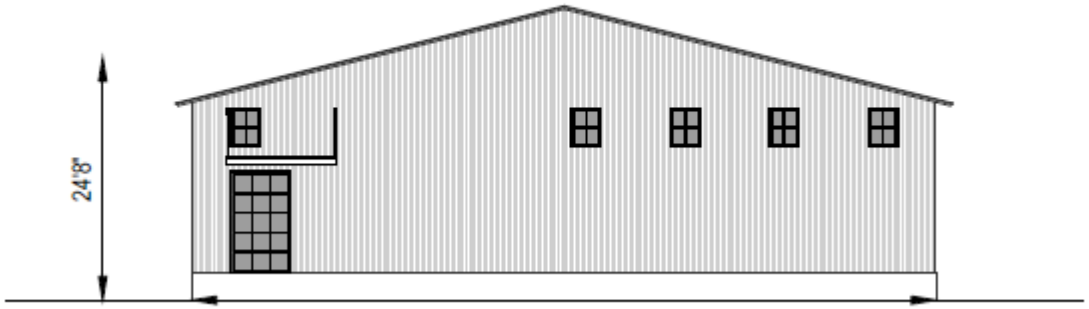
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	CHR	89	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
	MC	33	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native
	MYL	21	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native

SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests	

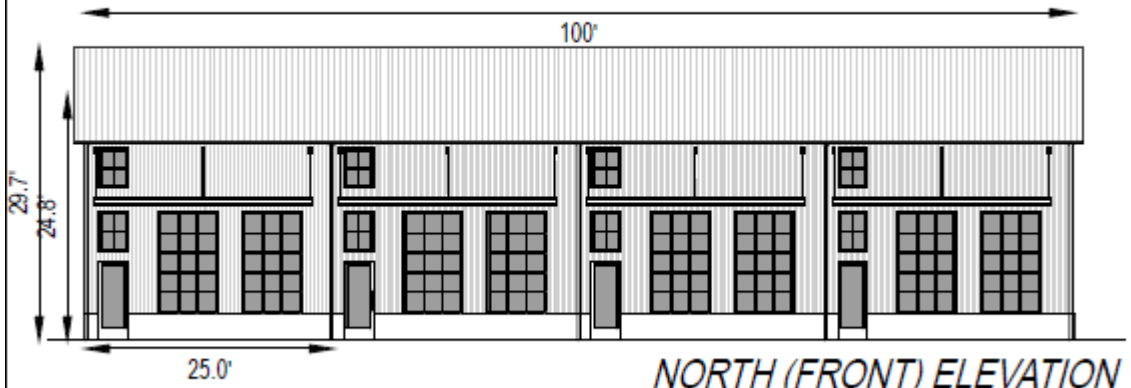
Design Review



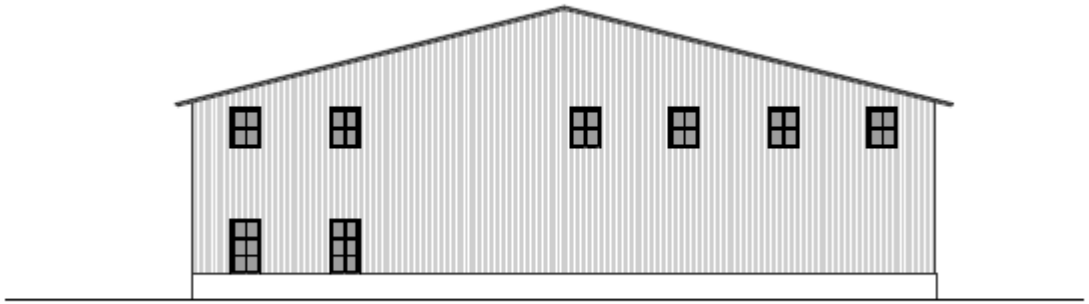
SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

Design Review



Fort Pierce Flex Commercial – Rezoning (PD) – 301 Florida Avenue

CONDITIONS

Staff has five (5) conditions for this rezoning:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.

3. The Engineering Department's comments will be met prior to submittal of a DPCR.

4. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

5. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

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Staff has five (5) conditions for this rezoning:

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RECOMMENDATION

Staff's recommendation is for the Planning Board to move the proposed Rezoning (PD) for approval to City Commission with the four (4) conditions.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

Planning Board

April 8th, 2024

Fort Pierce Commercial- Rezoning (PD)
301 Florida Avenue

To : Ryan Altizer, Senior Planner

From: Tracy Telle, Assistant City Engineer TST

Re : 301 Florida Avenue – Ft. Pierce Flex Office Space Site Plan
TRC No. 23-43900004

Date : April 5, 2024

We have completed the review of the following documents as received by this office on April 4, 2024:

- [x] Rezoning and Site Plan
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
  Clearances from all applicable Local, State and Federal Agencies
- [ ] Permits from applicable Local,

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [ ] Variance Approval
- [x] Rezoning/Site Plan Approval
- [ ] C/O

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

- [x] See attached for advisory comments

CITY OF FORT PIERCE
PLANNING DEPARTMENT

-PROJECT: **FORT PIERCE FLEX COMMERCIAL REZONING (PD) - 23-43900004**

REVIEWER: **RYAN ALTIZER, SENIOR PLANNER**

DATE: **4/2/2024**

STAFF REPORT

Owner: DDA Realty Group LLC

Applicant: Marcela Camblor & Associates

Requested Action: Request for review of an application for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from General Commercial (C-3) to Planned Development (PD).

Location: 301 Florida Avenue

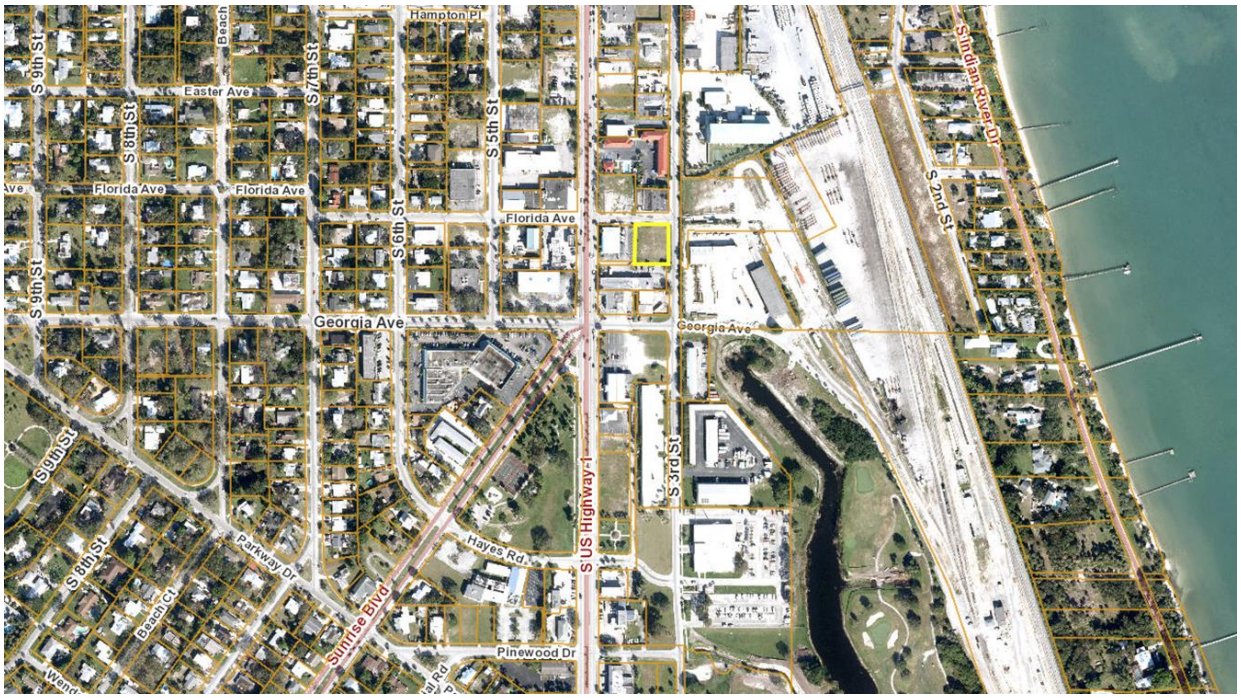
Parcel IDs: 2410-711-0041-000-7

Current Zoning: General Commercial, C-3

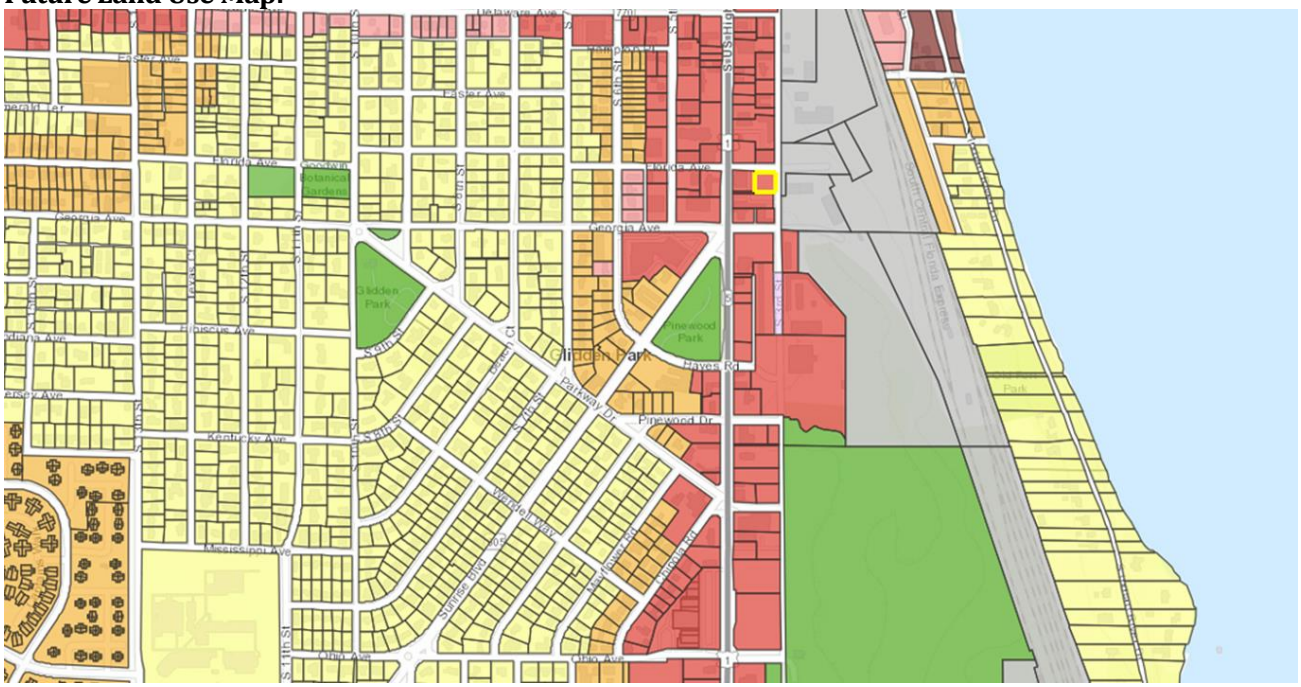
Proposed Zoning: Planned Development, PD

Future Land Use: General Commercial, GC

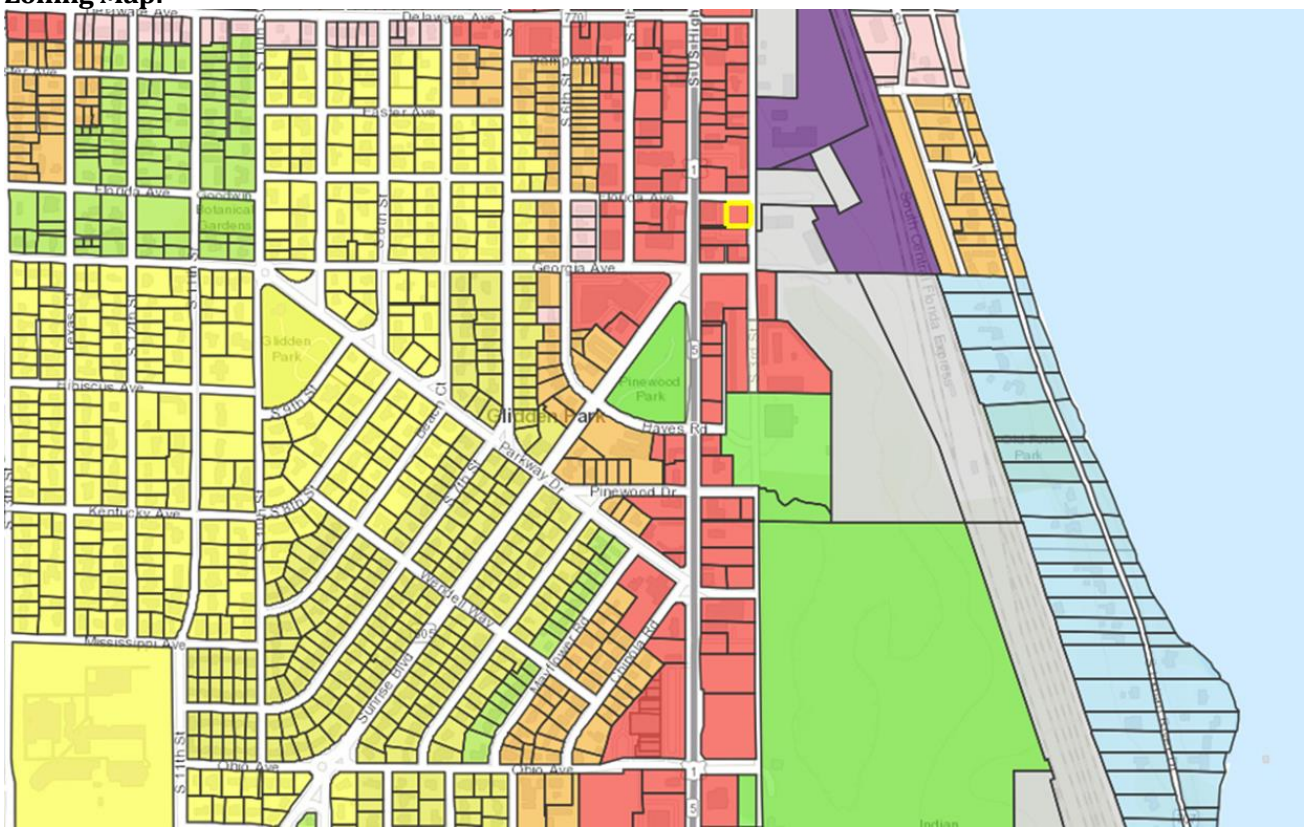
Location Map:



Future Land Use Map:



Zoning Map:



Surrounding Zoning:

North	East	South	West
C-3	I-1	C-3	C-3

Site Area: +/- 0.38 acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for a Zoning Atlas Map Amendment of one (1) parcel of land to change the zoning classification from General Commercial (C-3) to Planned Development (PD).

The request to change the zoning to PD is to accommodate a small commercial infill site, providing up to four commercial (office warehouse) within the CRA. The project consists of a 7,000 square-foot building separated into those four (4) office/warehouses. The reason for this rezoning to a PD is to ensure that this building can be constructed with setbacks that would be too restrictive in the General Commerical, C-3, zoning that the property currently has. For further clarity, the applicant has stated the below reasonings:

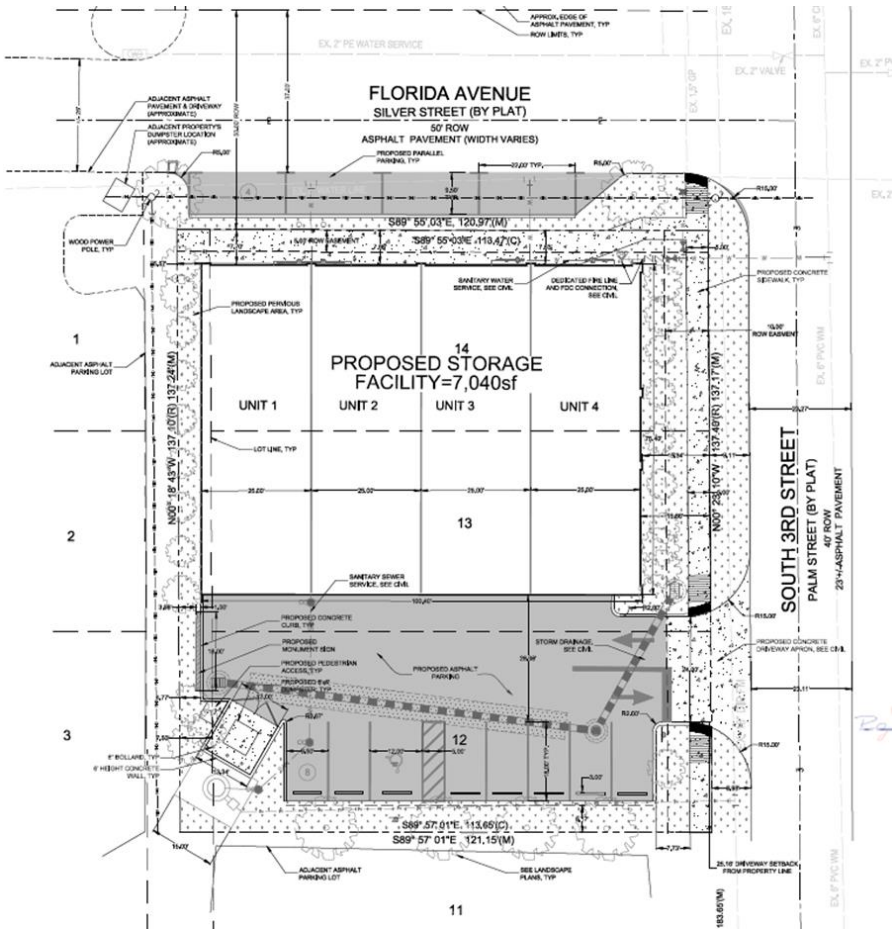
The exceptions that the PD will allow over a zoning of C-3 are as follows:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage is 60% required and 50% proposed with a building and sidewalks. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style

The applicant has stated that they are seeking to develop this site in a manner that is conducive with a temporary, pedestrian friendly, urban commercial and industrial district. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

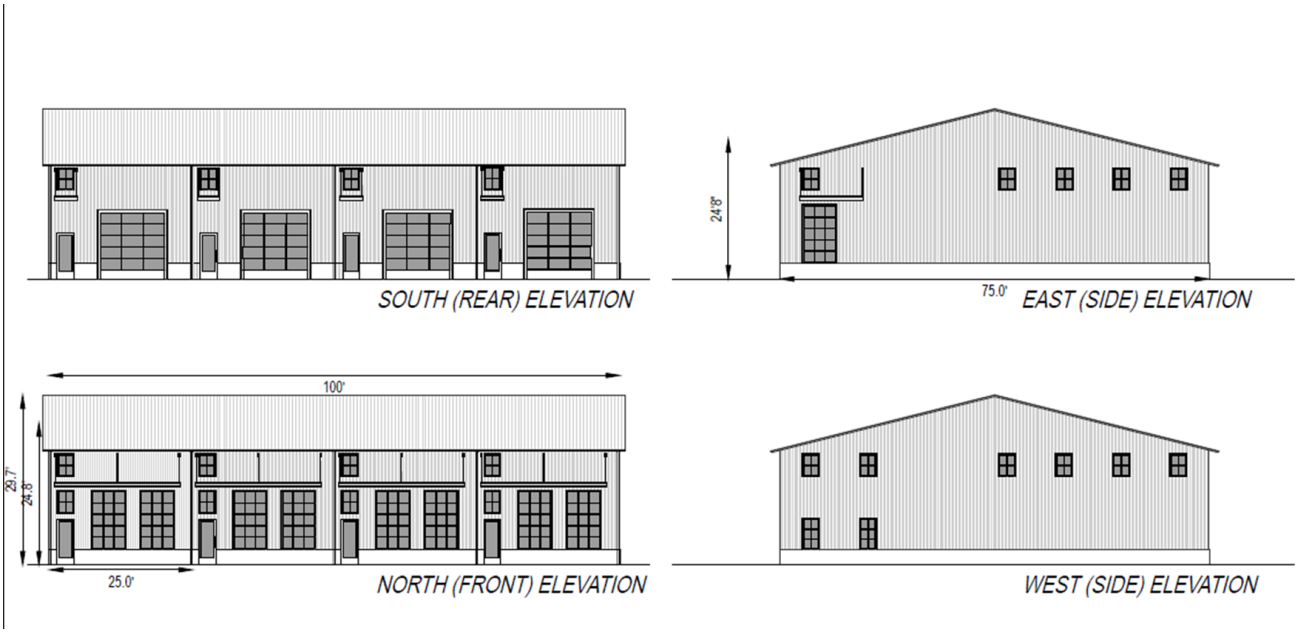
The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The applicant has submitted all files pertaining to Section 125-212 for Planned Developments, and more specifically with Section 125-212 (C)(2) regarding the Site Plan.



Existing Conditions Design
Currently the land is vacant.

Design
The applicant proposes a development that is consistent with the surrounding area and the CRA. The applicant has stated that they are seeking to develop this site in a manner that is conducive with a temporary, pedestrian friendly, urban commercial and industrial district. The applicant has also stated that The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

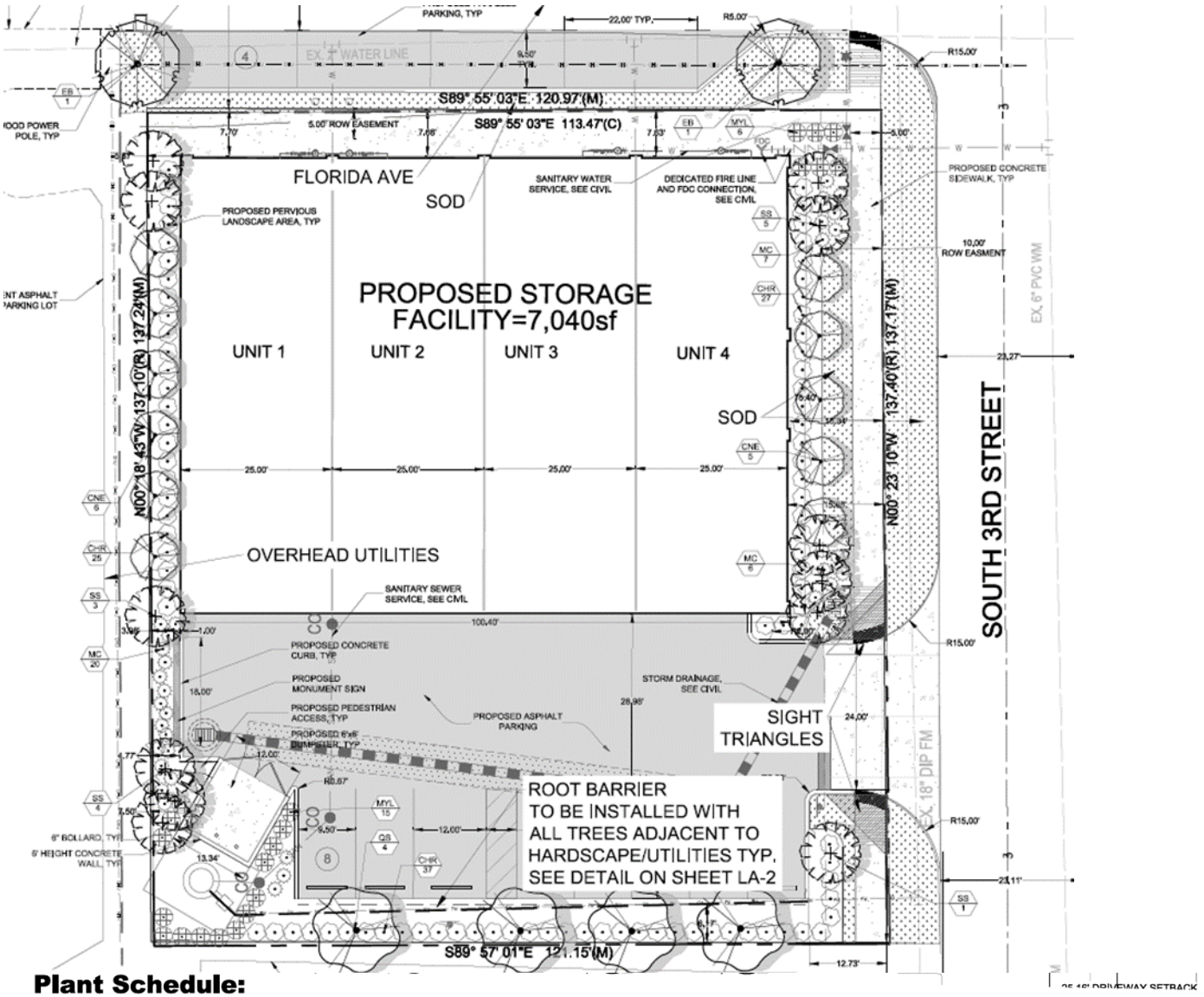




Stormwater Retention & Landscaping

The storm water and conceptual drainage plans were approved by the Engineering Department after multiple reviews. Engineering has made comments about the sidewalk and a condition for the approval is that the applicant meet those requirements before any DPCR is submitted.

The landscaping meets Chapter 123 of the code of Ordinances with 17 hardwood trees, 12 palms and 143 shrubs proposed for the 0.38 +/- acre development.



Plant Schedule:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
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PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	CHR	89	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	MC	33	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	MYL	21	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
SOD/SEED	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		

Comprehensive Plan
The subject property is designated with a General Commercial, GC, future land use. The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

Summary of Technical Review Committee
All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Site Plan (Development and Design Review). The applicant resubmitted this Site Plan multiple times to meet the Engineering Department's requirements. There are a couple of Engineering comments that have not fully been met, and a condition has been set that these comments be met before any submittal for a DPCR with the Building Department. Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation
Staff recommendation is for the Planning Board to move the proposed Rezoning (PD) for approval to City Commission with the five (5) conditions.:

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
3. The Engineering Department's comments will be met prior to submittal of a DPCR.
4. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
5. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Marcela Camblor and Associates
47 W Osceola St #203
Stuart, FL 34994

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right-of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right-of-way, the proposed parking and the south property line, and between the building and the west property line.

6. Indicate the driveway setback distance from the southerly property line.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.

8. Update the dumpster to include the required pedestrian walk-thru access.

9. The site plan shall include a location map.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).

13. Where is the ultimate outfall for the project's stormwater collection system?

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.

Fort Pierce Building Department

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

2. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention Code.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments:

Water and sewer are available to serve the property. Please submit three sets of construction

plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

FPUA Gas: Approved. Natural Gas is available via S 3rd St.

FPUAnet Fiber: FPUAnet Approves. Fiber Internet Service – Is Available.
If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Ryan Altizer, Senior Planner

From: Tracy Telle, Assistant City Engineer TT

Re : 301 Florida Avenue – Ft. Pierce Flex Office Space Site Plan
TRC No. 23-43900004

Date : December 18, 2023

We have completed the review of the following documents as received by this office on December 7, 2023:

- [x] Rezoning and Site Plan
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
  Clearances from all applicable Local, State and Federal Agencies
- [ ] Permits from applicable Local,

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [ ] Variance Approval
- [x] Rezoning/Site Plan Approval
- [ ] C/O

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

- [x] See attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Engineering Site Plan Comments:

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right-of-way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Provide the required 10' landscape strip between the building and the Florida Avenue right-of-way, the proposed parking and the south property line, and between the building and the west property line.
6. Indicate the driveway setback distance from the southerly property line.
7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
8. Update the dumpster to include the required pedestrian walk-thru access.
9. The site plan shall include a location map.
10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(1).
13. Where is the ultimate outfall for the project's stormwater collection system?
14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Ryan Altizer, Senior Planner

FROM: Tracy Telle, Assistant City Engineer

RE : 301 Florida Avenue – Ft. Pierce Flex Office Space Site Plan
TRC No. 23-43900004

DATE : March 13, 2024

We have completed the review of the following documents as received by this office on February 28, 2024:

- [x] Rezoning and Site Plan
- [ ] Construction Drawings
- [ ] Test Reports & Related Documents
- [ ] Executed Construction Contract
- [ ] Record Drawings
  Clearances from all applicable Local,
  State and Federal Agencies
- [ ] Permits from applicable Local,

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend
- [ ] Variance Approval
- [x] Rezoning/Site Plan Approval
- [ ] C/O

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

- [x] See attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Engineering Site Plan Comments:

1. A revised site plan was not included in the resubmittal package. Please provide a copy of the revised site plan in order to verify the following outstanding comments have been addressed appropriately:
    a. Update the site plan to clearly indicate the width of the concrete sidewalks along Florida Avenue and S. 3rd Street. Also, please label the Florida Avenue sidewalk as it is difficult to ascertain the location. Please note that the back of the sidewalk should be situated at the back of the proposed 5' R/W easement line.
    b. Please situate the S. 3rd Street sidewalk so it is located within the proposed 10' R/W easement with the back of the walk situated at the western easement line.
    c. The ultimate outfall for the on-site drainage system is noted as a bubble-up structure into the "3rd Street swale system". Please be aware that a roadside swale does not currently exist in this area so the bubble-up structure will not be a viable option. Please state whether a direct connection to the Georgia drainage system is proposed or whether the site will retain the runoff generated during a 100 year – 1 day storm.
    d. The previous comment: *"The proposed water meters and RPZ backflow preventers are to be installed within the limits of the 7' wide Florida Avenue sidewalk. Although 2' of this sidewalk is located outside the proposed R/W easement, the City would request that the full width of the sidewalk be designated as City sidewalk and a 2' sidewalk easement be provided at the time of DPCR application. However, it should be noted that it may be more desirable to reduce the width of the sidewalk to 5' and leave the 2' as green space which would allow the placement of the meters and backflow preventers within this strip of land as the potable water appurtenances would not be allowed to be placed within the limits of the Florida Avenue public sidewalk."*
    e. **Advisory Comments:**
        i. The previous comment *"The survey and site plan shall indicate the paved width of the Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project."* shall be addressed at the time of Development Permit Compliance Review (DPCR).
        ii. Prior to DPCR approval a Landscape Maintenace Memorandum of Agreement shall be provided for all landscaping and/or irrigation installed within the limits of the public rights-of-way.
        iii. The previous comment *"Provide the required 10' landscape strip between the building and the Florida Avenue right-of-way, the proposed parking, and the south property line, and between the building and the west property line."* was addressed by stating the development was proposing a deviation from this requirement based on the request of a Planned Development designation. This department does not object to the request along S. 3rd Street as there would remain 5.5' of landscaping between the building and the R/W should S. 3rd Street be developed. However, we would like to point out should Florida Avenue may be improved in the future and if the designated 5' R/W easement is utilized there would be little remaining of a perimeter landscaping buffer as the building is only 2.7' from the R/W easement line. Engineering recommends that at least 5.0' of landscaping be provided or an additional 2.3' added to the current setback

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 23-43900004

Rezoning - Planned Development with Site Plan - Ft Pierce Flex Office Space - 301 Florida Ave

Comments

FPUA W/WW Engineering: The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments:

Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

FPUA Gas: Approved. Natural Gas is available via S 3rd St.

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service **– Is Available.**
If client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.

Developer Letter.pdf

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, December 21, 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. Annexation - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

   b. Temporary Use - 40 Foot Container - 204 N. 17th Street

   c. Rezoning - Planned Development with Site Plan - Fort Pierce Flex Office Space - 301 Florida Avenue

   d. Minor Site Plan - Native Roofing - 3616 Okeechobee Road

   e. Minor Site Plan Amendment - Firehouse Youth Center - 5300 Melville Road

   f. Major Site Plan Amendment - Ocean Village Pickleball Courts - 2400 S. Ocean Drive

   g. Site Plan - Embassy Village Apartments - 1910 S. Jenkins Road

   h. Site Plan - Holy Family Veterinary Hospital - 514 N. US Highway 1

   i. Variance - FPUA Parking Lot Landscaping - Parcel ID(s): 2410-701-0072-010-5, 2410-701-0075-000-3

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Annexation - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

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

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

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

☑ 3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.

MEP

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

☐ 9. Flood Development Permit required.

☐ 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Temporary Use - 40 Foot Container - 204 N. 17th Street

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Rezoning - Planned Development with Site Plan - Fort Pierce Flex Office Space - 301 Florida Avenue

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Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Minor Site Plan - Native Roofing - 3616 Okeechobee Road

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

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Minor Site Plan Amendment - Firehouse Youth Center - 5300 Melville Road

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

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Major Site Plan Amendment - Ocean Village Pickleball Courts - 2400 S. Ocean Drive

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

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Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Site Plan - Embassy Village Apartments - 1910 S. Jenkins Road

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

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THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT
Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Site Plan - Holy Family Veterinary Hospital - 514 N. US Highway 1

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

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Building Official's or Representative's Signature _____ Date: 12/19/23

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Variance - FPUA Parking Lot Landscaping - Parcel ID(s) 2410-701-0072-010-5, 2410-701-0075-000-3

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

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Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23

MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

Re: Fort Pierce Commercial – Development Review Site Plan Application
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept the Development Review Site Plan Application for 0.38-acre vacant commercial property located at 301 Florida Avenue in Fort Pierce. A check for $1,890.00 is also included as a non-residential site plan for less than 10,000 square feet.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. Concurrent applications have been submitted requesting a rezoning of the property from General Commercial C-3 to Planned Development Zone (PD) and Design Review to accommodate a small commercial infill project.

Included in support of the site plan development review application are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec, 125-212.Planned Development Zone (PD) subsection (c) Application Requirements:

0. Cover Letter.
1. Application Form.
2. Warranty Deed & Legal Description.
3. SLC Property Record Card.
4. Project Narrative & Statement.
5. Current Survey.
6. PD Site Plan.
7. Landscaping Plan.
8. Traffic Impact Study.
9. Conceptual Drainage Plan.
10. Environmental Impact Report.
11. Lighting Plan – to follow.
12. Design Review Submittals (Separate Application provided).
13. Aerial Photo of property.
14. Detailed location sketch with section, township, and range – as per survey.
15. Identification of Positive Outfall – as per civil plans & drainage statement.
16. Drainage basin details – as per drainage statement & civil plans.
17. Preliminary drainage information – as per drainage statement & civil plans.
18. Illustrative plan of existing vegetative conditions on site – see landscape plan & environmental report.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 301 Florida ave Fort Pierce

Parcel ID #(s) 2410-711-0041-000-7

Project description _____

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 7 040sf Site Acreage: 0.38 acre

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

DDA Realty Group LLC	Marcela Camblor & Associates
Property Owner(s)	**Applicant/Representative, Title, Company**
11166 SW Lunata way	47 W Osceola St #203
Street Address	Street Address
Port St Lucie FL 34987	Stuart FL 34994
City State Zip	City State Zip
516-779-7303	772 708 1108
Phone Number	Phone Number
Gothamplumbing@gmail.com	marcela@marcelacamblor.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.*

Anthony Silvi

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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



Site Plan submittal requirements:

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

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5193136 OR BOOK 4990 PAGE 2485, Recorded 05/17/2023 09:31:59 AM Doc Tax: $945.00

Prepared by and return to:
Lee Tilton, Esquire
Attorney at Law
Tilton & Tilton Law, P.A.
1935 NE Ricou Terrace
Jensen Beach, FL 34957
772-334-3305
File Number: 83-23
Parcel Identification No. 2410-711-0041-000-7

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **16th** day of **May, 2023** between **Costa Seafood & Grill, LLC, a Florida Limited Liability Company, a Florida Limited Liability Company,** whose post office address is **722 SOUTH U.S. HIGHWAY 1, Fort Pierce, FL 34950** of the County of **Saint Lucie**, State of **Florida**, grantor*, and **DDA REALTY GROUP LLC, a Florida Limited Liability Company** whose post office address is **11166 SW LUNATA WAY, Port Saint Lucie, FL 34987** of the County of **Saint Lucie**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County**, **Florida**, to-wit:

Lots 12, 13 and 14, Block C, Boulevard Development Company Re-subdivision in City of Fort Pierce, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

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

Signed, sealed and delivered in our presence:

C. Tilton
Witness Name: Claudia Tilton

Witness Name: [illegible]

Witness Name: [illegible]

C. Tilton
Witness Name: Claudia Tilton

COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company

By: Luis Rodriguez
Luis A. Rodriguez Murguia, Member

By: Stephanie Rodriguez
Stephanie O. Rodriguez, Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence (LT) or [ ] online notarization, this 12th day of May, 2023 by Luis A. Rodriguez Murguia, Member ~~and Stephanie O. Rodriguez, Member~~ of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON, JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15th day of May, 2023 by Stephanie O. Rodriguez, Member of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON, JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

Property Identification

Site Address: 301 FLORIDA AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-711-0041-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 23764
Map ID: 24/10S
Zoning: General Co

Ownership

DDA Realty Group LLC
11166 SW Lunata WAY
Port St Lucie, FL 34987



Legal Description

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F)

Current Values

Just/Market Value:	$80,300
Assessed Value:	$54,329
Exemptions:	$0
Taxable Value:	$54,329

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.38
Land Size (SF):	16,617

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Fort Pierce Flex Building
Development Review – Site Plan
Justification Statement/Project Description

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial

and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.

TARGET SURVEYING, LLC

6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: TILTON & TILTON LAW, P.A.
Survey Number: 584921
Order Date: 4/20/2023
Deliver To Attn: LEE TILTON
Deliver To: TILTON & TILTON LAW, P.A.
1935 N.E. RICOU TERRACE
JENSEN BEACH, FL 34957

Property Address: 301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Buyers: DDA REALTY GROUP LLC
Sellers: COSTA SEAFOOD & GRILL, LLC
Client File #:

Item	Description	Amount
Survey	Survey	$350.00

Invoice Total	$350.00
Amount Invoiced To Date:	$350.00
Amount Paid To Date:	$0.00
Total Amount Due:	$350.00

To pay with a credit card please use this link https://securepayment.link/targetsurveying

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 12, 13, AND 14, BLOCK C, OF BOULEVARD DEVELOPMENT COMPANY RESUBDIVISION IN CITY OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. TOGETHER WITH EAST 1/2 OF VACATED ALLEY ABUTTING ON THE WEST.

Community Number: 120286 CITY OF FORT PIERCE Panel: 1211C0179 Suffix: K F.I.R.M. Date: 2/19/2020 Flood Zone: AH Field Work: 4/26/2023

Certified To:
DDA REALTY GROUP LLC; TILTON & TILTON LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:
301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Survey Number: 584921

Client File Number:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT
A/C	AIR CONDITIONER
B.M.	BENCH MARK
B.R.	BEARING REFERENCE
(C)	CALCULATED
Δ	CENTRAL / DELTA ANGLE
CH	CHORD
(D)	DEED / DESCRIPTION
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
F.C.M.	FOUND CONCRETE MONUMENT
F.F. EL.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.P.K.	FOUND PARKER-KALON NAIL
(L)	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED / FIELD VERIFIED
M.H.	MANHOLE
N&D	NAIL & DISK
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

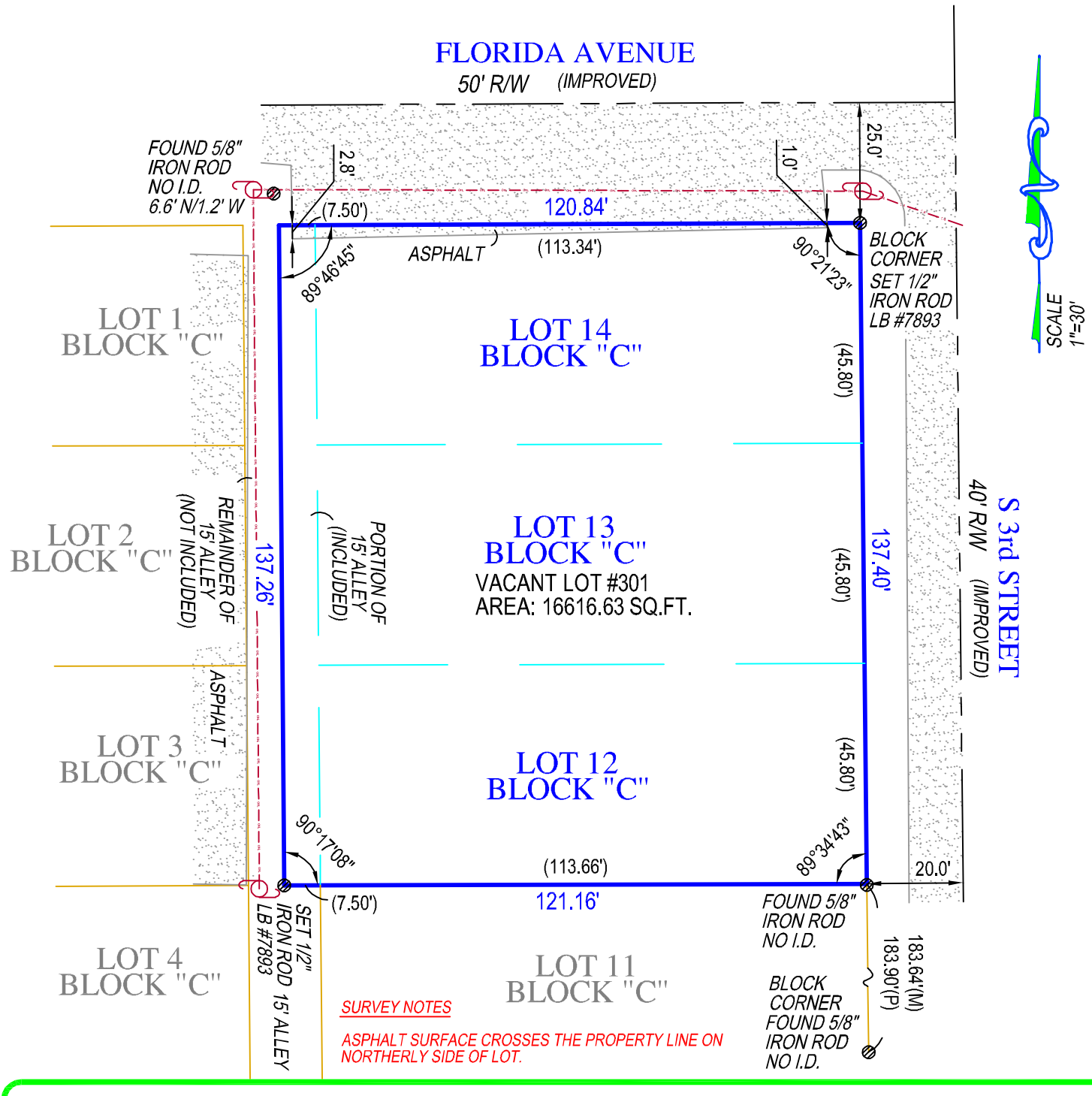
= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES

ASPHALT SURFACE CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

Site Data:

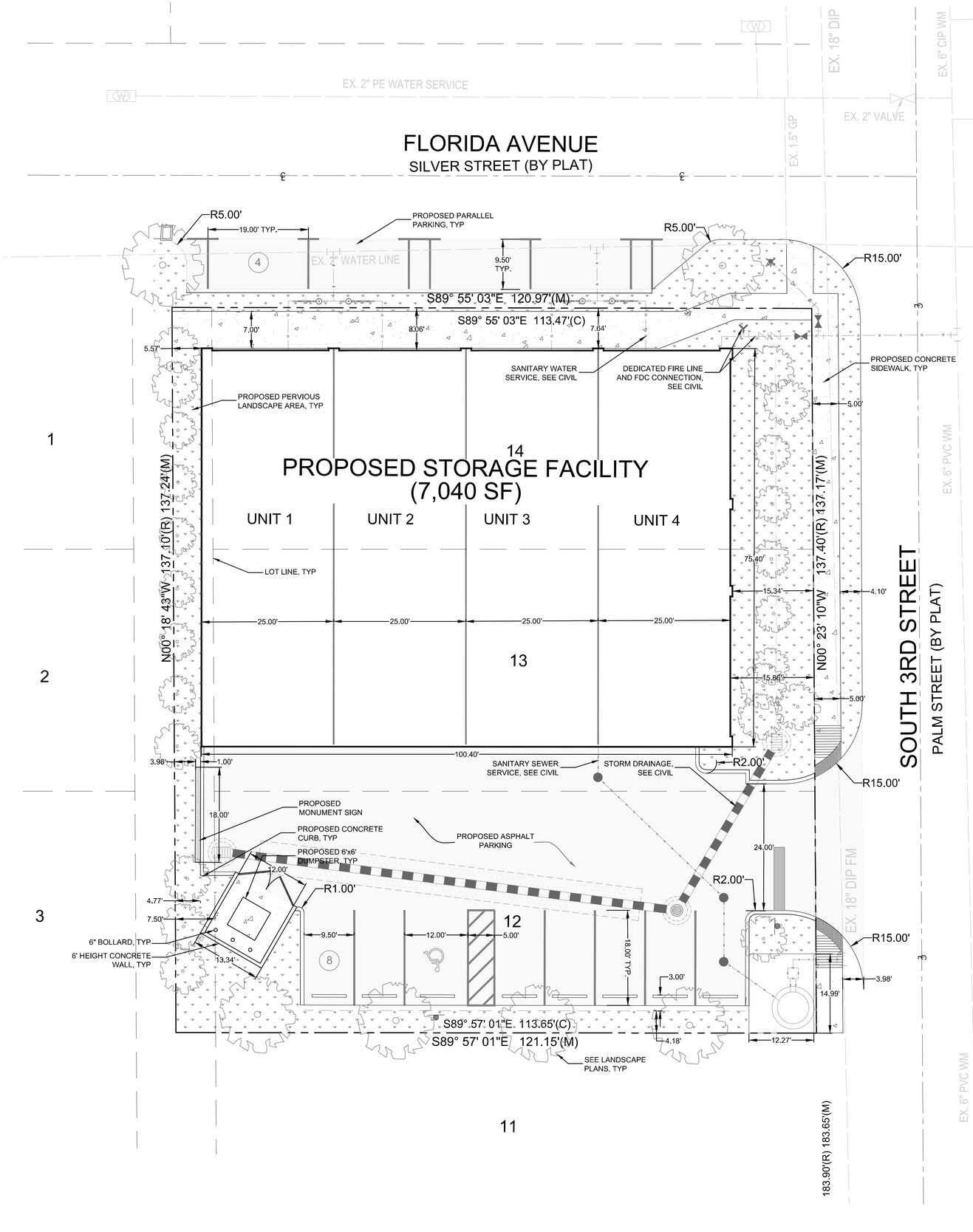
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions		
Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121LF DIV BY. 3 = 41 SHRUBS REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 161 SHRUBS**

***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

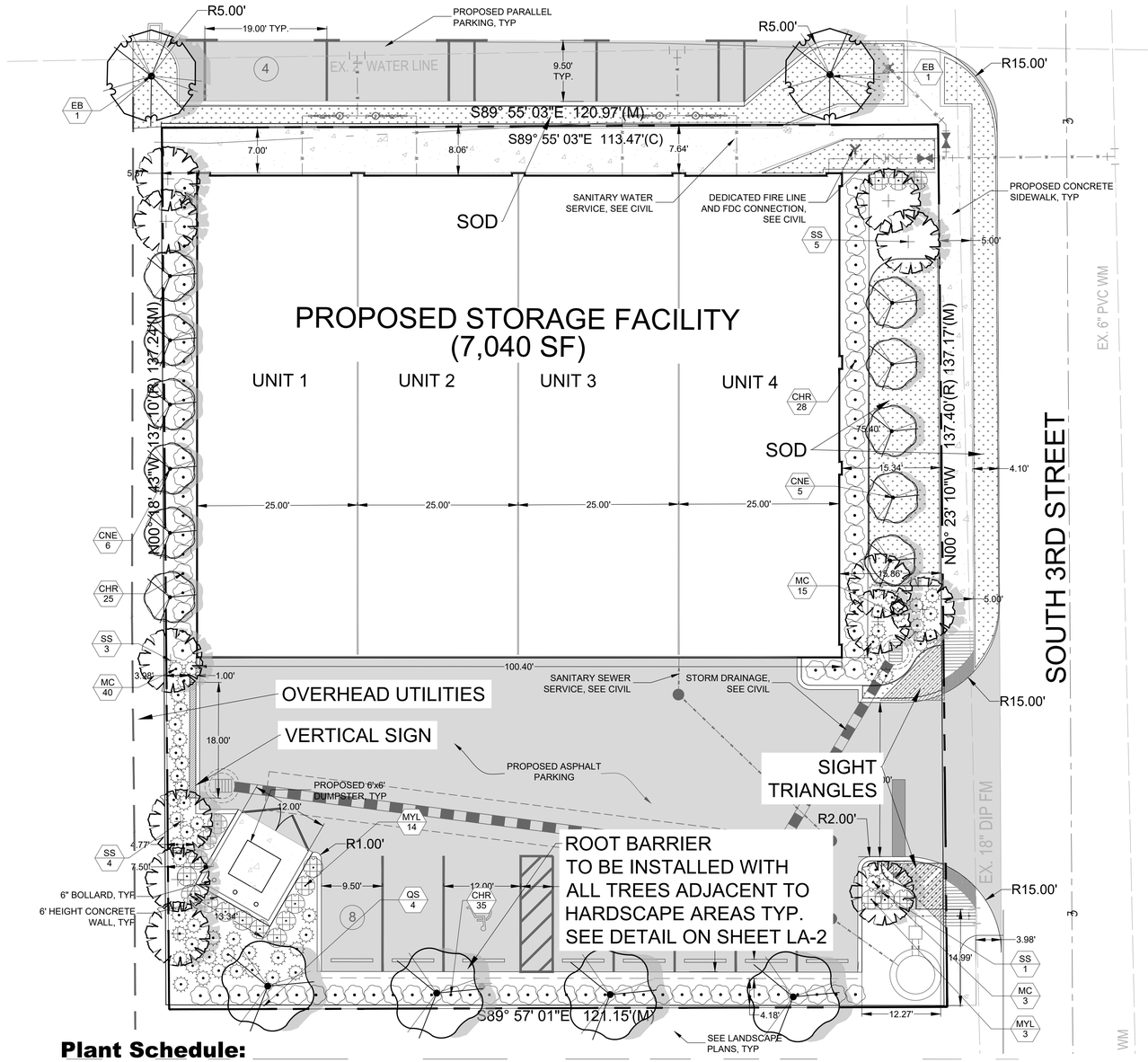
General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

DRAWING INDEX:

LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2: LANDSCAPE DETAILS & SPECIFICATIONS

811 Know what's below. Call before you dig.



Plant Schedule:

	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
	QS	4	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHR	88	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	MC	58	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	MYL	20	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Landscape Plan

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-1

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

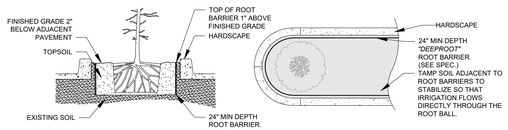
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

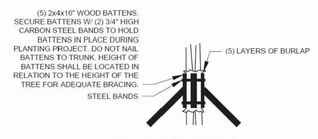
C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



BRACING DETAIL
NOT TO SCALE

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

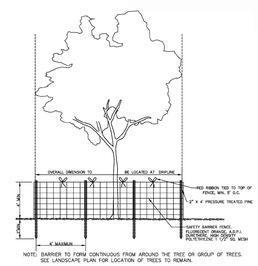
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

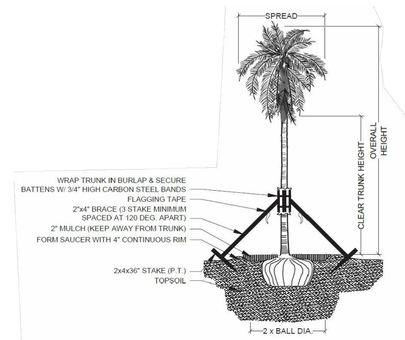
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

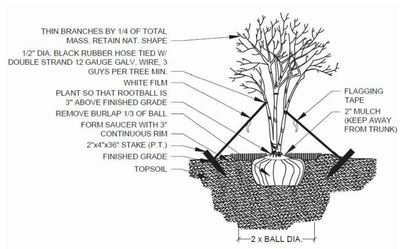


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

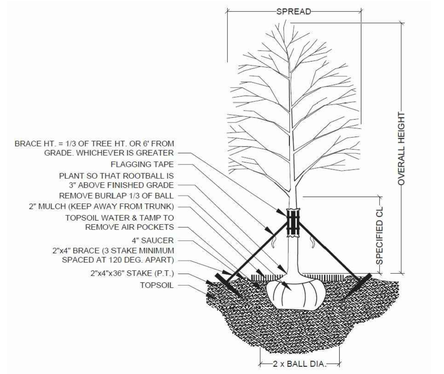
TREE PROTECTION DETAIL
NOT TO SCALE



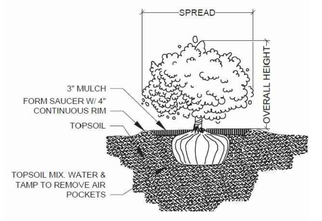
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



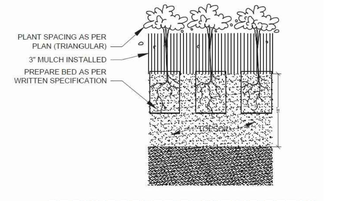
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial
Florida Avenue & S 3rd Street
Fort Pierce, Florida
Details & Specifications

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

LA-2

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

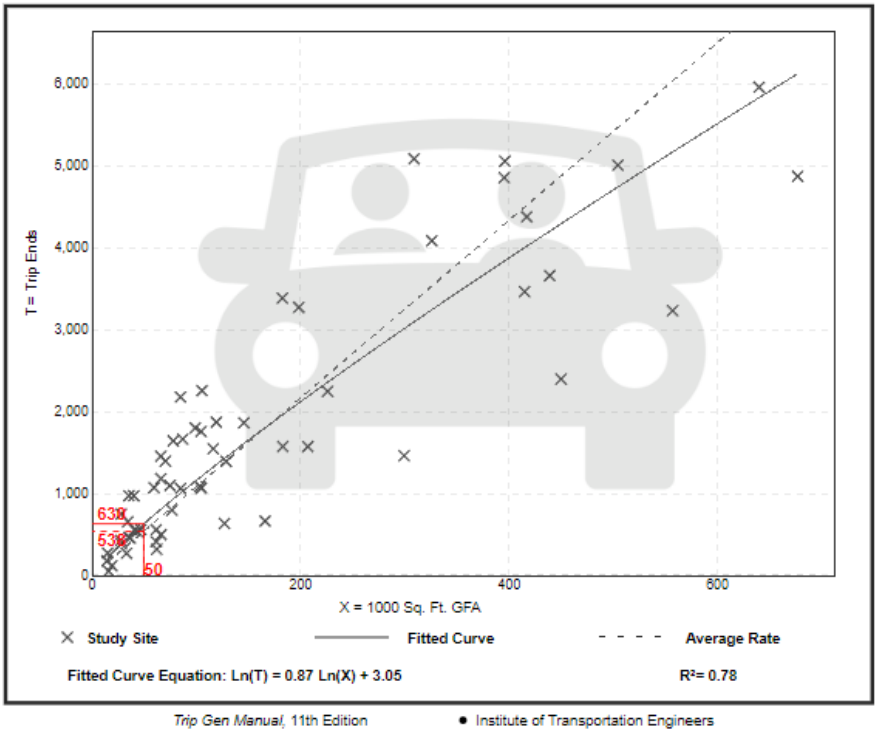
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

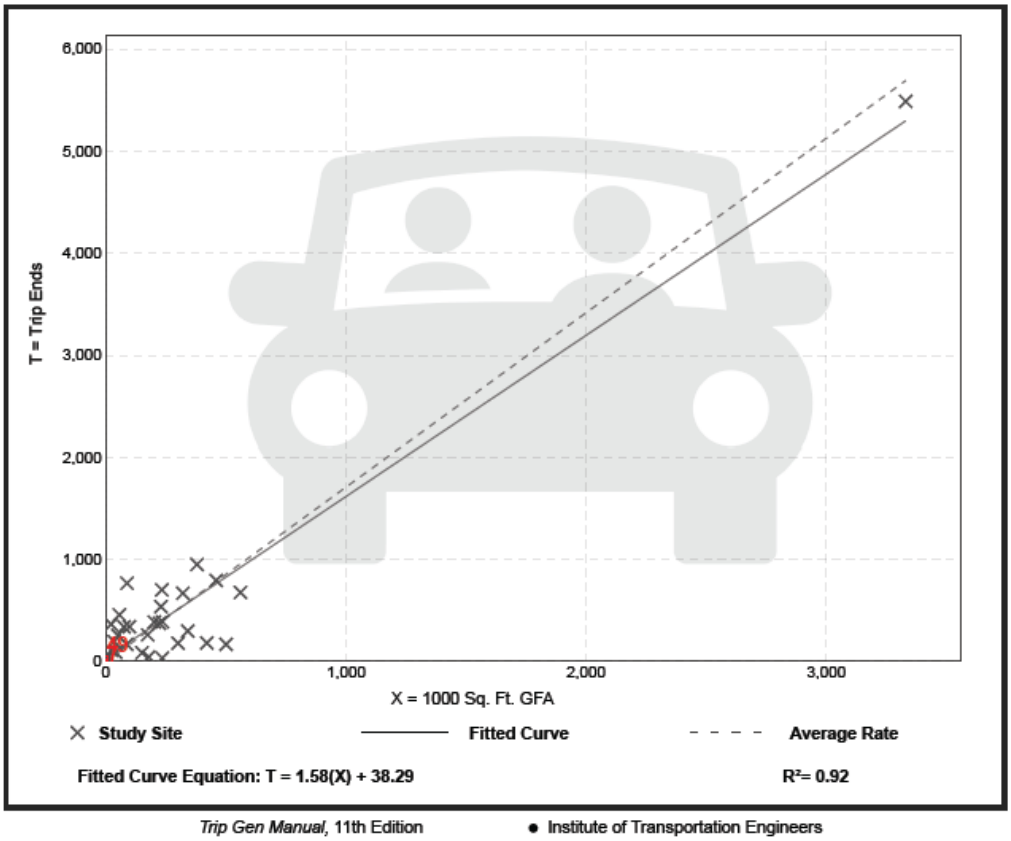
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

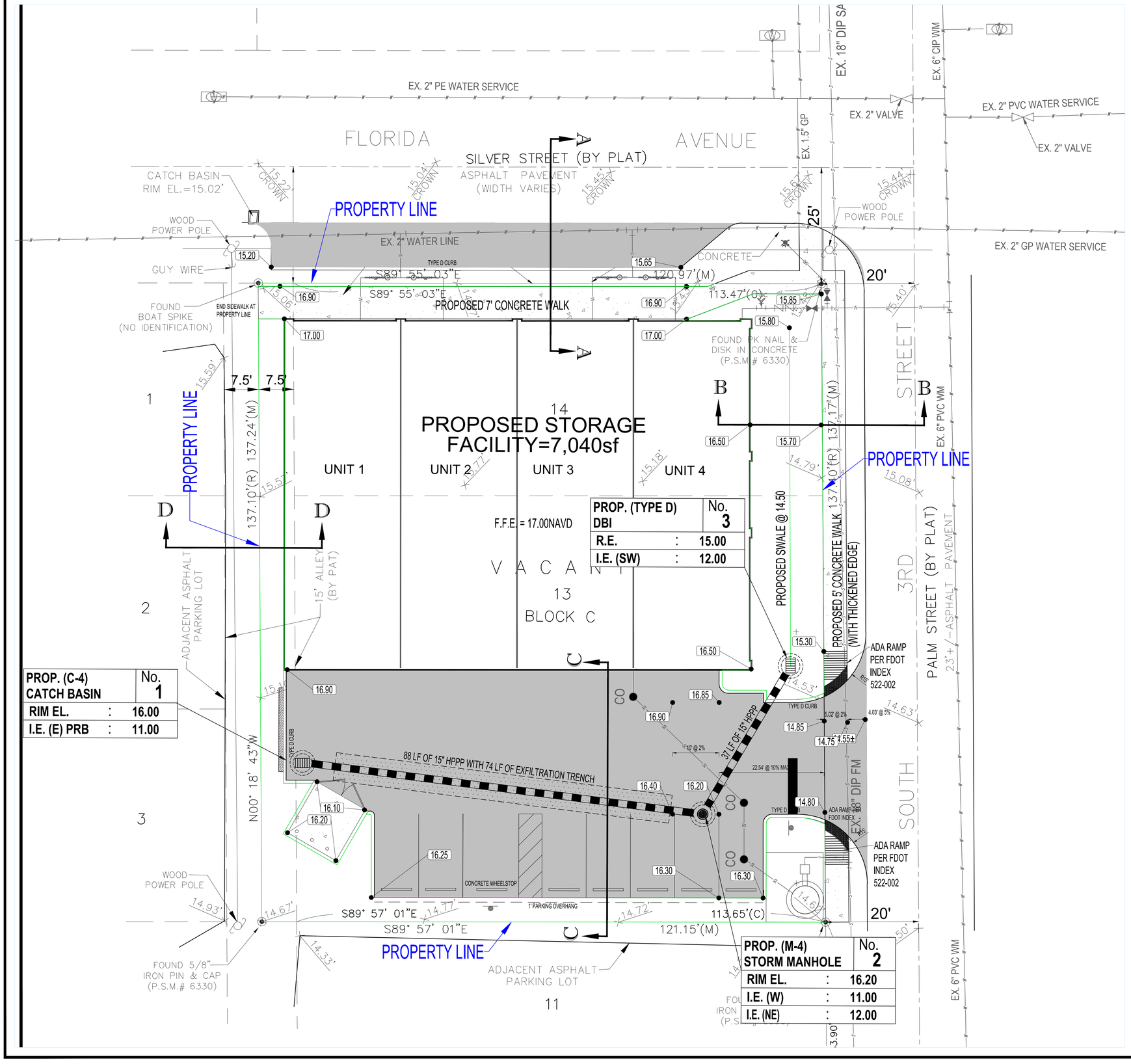
Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.



PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)ICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER LATERAL	SL
	CATCH BASIN	
	MANHOLE	
X.XX	GRADE SPOT SHOT	X.XX
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 11/7/2023 using a SHA-1 authentication code..

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230016
DRAWN BY:	JMG
CHECKED BY:	JMG
DATE:	08-24-2023
CAD I.D.:	FJ230016 - PGD PLAN

PROJECT:

STORAGE FACILITY

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

Jason M. Gunther
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
November 7, 2023
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-04

Printed on Tuesday, November 07, 2023, 12:39 PM by Jason Gunther

To: Anthony Ghersi
DDA Realty Group LLC
11166 SW Lunata Way
Port St. Lucie, FL 34987

From: Adam Yingling
Flatwoods Environmental Inc.
4554 SW 72nd Ave
Palm City, FL 34990

Environmental Conditions Letter

The following wetland assessment was conducted for (Parcel ID: 2410-711-0041-000-7), located at 301 Florida Avenue in Fort Pierce Florida. This report has been prepared based on a site evaluation conducted on November 7, 2023 and a review of publicly available information. This wetland assessment was conducted in accordance with the State of Florida's unified statewide methodology for the delineation of the extent of wetlands and surface waters (CHAPTER 62-340 FAC -Delineation of the Landward Extent of Wetlands and Surface Waters.) and determined the following:

There are no wetlands or surface waters, as defined under Ch. 62-340 FAC, on the subject property.

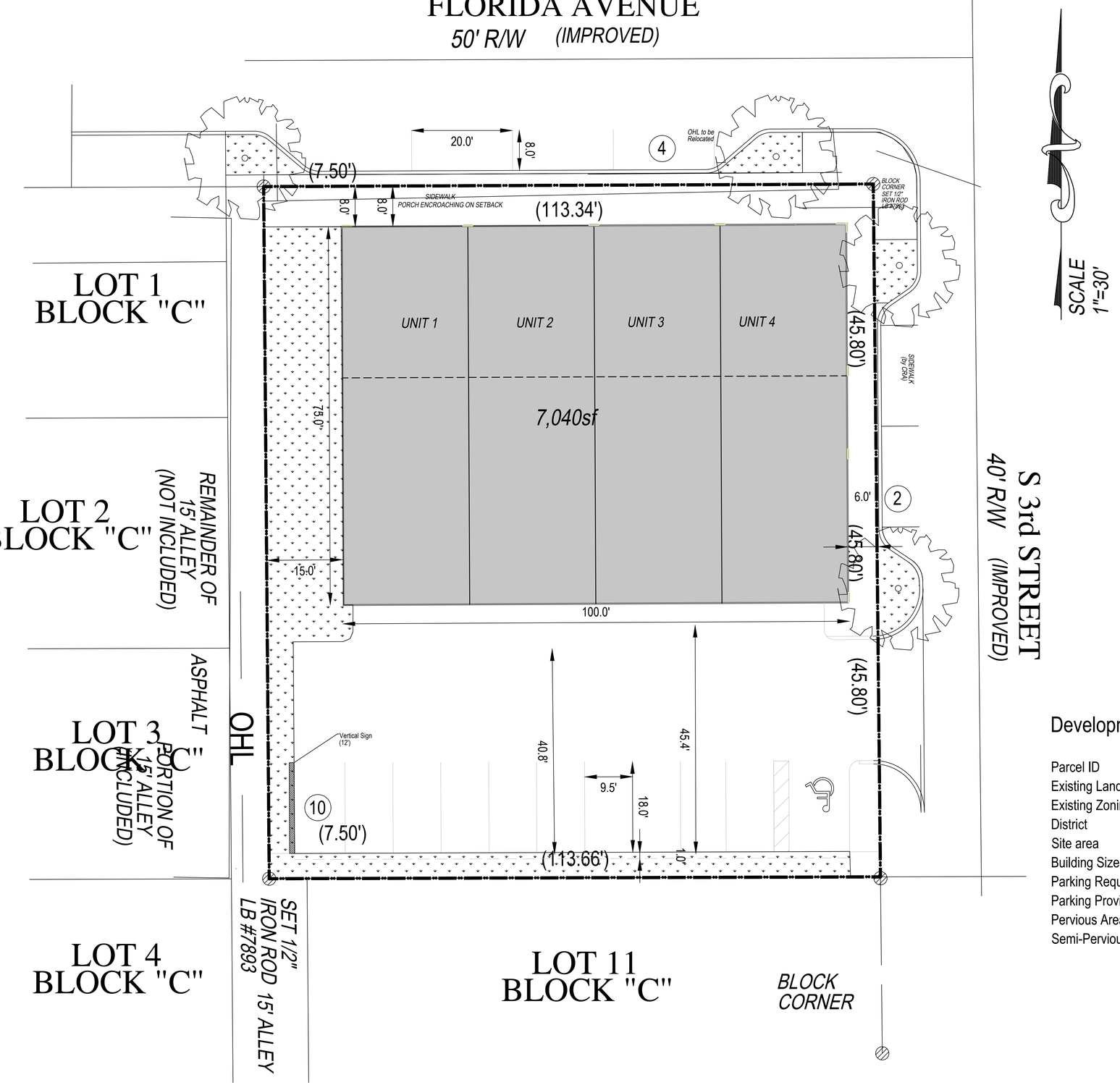
This assessment is supported by the review of following publicly available information:

- The most recent aerial imagery of the property obtained from the St. Lucie County Property Appraiser and dated 2023 indicates an herbaceous urban lot without any visual signature of potential wetland or surface water feature within the subject property.
- Historic aerial imagery, indicate that as far back as 1958 and as recently as 1999, the subject property was developed and exhibited a building that has since been demolished.
- The most recent USGS Quadrangle (topographic) map, dated 2021, does not indicate the presence of any wetland or surface water feature within the subject property.
- The USDA NRCS Soil survey for this area of St. Lucie County indicates that the soils on this property are classified as "Urban land". This soil type refers to "soils in areas of high population density in the largely built environment" (USDA). This soil type is typically anthropogenic, the result of mixing of the native soil with human-altered material as the result of past development of the subject property.
- The National Wetlands Inventory Wetland Mapper does not indicate the presence of wetlands or water features on the property.

The findings from the above publicly available information were confirmed by the site evaluation and no wetlands or surface waters, as defined under Ch. 62-340 FAC, exist to date on the subject property.

General Location Map





SCALE
1"=30'

Development Program

Parcel ID	2410-711-0041-000-7
Existing Land Use	Commercial
Existing Zoning	C3
District	CRA
Site area	16,617 sf (0.38 ac)
Building Size	7,500 sf *(3,000 office/4,500 warehouse)*
Parking Required	13.5 spaces
Parking Provided	16 spaces
Pervious Area	2,063 sf (12.3%)
Semi-Pervious Area	5,287 sf (31.8%)

General Notes

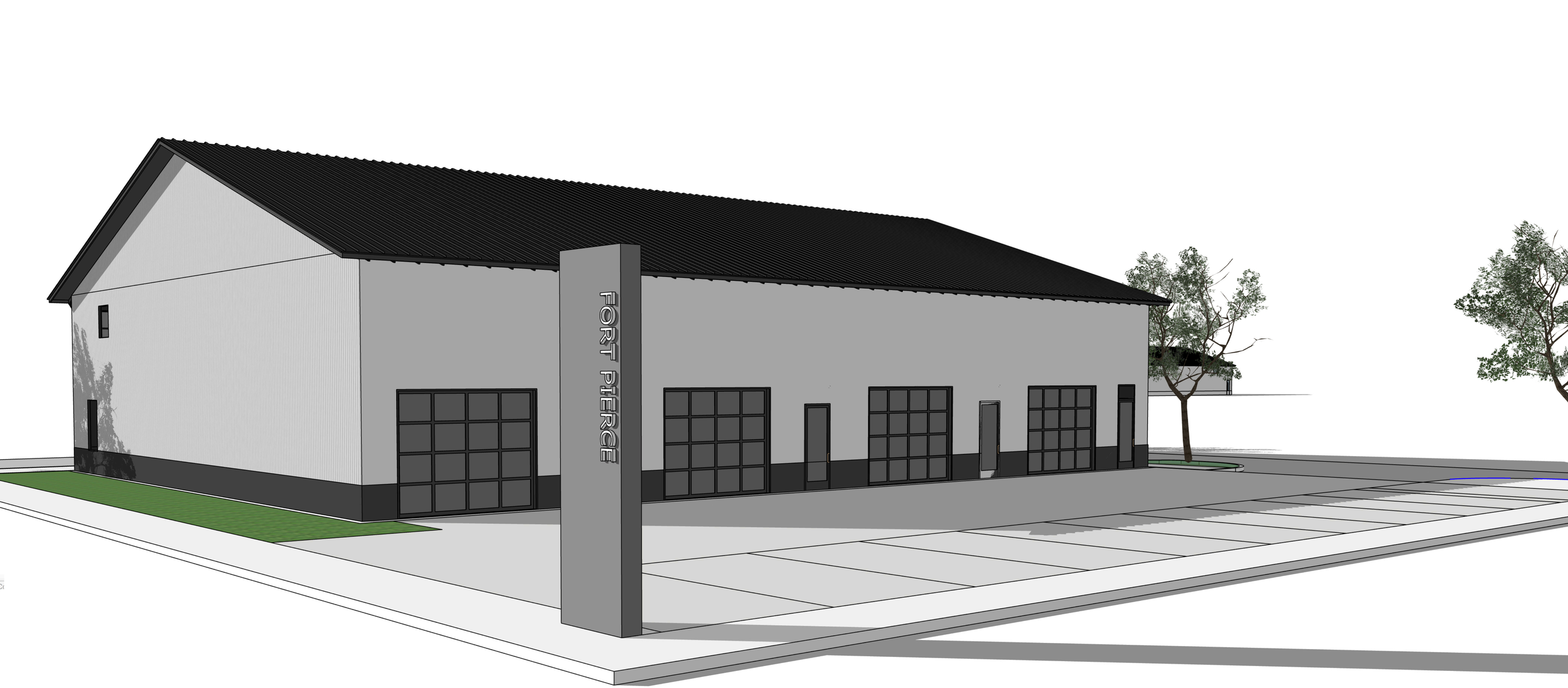
Firm Name and Address

Project Name and Address

Value
Value
Value
Value

Project: Value	Sheet: 00
Date: 6/7/2023	
Scale: As Noted	




FORT PIERCE

MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

Re: Fort Pierce Commercial – Zoning Amendment to PD
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this application as a request to rezone vacant commercial property located at 301 Florida Avenue in Fort Pierce. The application request is to rezone from Commercial General – C-3 to the Planned Development Zone (PD). Concurrent applications have been submitted as separate requests for consideration of Development Review - Site Plan and Design Review. A check for $4,000.00 ($3960 + $40.00) is attached for the rezoning to PD application.

Included in support of the request to rezone are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec, 125-212.Planned Development Zone (PD) subsection (c) Application Requirements:

0. Cover Letter.
1. Application Form.
2. Warranty Deed & Legal Description.
3. SLC Property Record Card.
4. Project Narrative & Statement.
5. Current Survey.
6. Environmental Study.
7. Traffic Impact Study.
8. Capacity Analysis (separate form).
9. Drainage Analysis.
10. Historic Report.
11. Site Plan.

12. Aerial Map.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.

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: _____

2. Property Tax ID(s): _____

3. Total Acreage:_____

4. Existing Future Land Use Designation: _____

5. Existing Zoning Classification: _____

6. Proposed Zoning Classification: _____

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

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

_____

9. Are there any identified or possible historical structures on the amendment lands? _____

10. The reason for making this request: _____

_____

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

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

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

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

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

Impact	

III. Transportation Analysis

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

12. Name of Owner(s): DDA Realty Group LLC
Mailing Address: 11166 SW Lunata way
City Port St Lucie State FL Zip 34987
Phone # 516-779-7303
E-mail: Gothamplumbing@gmail.com

13. Name of Applicant: Same as owner
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Marcela Camblor & Associates
Mailing Address: 47 W Osceola St #203
City Stuart FL 34994 State FL Zip 34994
Phone # 772 708 1108 Fax # _____
E-mail: marcela@marcelacamblor.com

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

I certify that: (Check One)

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

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

Applicant's Signature 8/29/2023
Date

11166 SW Lunata way Port St Lucie FL 34987

Address State Zip

516-779-7303 Gothamplumbing@gmail.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

DDA realty LLC 516-779-7303

Property Owner's Name (Please Print) Phone

11166 SW Lunata way Port St Lucie FL 34987

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 10 day of August, 2023, by Antony Ghersi who is personally known to me or has produced FLDL as ident

Signature of Notary (seal)

KEVIN MONCAYO
Notary Public - State of Florida
Commission # HH 408173
My Comm. Expires Aug 12, 2027

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5193136 OR BOOK 4990 PAGE 2485, Recorded 05/17/2023 09:31:59 AM Doc Tax: $945.00

Prepared by and return to:
Lee Tilton, Esquire
Attorney at Law
Tilton & Tilton Law, P.A.
1935 NE Ricou Terrace
Jensen Beach, FL 34957
772-334-3305
File Number: 83-23
Parcel Identification No. 2410-711-0041-000-7

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **16th** day of **May, 2023** between **Costa Seafood & Grill, LLC, a Florida Limited Liability Company, a Florida Limited Liability Company,** whose post office address is **722 SOUTH U.S. HIGHWAY 1, Fort Pierce, FL 34950** of the County of **Saint Lucie**, State of **Florida**, grantor*, and **DDA REALTY GROUP LLC, a Florida Limited Liability Company** whose post office address is **11166 SW LUNATA WAY, Port Saint Lucie, FL 34987** of the County of **Saint Lucie**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County**, **Florida**, to-wit:

Lots 12, 13 and 14, Block C, Boulevard Development Company Re-subdivision in City of Fort Pierce, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

Subject to taxes for the current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

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

Signed, sealed and delivered in our presence:

C. Tilton
Witness Name: Claudia Tilton

Witness Name: [illegible]

Witness Name: [illegible]

C. Tilton
Witness Name: Claudia Tilton

COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company

By: Luis Rodriguez
Luis A. Rodriguez Murguia, Member

By: Stephanie Rodriguez
Stephanie O. Rodriguez, Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence (LT) or [ ] online notarization, this 12th day of May, 2023 by Luis A. Rodriguez Murguia, Member ~~and Stephanie O. Rodriguez, Member~~ of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON, JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15th day of May, 2023 by Stephanie O. Rodriguez, Member of COSTA SEAFOOD & GRILL, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

ALLAN LEE TILTON, JR. MY COMMISSION EXPIRES JANUARY 12, 2024 #GG 946422 Notary Public Underwriters Bonded thru NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: _____

My Commission Expires: _____

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

Property Identification

Site Address: 301 FLORIDA AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-711-0041-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 23764
Map ID: 24/10S
Zoning: General Co

Ownership

DDA Realty Group LLC
11166 SW Lunata WAY
Port St Lucie, FL 34987

Legal Description

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F)

Current Values

Just/Market Value:	$80,300
Assessed Value:	$54,329
Exemptions:	$0
Taxable Value:	$54,329

Property taxes are subject to change upon change of ownership.

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

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



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.38
Land Size (SF):	16,617

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Fort Pierce Flex Building
Zoning Map Amendment
Project Narrative/Justification Statement

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the

site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.

TARGET SURVEYING, LLC

6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: TILTON & TILTON LAW, P.A.
Survey Number: 584921
Order Date: 4/20/2023
Deliver To Attn: LEE TILTON
Deliver To: TILTON & TILTON LAW, P.A.
1935 N.E. RICOU TERRACE
JENSEN BEACH, FL 34957

Property Address: 301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Buyers: DDA REALTY GROUP LLC
Sellers: COSTA SEAFOOD & GRILL, LLC
Client File #:

Item	Description	Amount
Survey	Survey	$350.00

Invoice Total	$350.00
Amount Invoiced To Date:	$350.00
Amount Paid To Date:	$0.00
Total Amount Due:	$350.00

To pay with a credit card please use this link https://securepayment.link/targetsurveying

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 12, 13, AND 14, BLOCK C, OF BOULEVARD DEVELOPMENT COMPANY RESUBDIVISION IN CITY OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 3, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. TOGETHER WITH EAST 1/2 OF VACATED ALLEY ABUTTING ON THE WEST.

Community Number: 120286 CITY OF FORT PIERCE Panel: 1211C0179 Suffix: K F.I.R.M. Date: 2/19/2020 Flood Zone: AH Field Work: 4/26/2023

Certified To:
DDA REALTY GROUP LLC; TILTON & TILTON LAW, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Property Address:
301 FLORIDA AVENUE
FORT PIERCE, FL 34950

Survey Number: 584921

Client File Number:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT
A/C	AIR CONDITIONER
B.M.	BENCH MARK
B.R.	BEARING REFERENCE
(C)	CALCULATED
Δ	CENTRAL / DELTA ANGLE
CH	CHORD
(D)	DEED / DESCRIPTION
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
D/W	DRIVEWAY
E.O.W.	EDGE OF WATER
F.C.M.	FOUND CONCRETE MONUMENT
F.F. EL.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.P.K.	FOUND PARKER-KALON NAIL
(L)	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED / FIELD VERIFIED
M.H.	MANHOLE
N&D	NAIL & DISK
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

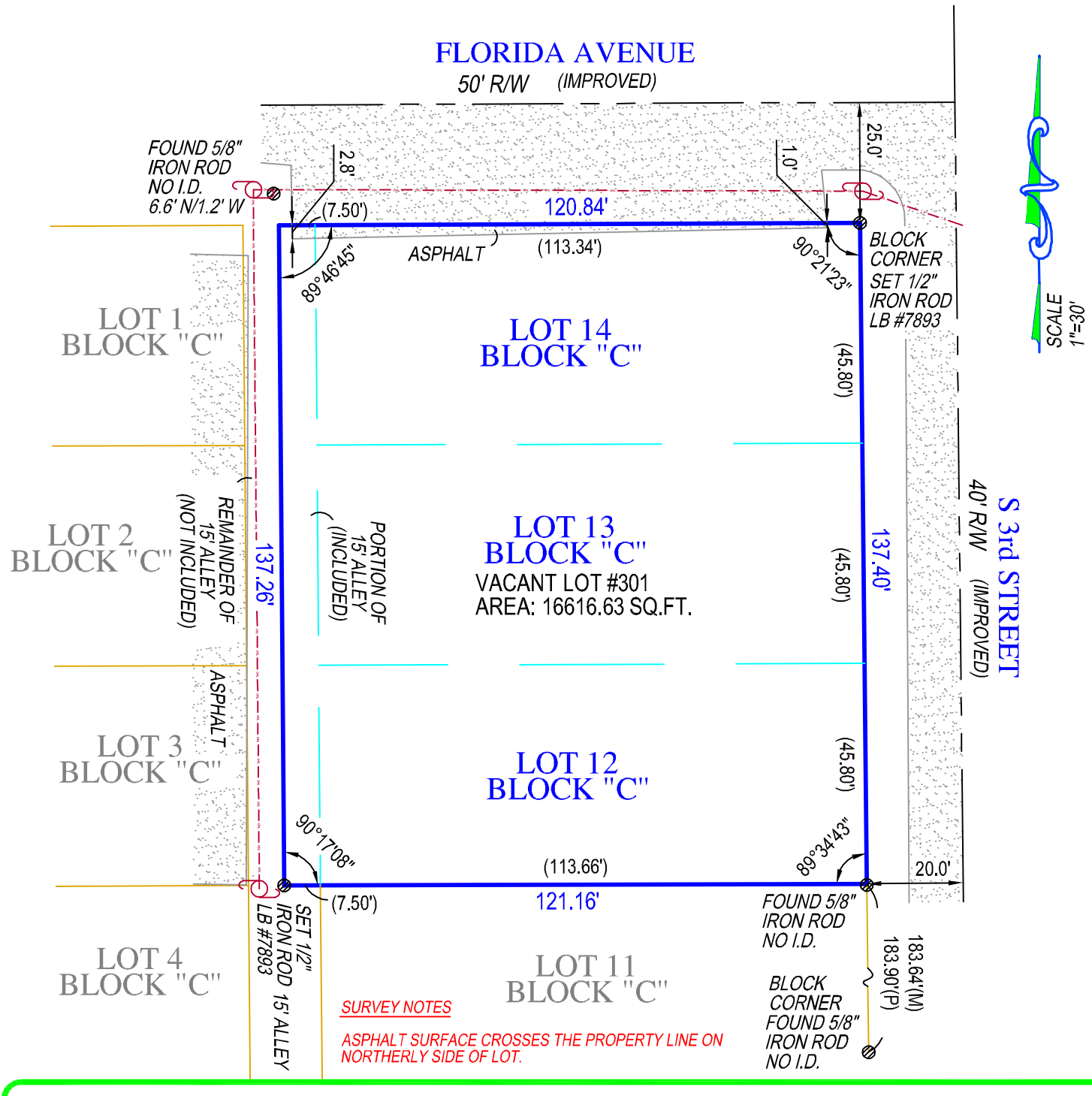
= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+ X.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

BOUNDARY SURVEY



SURVEY NOTES

ASPHALT SURFACE CROSSES THE PROPERTY LINE ON NORTHERLY SIDE OF LOT.

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

To: Anthony Ghersi
DDA Realty Group LLC
11166 SW Lunata Way
Port St. Lucie, FL 34987

From: Adam Yingling
Flatwoods Environmental Inc.
4554 SW 72nd Ave
Palm City, FL 34990

Environmental Conditions Letter

The following wetland assessment was conducted for (Parcel ID: 2410-711-0041-000-7), located at 301 Florida Avenue in Fort Pierce Florida. This report has been prepared based on a site evaluation conducted on November 7, 2023 and a review of publicly available information. This wetland assessment was conducted in accordance with the State of Florida's unified statewide methodology for the delineation of the extent of wetlands and surface waters (CHAPTER 62-340 FAC -Delineation of the Landward Extent of Wetlands and Surface Waters.) and determined the following:

There are no wetlands or surface waters, as defined under Ch. 62-340 FAC, on the subject property.

This assessment is supported by the review of following publicly available information:

- The most recent aerial imagery of the property obtained from the St. Lucie County Property Appraiser and dated 2023 indicates an herbaceous urban lot without any visual signature of potential wetland or surface water feature within the subject property.
- Historic aerial imagery, indicate that as far back as 1958 and as recently as 1999, the subject property was developed and exhibited a building that has since been demolished.
- The most recent USGS Quadrangle (topographic) map, dated 2021, does not indicate the presence of any wetland or surface water feature within the subject property.
- The USDA NRCS Soil survey for this area of St. Lucie County indicates that the soils on this property are classified as "Urban land". This soil type refers to "soils in areas of high population density in the largely built environment" (USDA). This soil type is typically anthropogenic, the result of mixing of the native soil with human-altered material as the result of past development of the subject property.
- The National Wetlands Inventory Wetland Mapper does not indicate the presence of wetlands or water features on the property.

The findings from the above publicly available information were confirmed by the site evaluation and no wetlands or surface waters, as defined under Ch. 62-340 FAC, exist to date on the subject property.

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

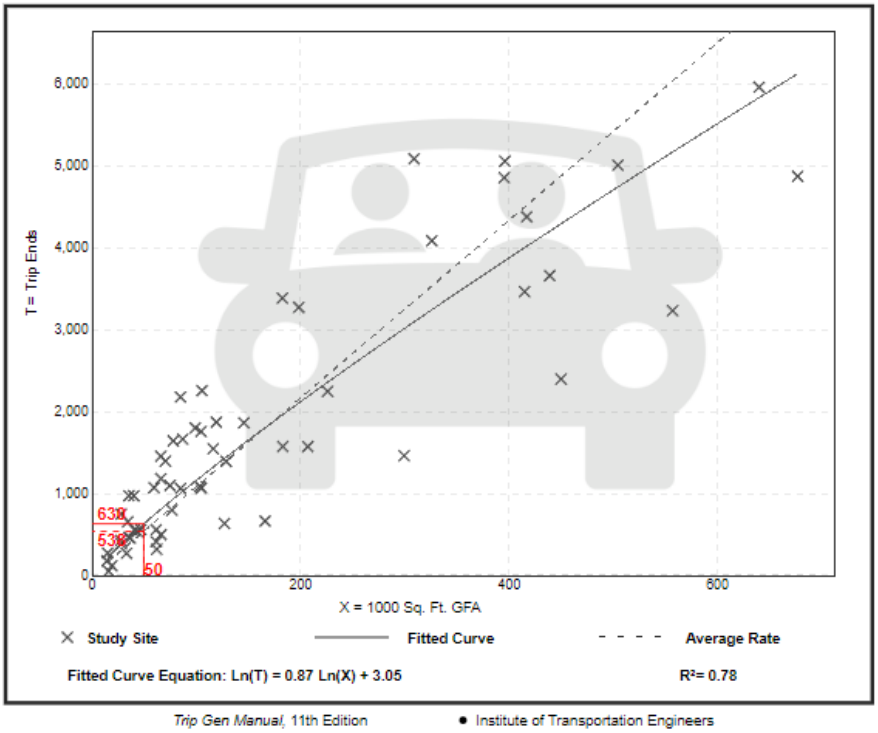
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

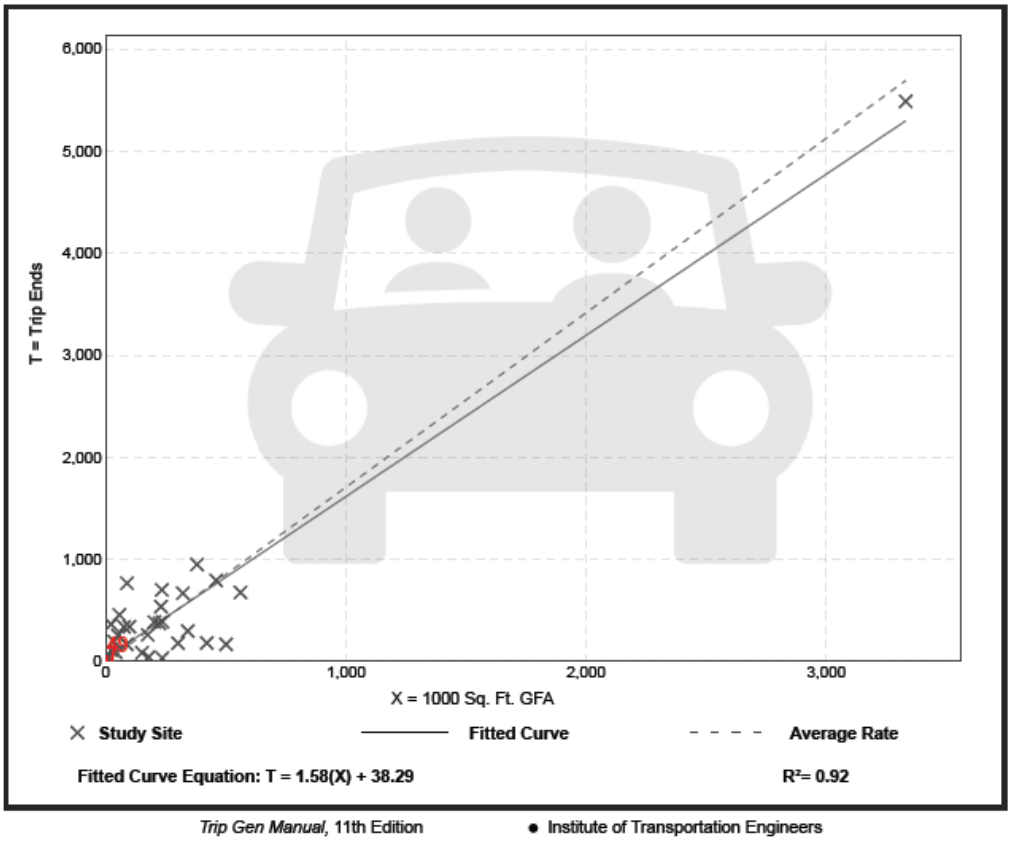
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Commercial & Hotel further north	General Commercial	C-3
South	Bars/Restaurant & Thrift Store	General Commercial	C-3
East	Lumberyard/Industrial	Industrial	I-1
West	Auto repair	General Commercial	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial	C-3	N/A as no residential proposed	0.38 acres	No
Proposed	General Commercial	PD	N/A as no residential use proposed	0.38 acres	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 880
Current Zoning	Total gallons per day 6,207gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	**Total gallons per day** Decrease

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 704
Current Zoning	Total gallons per day 4,966gpd (5 story with 60% lot coverage per C-3 Zoning)
Proposed Zoning	Total gallons per day Can't exceed density of existing zoning per PD requirements)
Change in Demand	**Total gallons per day** Decrease

C. Parks and Recreation (Residential Classifications Only): N/A as no residential use proposed
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A as no residential use proposed

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	C-3
Proposed Zoning	PD
Change in Demand	Can't exceed density of existing zoning per PD requirements)

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)

301 Florida Avenue Rezoning Drainage Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, drainage or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. The maximum lot coverage is 60%. For this 0.38ac parcel this equates to a building size of 9,932sf. The proposed building is 7,040sf which is below the 60% threshold for the underlying zoning district.

We have provided support calculations to demonstrate water quality is exceeded by the proposed plan. Additional calculations will be provided for the Site Work Permit which will demonstrate a pre vs post analysis for 25, 5 and 3 year storm events will be met wherein discharge will be reduced in all three events.

THOMAS ENGINEERING GROUP

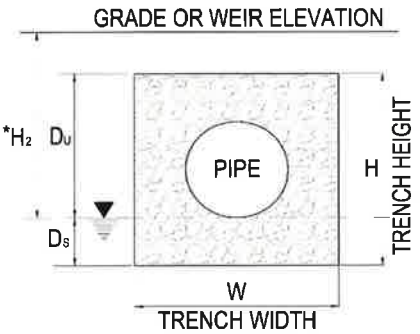
Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft^2/ft hd)
EX-1	7.51E-04
EX-2	
K_{AVG}	7.51E-04

Trench:



* DEPTH OF EFFECTIVE HEAD

Water Table Elev. 11.00

Elev. 15.00 (Grade or Wier)

Elev. 14.50 (Top of Trench)

Elev. 10.00 (Bottom of Trench)

K =	7.51E-04	cfs/ft^2 - ft head
H_2 =	4.00	ft
W =	8.00	ft
D_u =	3.50	ft
D_s =	1.00	ft
H = Du + Ds =	4.50	ft

2) Compute Provided Trench Volume:

L = 68 feet

V = L x (K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 x 10^-4)Wdu)

V = 3.11 ac-in or 0.26 ac-ft

Proposed Trench exceeds Water Quality Requirements

Trench Stage-Storage Calcs		
Stage (ft)	**Area (ac)**	**Storage (ac-ft)**
11.00		0.00
12.00		0.07
13.00		0.13
14.00		0.20
15.00		0.26
16.00		0.26
17.00		0.26
18.00		0.26

THOMAS ENGINEERING GROUP
1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Calculated By: JMG
Checked By: JMG

PROPOSED QUALITY CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 11.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	7,040 sf	or	0.162 ac
Paved Areas (A_P):	6,377 sf	or	0.146 ac
Green Areas (A_G):	3,200 sf	or	0.073 ac
Total (A_T):	16,617 sf	or	0.381 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 0.381 / 12
= 0.03 ac-ft or 0.36 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 0.381 - (0 + 0.162)
= 0.22 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 0.219 - 0.073
= 0.15 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 0.146 / 0.219 x 100%
= 66.7% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.667
= 1.67 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.67 x (0.381 - 0) x 1 foot / 12 inches)
= 0.05 ac-ft or 0.64 ac-in

3) Since the 0.64 ac-in is greater than the 0.36 ac-in computed for the first inch of runoff the volume of 0.64 ac-in controls.

Soil Storage = 1.570 in

Curve Number = 86.4

THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

September 12, 2023

Mr. Anthony Ghersi, Owner
DDA Realty Group, LLC
11166 SW Lunata Way
Port St. Lucie, Florida 34987
Email: gothamplumbing@gmail.com
Phone: 561-779-7303

Re: Borehole Permeability (BHP) Test
Proposed New Metal Warehouse Building
301 Florida Avenue
Fort Pierce, FL 34950
TGS File No. 23-537-1

Dear Anthony:

As requested, **Thomas Geotechnical Services, LLC (TGS)** has completed a Borehole Permeability (BHP) test, at the above-referenced site.

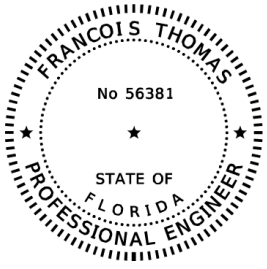
The BHP test was conducted in accordance with South Florida Water Management District (SFWMD) Standards. The test was performed using the usual open-hole, constant head methodology. The boring was completed as an open well with gravel pack (6-20 silica sand). The well screen slot widths were 0.020 inches. Water was then pumped into the open well, and the amount of water required to maintain constant head was recorded. The result of our field permeability test at the site is attached for reference.

If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Very truly yours,

TGS

Francois Thomas, P.E.
Principal Engineer/President
FL Registration No. 56381



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

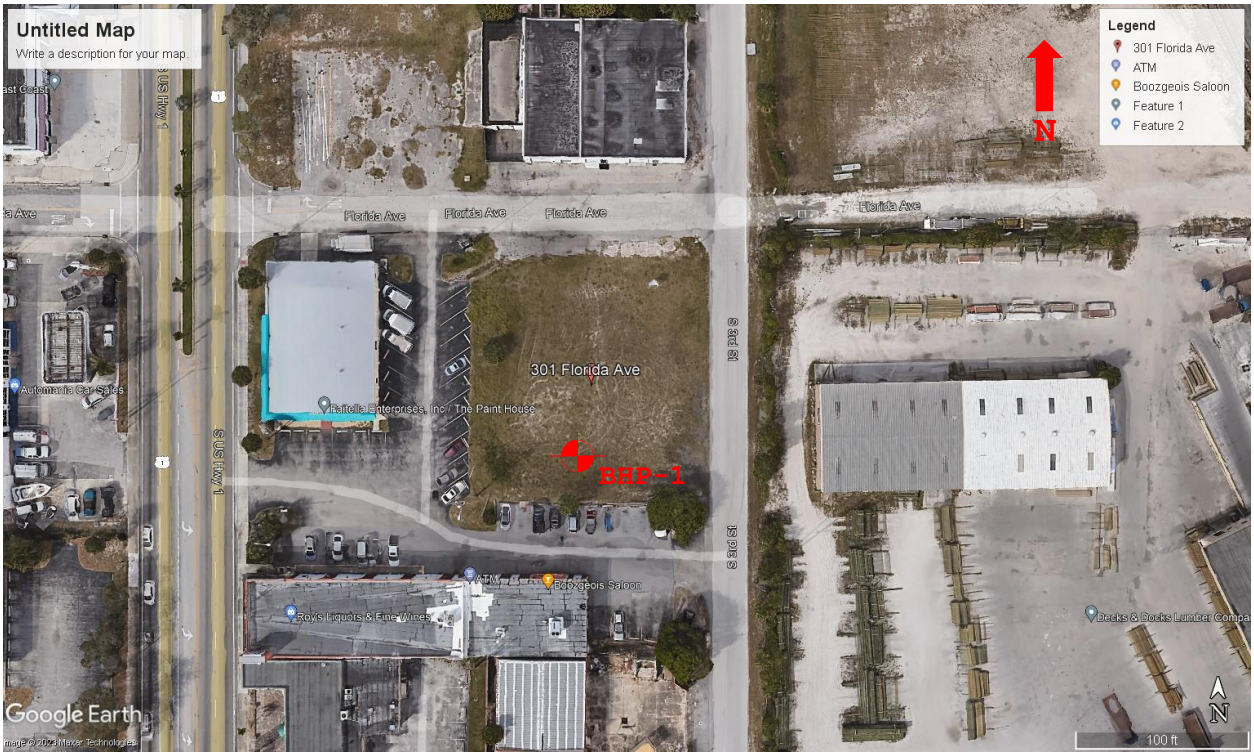
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS GEOTECHNICAL SERVICES , LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment: Boring Location Pan
Summary of Exfiltration Test Result

Boring Location Plan



Approximate BHP Test Location

Summary of Exfiltration Test Results
Proposed New Metal Warehouse Building
301 Florida Avenue, Fort Pierce, Florida 34950
TGS Project No. 23-537-1

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	9/7/2023	6	3	10.0	5.0	0.0	5.0	5.0	10.00	7.51E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

Fort Pierce Flex Building
Zoning Map Amendment
Historic Report

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial, warehouse uses to the east and north.

Historically the property was in St. Lucie County ownership and then the Fort Pierce Redevelopment Agency and sold to Costa Seafood & Grill, LLC in May 2023. The property lies within the Fort Pierce Redevelopment Area (FPRA) but is not within any special assigned district and has remained a vacant and undeveloped commercially zoned property.

There are no properties identified as having special assigned districts or historic designations within proximity to the subject property. The surrounding area includes vacant commercial property to the north, existing restaurants and bars, auto repair businesses, and industrial lumber yard use to the east.

Site Data:

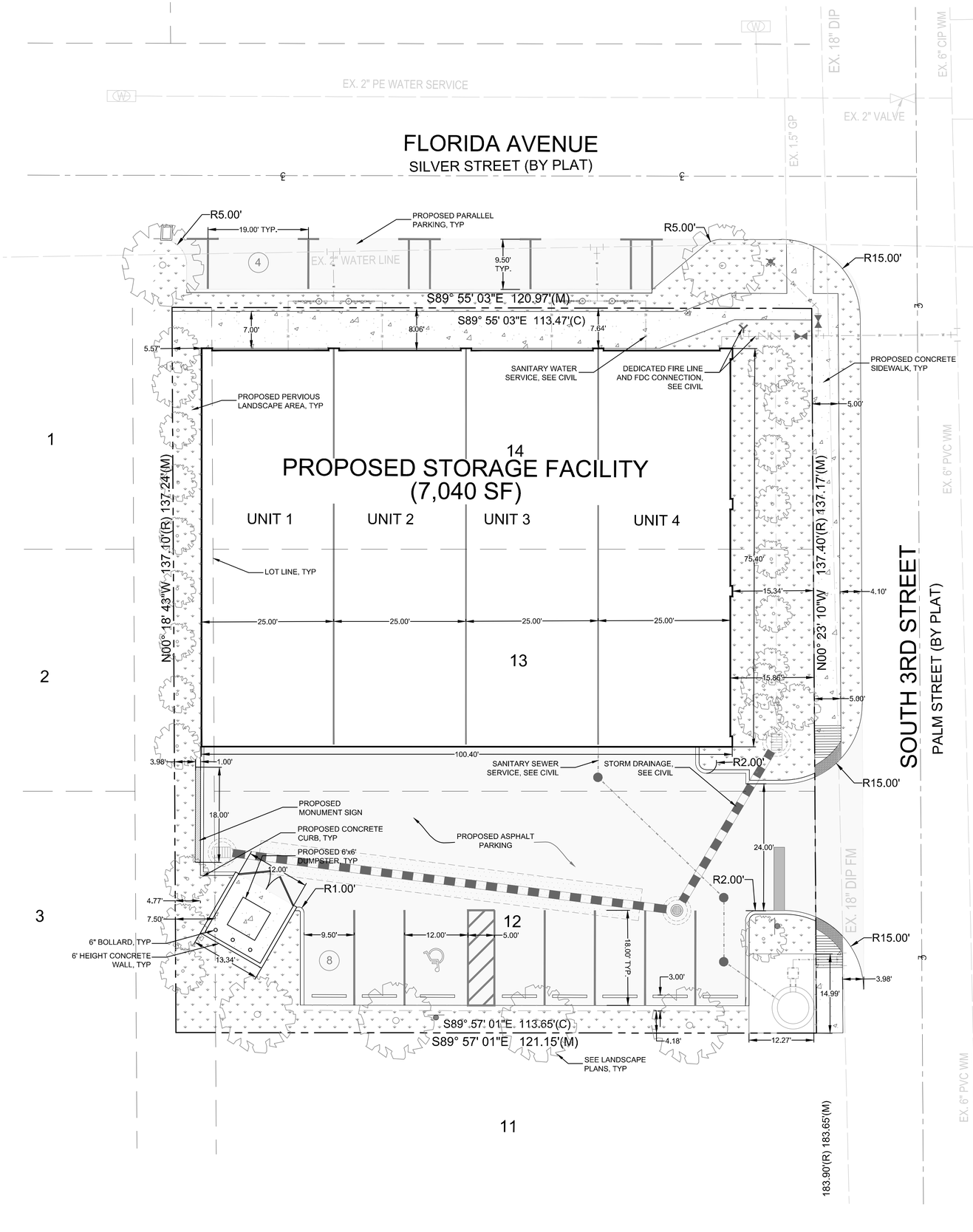
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions		
Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

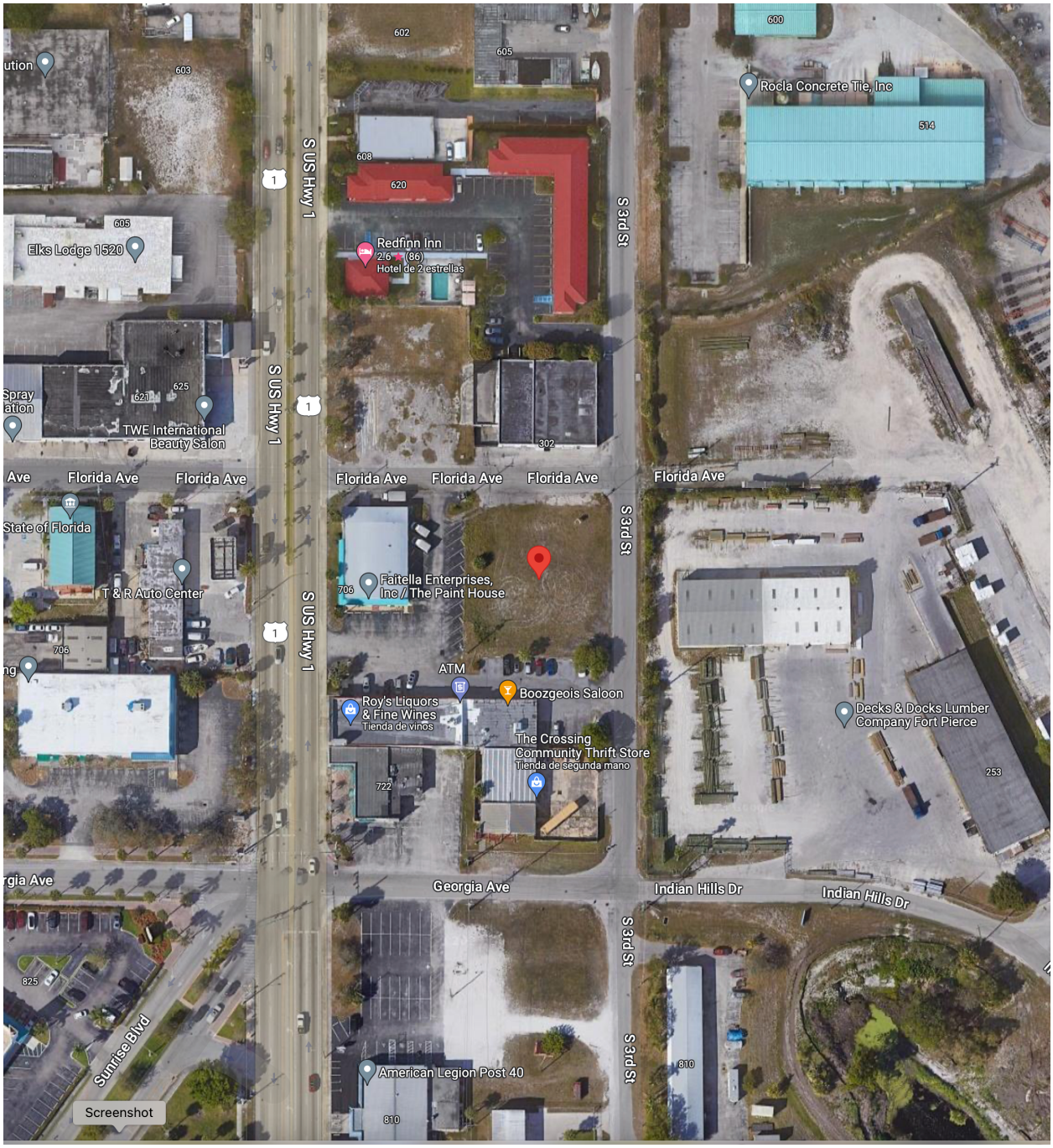
Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1


602
605
603
600
Rocla Concrete Tie, Inc
514
608
620
S US Hwy 1
S 3rd St
605
Elks Lodge 1520
Redfinn Inn
2.6 ★ (86)
Hotel de 2 estrellas
625
621
TWE International Beauty Salon
302
Florida Ave
Florida Ave
Florida Ave
Florida Ave
Florida Ave
Florida Ave
State of Florida
T & R Auto Center
706
Faitella Enterprises, Inc / The Paint House
ATM
Boozgeois Saloon
Roy's Liquors & Fine Wines
Tienda de vinos
The Crossing Community Thrift Store
Tienda de segunda mano
Decks & Docks Lumber Company Fort Pierce
253
722
Georgia Ave
Indian Hills Dr
Indian Hills Dr
825
Sunrise Blvd
American Legion Post 40
810
810
Screenshot

Flood zone AH 16 per FEMA map.

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

Go To NFHL Viewer »



MARCELA CAMBLOR & ASSOCIATES, INC
Town Planning • Architectural Design

Hand Delivery

November 13, 2023

Kev Freeman,
Development Director,
City of Fort Pierce
100 N. US Highway 1,
Fort Pierce,
Florida, 34950

Re: Fort Pierce Commercial – Design Review Application
PID: 2410-711-0041-000-7
Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept the Design Review Application for 0.38-acre vacant commercial property located at 301 Florida Avenue in Fort Pierce. A check for $515.00 is attached to the Design Review application packet.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. Concurrent applications has been submitted requesting a rezoning of the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project and a Site Plan Application.

Included in support of the site plan development review application are the following materials as three paper sets and one electronic USB prepared in accordance with the application checklist and consistent with Land Development Ordinance Sec. 125-314.-Design Review, and subsection (c)(2) Final Approval Application Requirements:

0. Cover Letter.
1. Application Form.
2. Written Narrative.
3. Final Site Plan.
4. Final Site Lighting Plan – to follow.
5. Final Landscape Plan.
6. Final Floor Plans and Elevation Drawings.
7. A Color Board relating to exterior finishes & materials – to follow – refer to rendering details in the interim.

We trust the attached updated application materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Marcela Camblor-Cutsaimanis, AICP
Principal, Marcela Camblor & Associates, Inc.

Encl.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location 301 Florida ave Fort Pierce

Parcel ID #(s) 2410-711-0041-000-7

Project description

DDA realty LLC

Property Owner(s)

11166 SW Lunata way

Street Address

Port St Lucie FL 34987

City State Zip

516-779-7303

Phone Number

Gothamplumbing@gmail.com

Email Address

Marcela Camblor & Associates

Applicant/Representative, Title, Company

47 W Osceola St #203

Street Address

Stuart FL 34994

City State Zip

772 708 1108

Phone Number

marcela@marcelacamblor.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.*

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Fort Pierce Flex Building
Design Review
Project Narrative/Justification Statement

The Fort Pierce flex building commercial project is proposed on a 0.38 acre site located at 301 Florida Avenue in Fort Pierce. The site is vacant and bounded by commercial uses to the west and south, and industrial warehouse uses to the east and north.

The subject property existing Future Land Use (FLU) is General Commercial, and the current Zoning is (GC) and zoning is C3. The site is within the Fort Pierce Redevelopment Area (CRA) and outside of any special district designations. A request to rezone the property from General Commercial C-3 to Planned Development Zone (PD) to accommodate a small commercial infill project. This project consists of a 7000 square foot, non-residential building with up to four commercial (office warehouse), provided urban flex space within the CRA. Design of the project is consistent with traditional urban siting, however, since the area lacks CRA-specific regulations, the request to rezone to the Planned Development Zone (PD) to achieve CRA-consistent building placement is necessary.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, exceptions from the standard C-3 zoning ordinance and land development code for features of the proposed development plan include:

1. Minimum depth of front yard is required to be 25 feet and 8 feet is proposed.
2. Minimum depth of for side and rear yards is required to be 15 feet and 5 feet side yard is proposed.
3. Maximum lot coverage, 60% required and 50% proposed with building and sidewalk. The remainder is open space and pervious materials.
4. Architecture is consistent with a contemporary industrial style.

The land areas adjacent to the proposed Planned Development are Commercial General land uses and C-3 zoning district designations to the north, south, and west of the subject property. To the east the land use is Industrial and has a I-1 zoning district designation. The surrounding area consists of primarily industrial and commercial uses, with a vacant building to the north of Florida Avenue. The proposed development will introduce a modern industrial design in an area where commercial activity is the primary use within the area. The project occupies a corner lot with Florida Avenue along the northern property line and SW 3rd Street along the eastern property line. Although the property lies within the CRA a number of the buildings within the area are industrial/heavy commercial uses including a lumber yard to the east of SW 3rd Street and an old vacant commercial building to the north.

The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a contemporary, pedestrian friendly, urban commercial

and industrial district. The proposed building is close to, and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts.

Stormwater is addressed through an urban bioswale to the west of the building.

The applicant intends to lease the proposed commercial units.

The project will be constructed as a single-phased development. Construction of the project is intended to be within the timelines afforded to a PD approval with the attached development schedule confirming anticipated timelines.

The applicant will work with staff to provide any agreement, provisions and covenants to govern the use, maintenance, and continued protection of the planned development, including use of any of the common space and other shared areas.

Attached is a site plan with information included consistent with Section 125-212 Planned Development Zone (PD) (c)(2) Site Plan.

The PD is consistent with the St. Lucie County Comprehensive Plan policies and objectives for a property within a commercial area.

To accommodate a commercial development on the vacant 0.38-acre subject property located within the CRA, the project has been designed to demonstrate compliance with Sec. 125-314. Design review, subsection (c)(2). Please note the following in support of the proposed commercial project:

Policy Requirement:

a. The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;

Applicant Response: The character of the proposed development is consistent with the development objectives of city and the city's comprehensive plan. More specifically, the applicant is seeking to develop the site in a manner that is conducive with a modern, pedestrian friendly, urban commercial and industrial district. The proposed building is close to and engages a wide sidewalk and the public realm with loading and parking occurring from the rear. The front portion of the building will house retail/office space, providing an active use along the sidewalk. On-street parking is incorporated to facilitate access for customers as well as to improve the public realm. A continuous sidewalk surrounds the portions of the building that engage the public ROW.

Policy Requirement:

b. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;

Applicant Response: The property is not located within a historic district. N/A

Policy Requirement:

c. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;

Applicant Response: The proposed building and its intended use provide market variety, appropriate intensity and complementary building type transition between the commercial uses along US1 and the industrial uses to the east, while remaining compatible with the surrounding neighborhood. The proposed architecture is contemporary industrial style.

Policy Requirement:

d. The design avoids undue monotony in structural design features.

Applicant Response:

This project embeds innovative infill strategies that add value to the area by elevating and defining architectural standards of commercial and industrial buildings while introducing the concept of placemaking in workplace districts. Refer to the attached site and architectural plans for further information pertaining to the design and scale of the project.

Site Data:

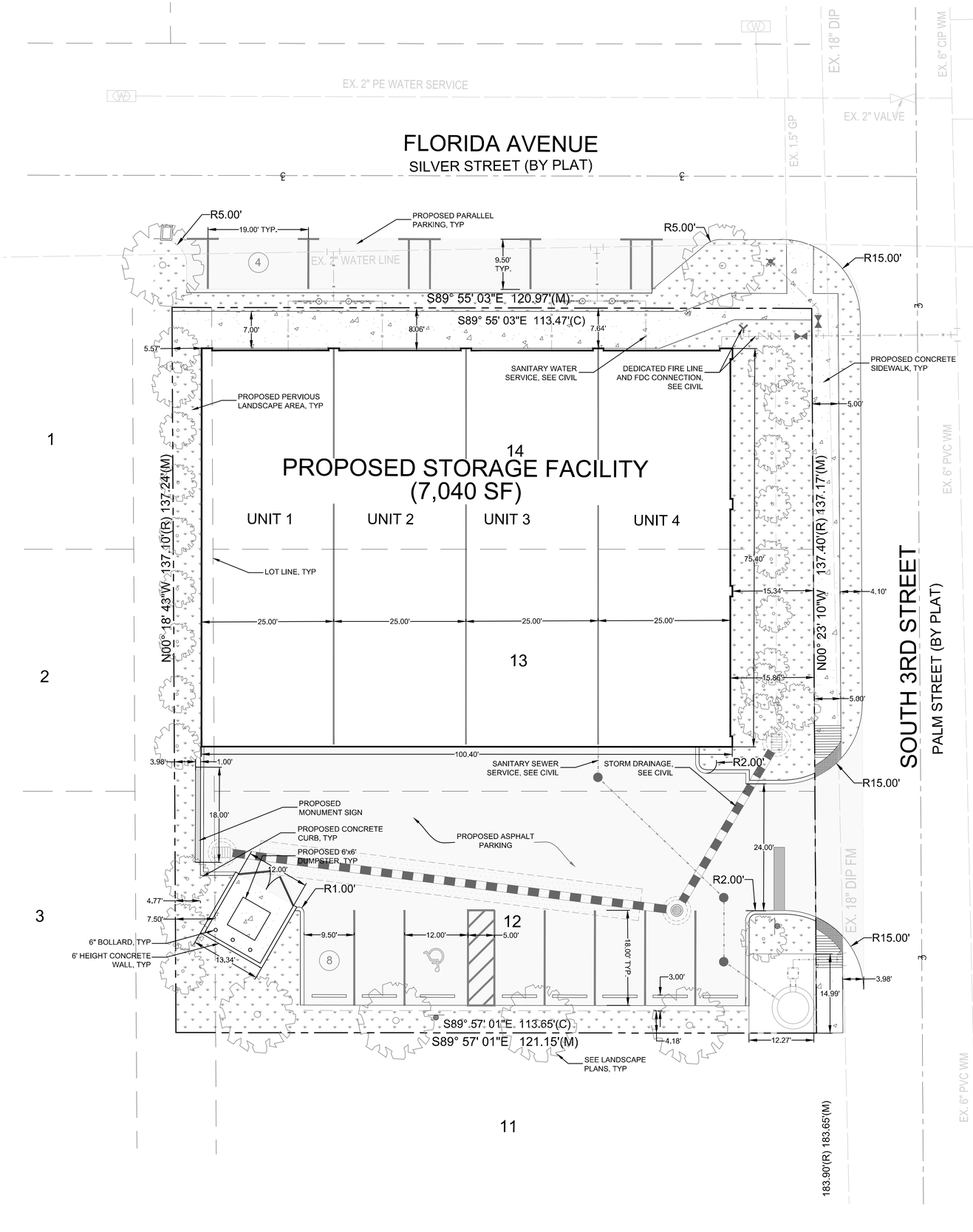
Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	12 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	2,993 sf (18.1%)
Impervious Area:	13,624 sf (81.9%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

Legal Description:

BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions		
Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121LF DIV BY. 3 = 41 SHRUBS REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 161 SHRUBS**

***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

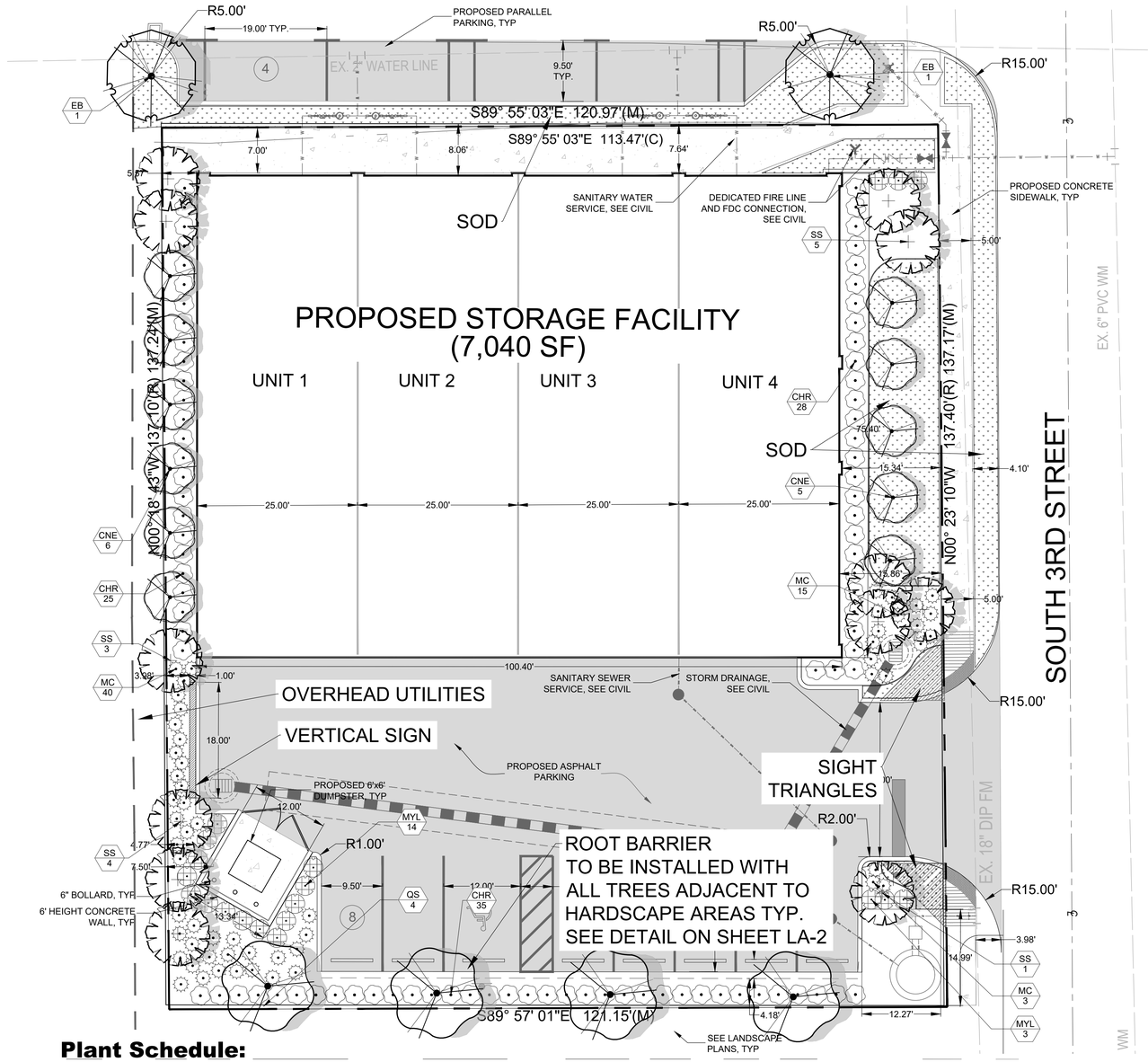
General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

DRAWING INDEX:

LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2: LANDSCAPE DETAILS & SPECIFICATIONS

811 Know what's below. Call before you dig.



Plant Schedule:

	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
	QS	4	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	CHR	88	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	MC	58	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	MYL	20	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Landscape Plan

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-1

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

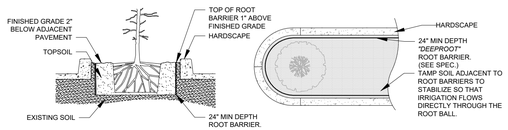
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

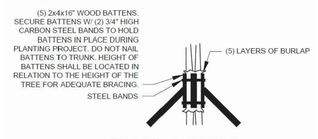
C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



BRACING DETAIL
NOT TO SCALE

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

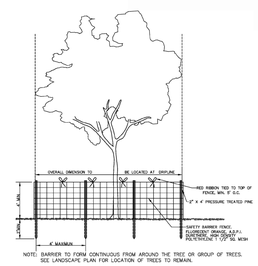
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

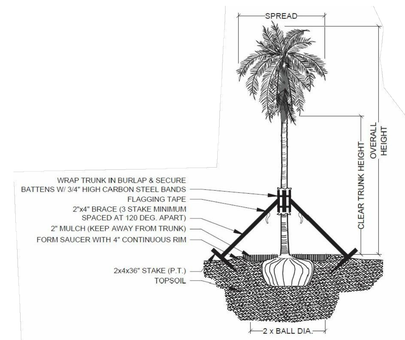
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

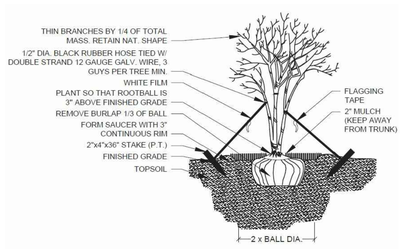


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

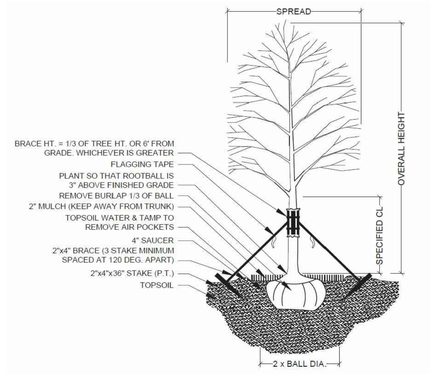
TREE PROTECTION DETAIL
NOT TO SCALE



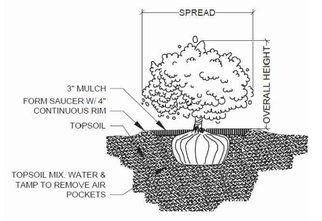
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



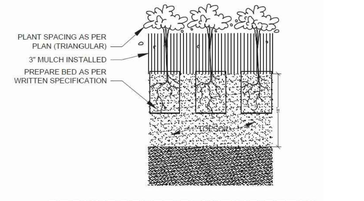
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial
Florida Avenue & S 3rd Street
Fort Pierce, Florida
Details & Specifications

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

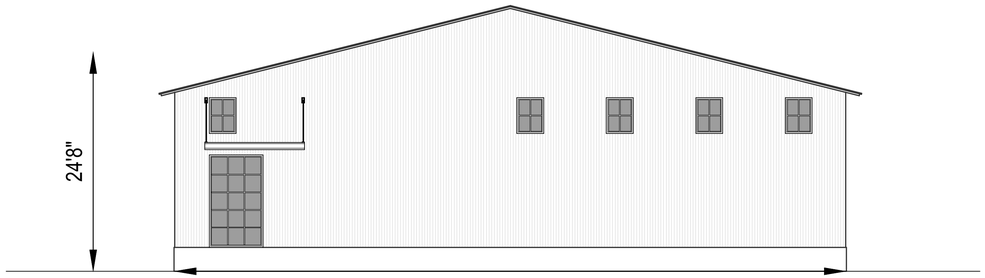
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

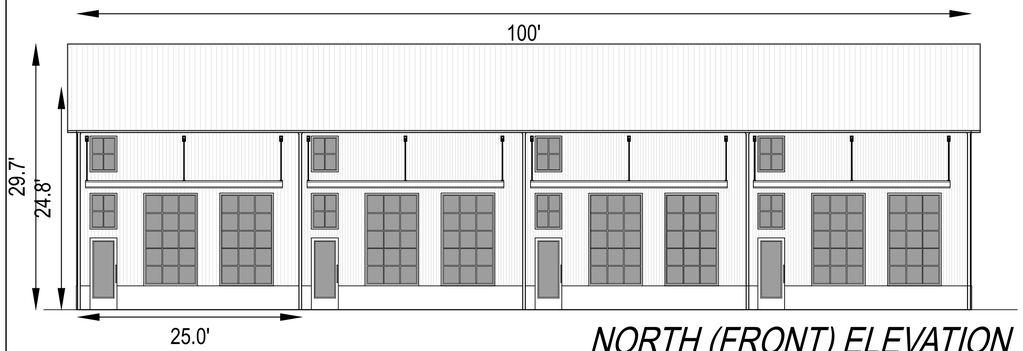
LA-2



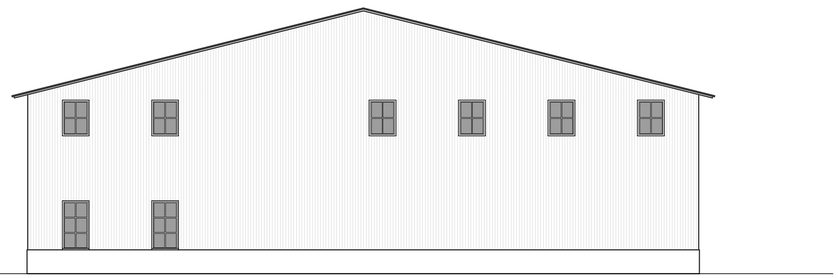
SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION



NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION

MC&A
Marcela Camblor & Associates, Inc
Town Planning
Architecture

Ft. Pierce Commercial

Firm Name and Address

MC&A

Marcela Camblor & Assoc.

47 W Osceola Street #203 - Stuart, FL 34994

Project Name and Address

FORT PIERCE COMMERCIAL
301 Florida Avenue
Fort Pierce, FL

Project	Sheet
FPC	1
Date: 11/13/2023	
Scale: 1 1/2" = 1'	



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Rezoning and Site Plan - 23-43900004** **301 Florida Ave**
BOARD DATE:	December 21, 2023

Resubmittal of Rezoning and Site Plan at 301 Florida Ave

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Rezoning for a Planned Development with a Development and Design Review for a Site Plan at 301 Florida Ave.

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

Thank you,
Ryan

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Zoning Amendment to PD
Fort Pierce Commercial – Zoning Amendment to PD
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request to rezone vacant commercial property located at 301 Florida Avenue in Fort Pierce. The application to request a rezone from commercial General – C3 to Planned Development Zone (PD). Concurrent separate resubmittals have been delivered for consideration of Development Review and Site Plan and Design Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Drainage Analysis
3 . Survey
4 . Amended Traffic Analysis
5 . Amended Drainage Analysis
6 . Amended Site Plan

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

OSCEOLA ST. #203 - STUART - FLORIDA 34994
772.708.1108 – www.marcelacamblor.com

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting – Response to staff comments

Dear Staff
The following are responses to the comments received regarding the Fort Pierce Commercial site described above. Applicant's responses are italicized.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
Applicant Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
Applicant Response: Acknowledged, see site plan.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
Applicant Response: Acknowledged.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
Applicant Response: Acknowledged.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
Applicant Response: Consistent with ROW dedications as easements in other projects in the area, the applicant is providing an easement to the City to ensure the land is available should the ROW need to be expanded. The applicant respectfully requests the approval of easements in lieu of donation given the constrained size of the property. See site plan.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
Applicant Response: Acknowledged. With the proposed 5' roadway easement, 5' of the proposed sidewalk along Florida Avenue falls within the easement area. See site plan.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
Applicant Response: Acknowledged. The survey indicates the pavement limits on adjacent property up to the centerline of the road and we believe this is sufficient information at this stage. The surveyor has retired so there would be a significant delay in resubmittal. The applicant will expand survey at final site plan stage.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
Applicant Response: The site plan has been updated with this note.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right of-way, the proposed parking and the south property line, and between the building and the west property line.
Applicant Response: This is a request for a PD. As such, the applicant is requesting a relief from this landscape strip/buffer. The result is a building consistent with the urban form desired for a walkable CRA district.

6. Indicate the driveway setback distance from the southerly property line.
Applicant Response: Included, see site plan.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
Applicant Response: Included. The site plan has been updated to include this dimension.

8. Update the dumpster to include the required pedestrian walk-thru access.
Applicant Response: A sidewalk and person door is now included in the site plan.

9. The site plan shall include a location map.
Applicant Response: Included, see site plan.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
Applicant Response: Acknowledged and amended. The initial proposal was including on-street parking in the count as it is to be built as part of this private endeavor and remain public. Count has been amended, see site plan.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
Applicant Response: Included, see site plan.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
Applicant Response: Revised, see site plan, 22' lengths are now shown.

13. Where is the ultimate outfall for the project's stormwater collection system?
Applicant Response: The applicant does not believe there is a viable conveyance pipe to connect to. The applicant is proposing a structure adjacent to the ROW line at 3rd St. which will overflow into the road swale of 3rd St. at a controlled rate below predevelopment levels.

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
Applicant Response: Revised, see site plan. Driveway will be concrete within the 3rd St. ROW.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
Applicant Response: Acknowledged, site plan amended accordingly.

16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
Applicant Response: Acknowledged, a note reflecting this has been added to the PGD plan.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.
Applicant Response: Acknowledged, revised. These facilities are now relocated out of the ROW and roadway easements.

Fort Pierce Building Department

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

2. All new construction or alterations shall meet the requirements of the Florida Building Code 7 th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention Code.

Applicant Response: Acknowledged.

Fort Pierce Police Department
No comments at this time.
Applicant Response: Acknowledged.

St. Lucie County Planning Department

Comments may be forthcoming St. Lucie County.
Applicant Response: Acknowledged.

PW/Engineering

No comments at this time.
Applicant Response: Acknowledged.

City Clerk Office

Comments may be forthcoming,
Applicant Response: Acknowledged.

Code Enforcement
Comments may be forthcoming.
Applicant Response: Acknowledged.

Fort Pierce Utilities Authority FPUA W/WW Engineering:

The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments: Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca Engineering Technician III Electric & Gas Engineering Fort Pierce Utilities Authority sscimeca@fpua.com 772.466.1600 ext. 6957 FPUA

Gas: Approved. Natural Gas is available via S 3rd St. FPUAnet Fiber: FPUAnet Approves.

Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.
Applicant Response: Acknowledged.

St. Lucie County Fire District

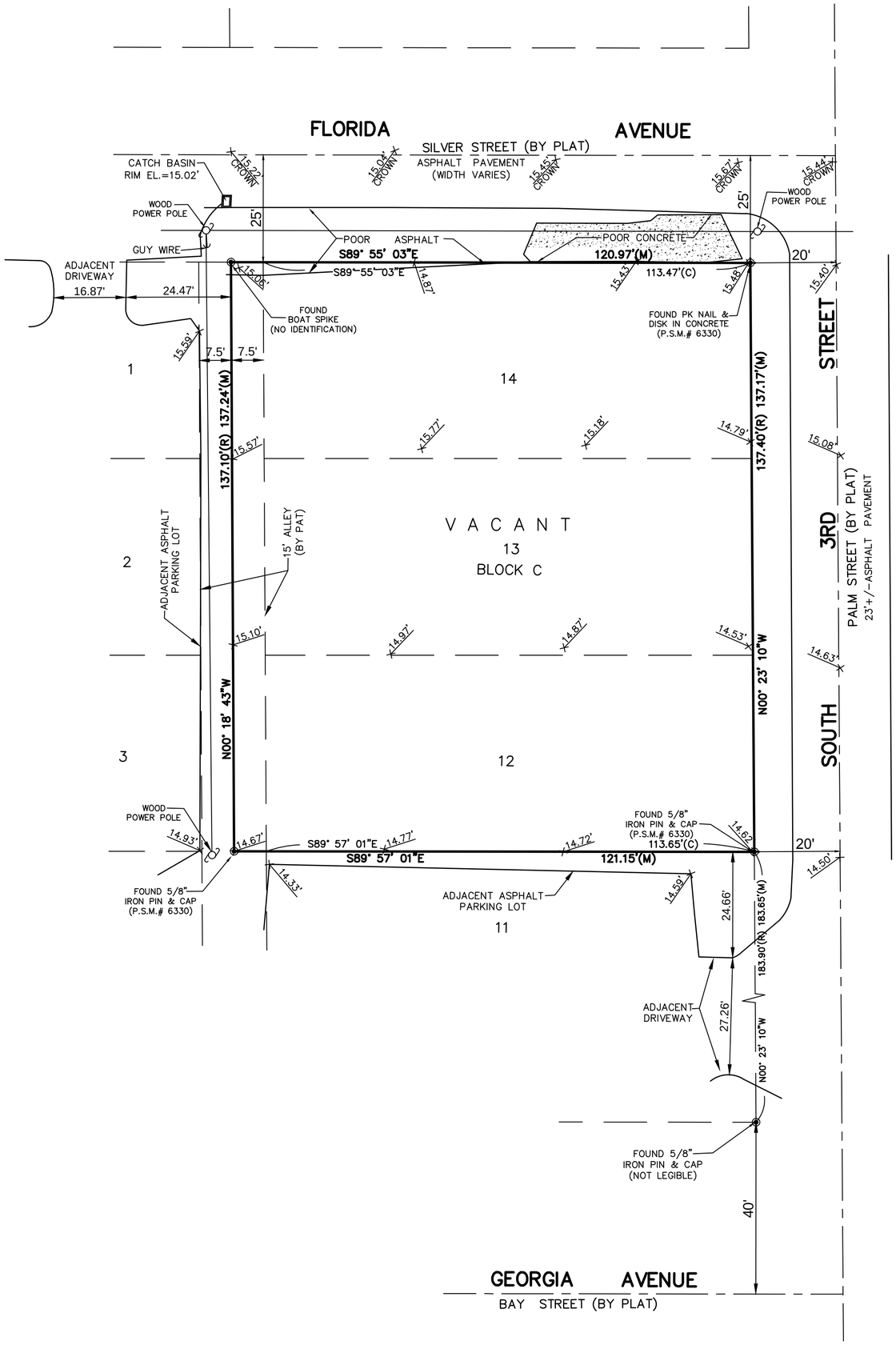
Comments may be forthcoming
Applicant Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.
Applicant Response: Acknowledged.

St. Lucie County School Board

Comments may be forthcoming.
Applicant Response: Acknowledged.



LEGEND

℄	= CENTER LINE
FND.	= FOUND
CONC.	= CONCRETE
	= CONCRETE PAVEMENT
	= ASPHALT PAVEMENT
P.C.	= POINT OF CURVE
◉	= SET 1/2" IRON PIN & CAP LB #7383
LB	= LICENSES BUSINESS
LS	= LICENSES SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
U.E.	= ULILITY EASEMENT
ID.	= IDENTIFICATION
L/P	= LIGHT POLE
TRANS	= TRANSFORMER
F.P.L.	= FLORIDA POWER & LIGHT
00.00'	= EXISTING ELEVATIONS

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

THIS IS A BOUNDARY SURVEY

OF

LEGAL DESCRIPTION

Lots 12, 13 and 14, Block C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the boundary survey of the real property described hereon. I further certify that this boundary survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

Manucy Land Surveyors, Inc.

JOHN H. MANUCY, JR. LICENSE NUMBER LS 5158 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Date : 9/20/2023
Revision 1:
Revision 2:

John H. Manucy Jr. P.S.M.
Professional Surveyor & Mapper No. 5158
State of Florida.

SURVEYOR'S NOTES:

1) The Legal Description was provided by St. Lucie County Public Records Official Records Book 4990, Page 2485.
2) Type of Drawing: BOUNDARY SURVEY
3) Bearings shown hereon are based on: The Southerly line of said Lot 12, Lot 12, CYPRESS ISLAND OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., according to the map or plat thereof as recorded in Plat Book 90, Page 9, Public Records of Palm Beach County, Florida, said line is assumed to bear N.76°21'30"E. and all lines are relative to.
4) Elevations are based on: North American Vertical Datum 88
5) Bench Mark Used: St. Lucie County BM (N-350) EL.=13.56'
6) This survey or the copies thereof are not valid without the original signature and raised seal or a Verifiable Electronic Signature of a Florida licensed Surveyor and Mapper. The electronic signature appearing on this document was authorized by John H. Manucy Jr, P.S.M. 5158. If this survey/document is signed using an electronic signature then it is for the sole use of the party/agency to whom it was originally transmitted and shall not be copied or distributed to any other parties without written or email consent. Any additional copies or distribution to other parties are not valid.
7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
8) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
   a.
   b.
   c.
   d.
9) Property Address:
   301 Florida Avenue
   Fort Pierce, Florida. 34950
10) Flood Zone: "AH"
    Base Flood Elev. 16.0'
    FEMA Panel Number: 12111C 0179 K
    Date: February 19, 2020
11) Underground foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
12) All bearings and distances shown hereon are record and measured unless otherwise shown.

DATE	REVISIONS	INITIALS
1-16-24	ADD ADJACENT DRIVEWAYS	J.H.M.

MANUCY LAND SURVEYORS, INC.
12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
PHONE: (561) 427-0855 LB 7383

SCALE: 1"=20'	DRAWN BY:	FIELD BOOK:	ORDER NO.
DATE: 09-20-23	J.H.M.	7050.txt	7050

BOUNDARY SURVEY OF LOTS 12, 13 AND 14 BLOCK C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE PLAT BOOK 3, PAGE 3, SAINT LUCIE COUNTY, FLORIDA.

PREPARED FOR: **DDA REALITY GROUP, LLC**

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

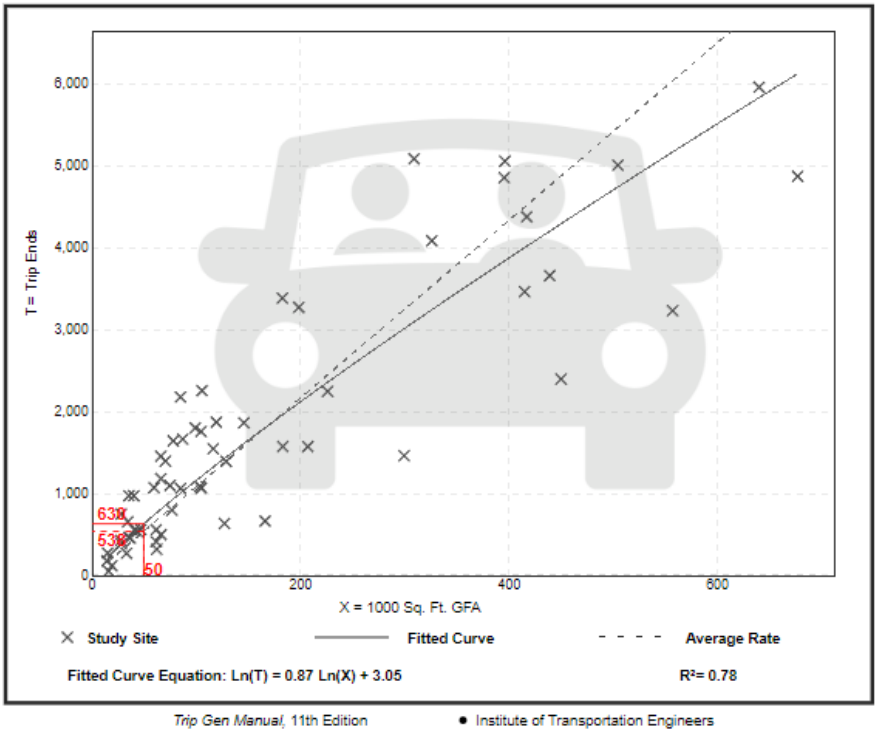
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

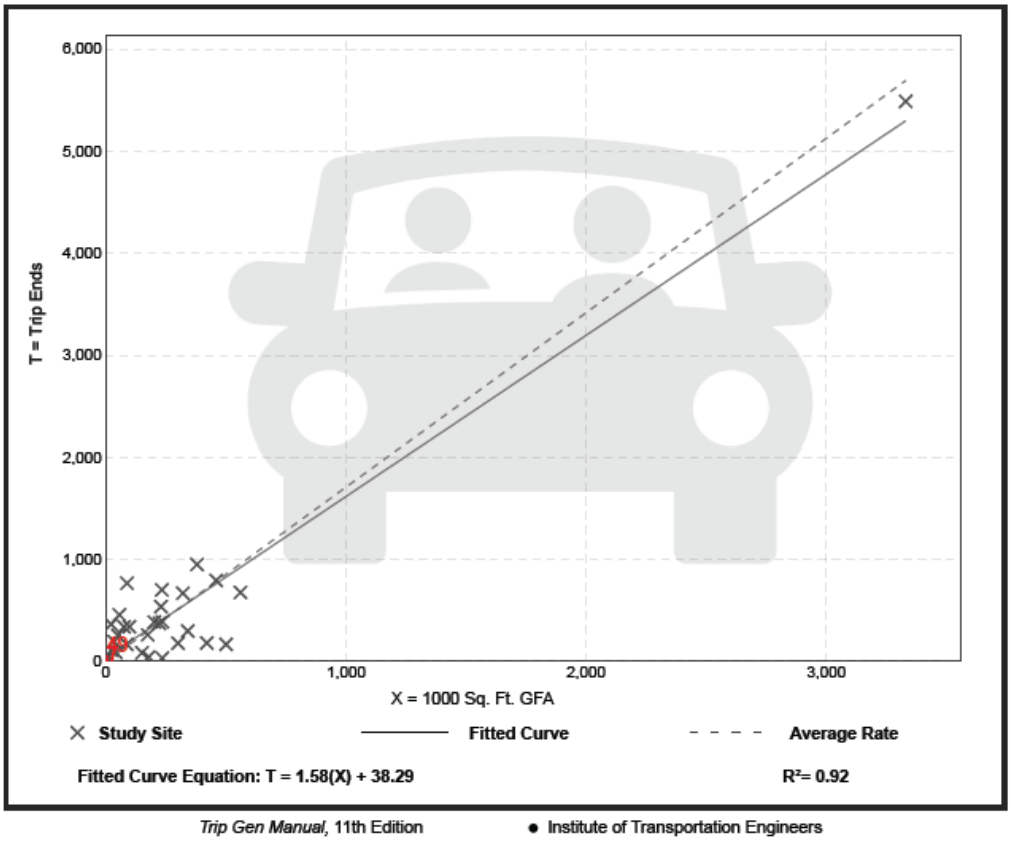
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.

301 Florida Avenue Rezoning Drainage Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, drainage or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. The maximum lot coverage is 60%. For this 0.38ac parcel this equates to a building size of 9,932sf. The proposed building is 7,040sf which is below the 60% threshold for the underlying zoning district.

We have provided support calculations to demonstrate water quality is exceeded by the proposed plan. Additional calculations will be provided for the Site Work Permit which will demonstrate a pre vs post analysis for 25, 5 and 3 year storm events will be met wherein discharge will be reduced in all three events.

THOMAS ENGINEERING GROUP

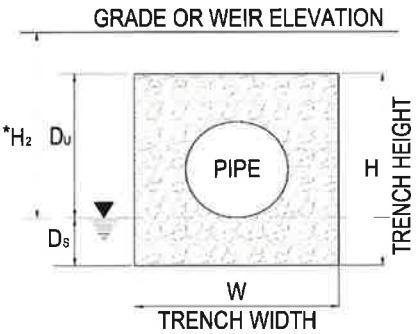
Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft^2/ft hd)
EX-1	7.51E-04
EX-2	
K_{AVG}	7.51E-04

Trench:



* DEPTH OF EFFECTIVE HEAD

Water Table Elev. 11.00

Elev. 15.00 (Grade or Wier)

Elev. 14.50 (Top of Trench)

Elev. 10.00 (Bottom of Trench)

K =	7.51E-04	cfs/ft^2 - ft head
H_2 =	4.00	ft
W =	8.00	ft
D_u =	3.50	ft
D_s =	1.00	ft
H = Du + Ds =	4.50	ft

2) Compute Provided Trench Volume:

L = 68 feet

V = L x (K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 x 10^-4)Wdu)

V = 3.11 ac-in or 0.26 ac-ft

Proposed Trench exceeds Water Quality Requirements

Trench Stage-Storage Calcs		
Stage (ft)	**Area (ac)**	**Storage (ac-ft)**
11.00		0.00
12.00		0.07
13.00		0.13
14.00		0.20
15.00		0.26
16.00		0.26
17.00		0.26
18.00		0.26

THOMAS ENGINEERING GROUP
1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Calculated By: JMG
Checked By: JMG

PROPOSED QUALITY CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 11.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	7,040 sf	or	0.162 ac
Paved Areas (A_P):	6,377 sf	or	0.146 ac
Green Areas (A_G):	3,200 sf	or	0.073 ac
Total (A_T):	16,617 sf	or	0.381 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 0.381 / 12
= 0.03 ac-ft or 0.36 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 0.381 - (0 + 0.162)
= 0.22 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 0.219 - 0.073
= 0.15 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 0.146 / 0.219 x 100%
= 66.7% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.667
= 1.67 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.67 x (0.381 - 0) x 1 foot / 12 inches)
= 0.05 ac-ft or 0.64 ac-in

3) Since the 0.64 ac-in is greater than the 0.36 ac-in computed for the first inch of runoff the volume of 0.64 ac-in controls.

Soil Storage = 1.570 in

Curve Number = 86.4

THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

September 12, 2023

Mr. Anthony Ghersi, Owner
DDA Realty Group, LLC
11166 SW Lunata Way
Port St. Lucie, Florida 34987
Email: gothamplumbing@gmail.com
Phone: 561-779-7303

Re: Borehole Permeability (BHP) Test
Proposed New Metal Warehouse Building
301 Florida Avenue
Fort Pierce, FL 34950
TGS File No. 23-537-1

Dear Anthony:

As requested, **Thomas Geotechnical Services, LLC (TGS)** has completed a Borehole Permeability (BHP) test, at the above-referenced site.

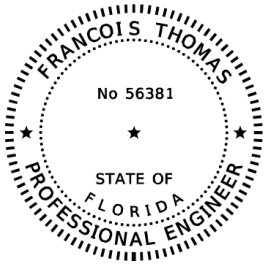
The BHP test was conducted in accordance with South Florida Water Management District (SFWMD) Standards. The test was performed using the usual open-hole, constant head methodology. The boring was completed as an open well with gravel pack (6-20 silica sand). The well screen slot widths were 0.020 inches. Water was then pumped into the open well, and the amount of water required to maintain constant head was recorded. The result of our field permeability test at the site is attached for reference.

If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Very truly yours,

TGS

Francois Thomas, P.E.
Principal Engineer/President
FL Registration No. 56381



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

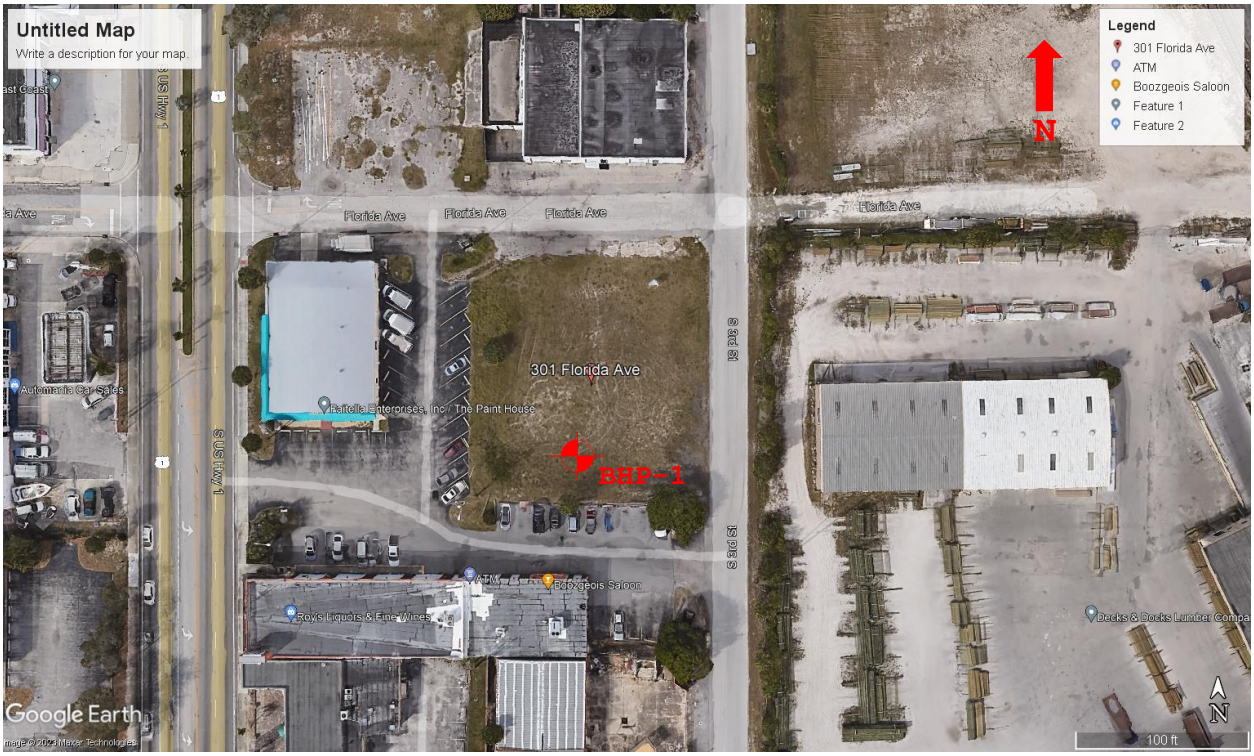
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THOMAS GEOTECHNICAL SERVICES , LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment: Boring Location Pan
Summary of Exfiltration Test Result

Boring Location Plan



Approximate BHP Test Location

Summary of Exfiltration Test Results
Proposed New Metal Warehouse Building
301 Florida Avenue, Fort Pierce, Florida 34950
TGS Project No. 23-537-1

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	9/7/2023	6	3	10.0	5.0	0.0	5.0	5.0	10.00	7.51E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

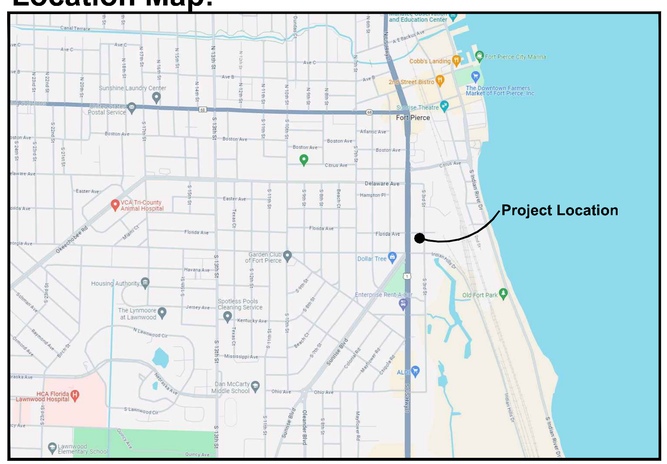
Legal Description:

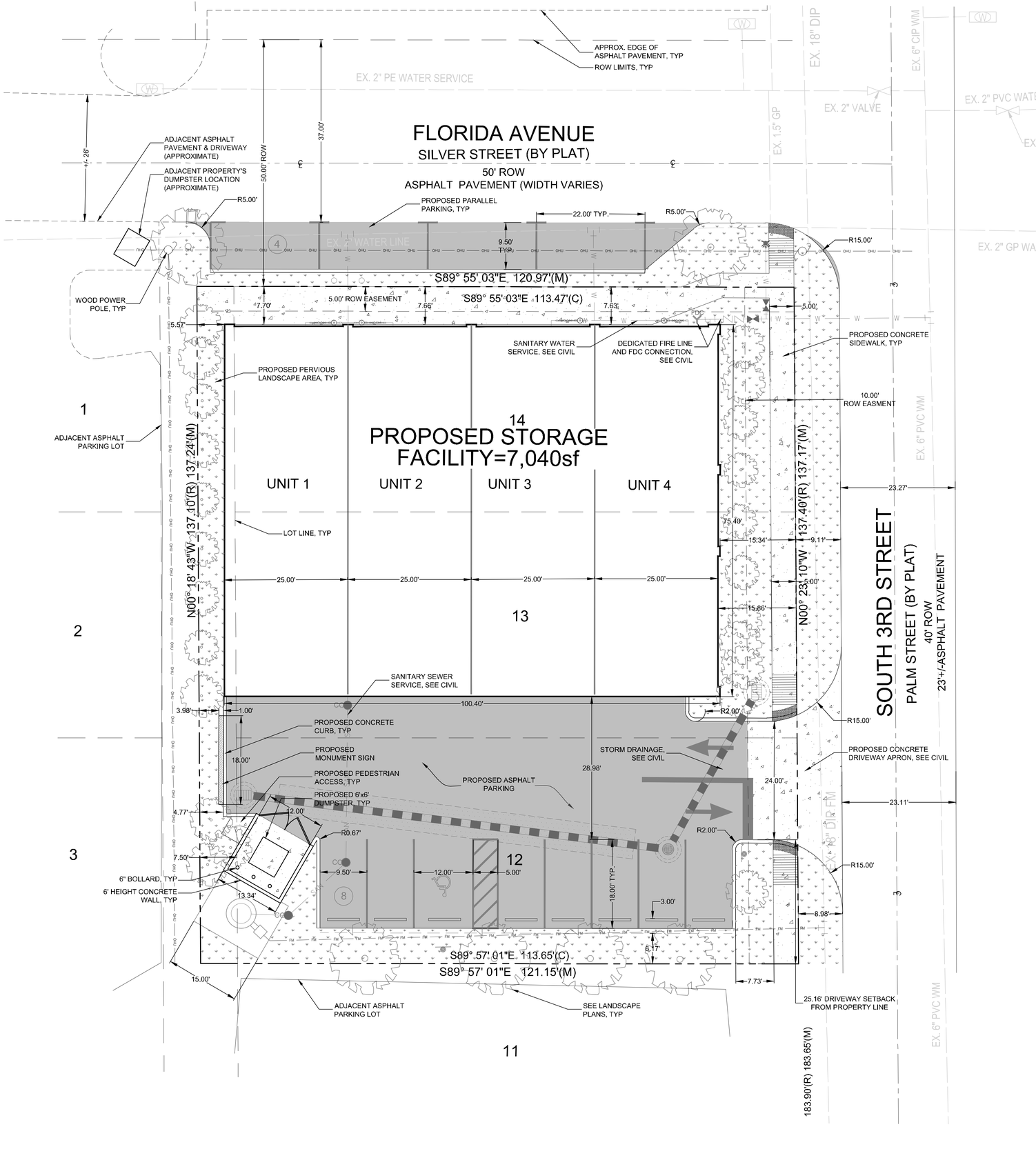
BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:





Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1
01.19.24	BW	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Zoning Amendment to PD
Fort Pierce Commercial – Zoning Amendment to PD
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request to rezone vacant commercial property located at 301 Florida Avenue in Fort Pierce. The application to request a rezone from commercial General – C3 to Planned Development Zone (PD). Concurrent separate resubmittals have been delivered for consideration of Development Review and Site Plan and Design Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Drainage Analysis
3 . Survey
4 . Amended Traffic Analysis
5 . Amended Drainage Analysis
6 . Amended Site Plan

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

OSCEOLA ST. #203 - STUART - FLORIDA 34994
772.708.1108 – www.marcelacamblor.com

Encl.

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting – Response to staff comments

Dear Staff
The following are responses to the comments received regarding the Fort Pierce Commercial site described above. Applicant's responses are italicized.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
Applicant Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
Applicant Response: Acknowledged, see site plan.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
Applicant Response: Acknowledged.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
Applicant Response: Acknowledged.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
Applicant Response: Consistent with ROW dedications as easements in other projects in the area, the applicant is providing an easement to the City to ensure the land is available should the ROW need to be expanded. The applicant respectfully requests the approval of easements in lieu of donation given the constrained size of the property. See site plan.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
Applicant Response: Acknowledged. With the proposed 5' roadway easement, 5' of the proposed sidewalk along Florida Avenue falls within the easement area. See site plan.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
Applicant Response: Acknowledged. The survey indicates the pavement limits on adjacent property up to the centerline of the road and we believe this is sufficient information at this stage. The surveyor has retired so there would be a significant delay in resubmittal. The applicant will expand survey at final site plan stage.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
Applicant Response: The site plan has been updated with this note.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right of-way, the proposed parking and the south property line, and between the building and the west property line.
Applicant Response: This is a request for a PD. As such, the applicant is requesting a relief from this landscape strip/buffer. The result is a building consistent with the urban form desired for a walkable CRA district.

6. Indicate the driveway setback distance from the southerly property line.
Applicant Response: Included, see site plan.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
Applicant Response: Included. The site plan has been updated to include this dimension.

8. Update the dumpster to include the required pedestrian walk-thru access.
Applicant Response: A sidewalk and person door is now included in the site plan.

9. The site plan shall include a location map.
Applicant Response: Included, see site plan.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
Applicant Response: Acknowledged and amended. The initial proposal was including on-street parking in the count as it is to be built as part of this private endeavor and remain public. Count has been amended, see site plan.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
Applicant Response: Included, see site plan.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
Applicant Response: Revised, see site plan, 22' lengths are now shown.

13. Where is the ultimate outfall for the project's stormwater collection system?
Applicant Response: The applicant does not believe there is a viable conveyance pipe to connect to. The applicant is proposing a structure adjacent to the ROW line at 3rd St. which will overflow into the road swale of 3rd St. at a controlled rate below predevelopment levels.

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
Applicant Response: Revised, see site plan. Driveway will be concrete within the 3rd St. ROW.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
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16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
Applicant Response: Acknowledged, a note reflecting this has been added to the PGD plan.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.
Applicant Response: Acknowledged, revised. These facilities are now relocated out of the ROW and roadway easements.

Fort Pierce Building Department

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

2. All new construction or alterations shall meet the requirements of the Florida Building Code 7 th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention Code.

Applicant Response: Acknowledged.

Fort Pierce Police Department
No comments at this time.
Applicant Response: Acknowledged.

St. Lucie County Planning Department

Comments may be forthcoming St. Lucie County.
Applicant Response: Acknowledged.

PW/Engineering

No comments at this time.
Applicant Response: Acknowledged.

City Clerk Office

Comments may be forthcoming,
Applicant Response: Acknowledged.

Code Enforcement
Comments may be forthcoming.
Applicant Response: Acknowledged.

Fort Pierce Utilities Authority FPUA W/WW Engineering:

The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments: Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca Engineering Technician III Electric & Gas Engineering Fort Pierce Utilities Authority sscimeca@fpua.com 772.466.1600 ext. 6957 FPUA

Gas: Approved. Natural Gas is available via S 3rd St. FPUAnet Fiber: FPUAnet Approves.

Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.
Applicant Response: Acknowledged.

St. Lucie County Fire District

Comments may be forthcoming
Applicant Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.
Applicant Response: Acknowledged.

St. Lucie County School Board

Comments may be forthcoming.
Applicant Response: Acknowledged.

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Development Review Site Plan Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

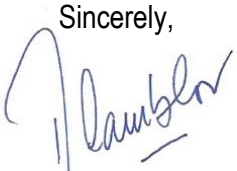
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Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
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5 . Amended Landscape Plan
6 . Amended Civil Plans
7 . Lighting plan
8 . Amended Traffic Analysis

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

Encl.

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Sal Scimeca Engineering Technician III Electric & Gas Engineering Fort Pierce Utilities Authority sscimeca@fpua.com 772.466.1600 ext. 6957 FPUA

Gas: Approved. Natural Gas is available via S 3rd St. FPUAnet Fiber: FPUAnet Approves.

Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.
Applicant Response: Acknowledged.

St. Lucie County Fire District

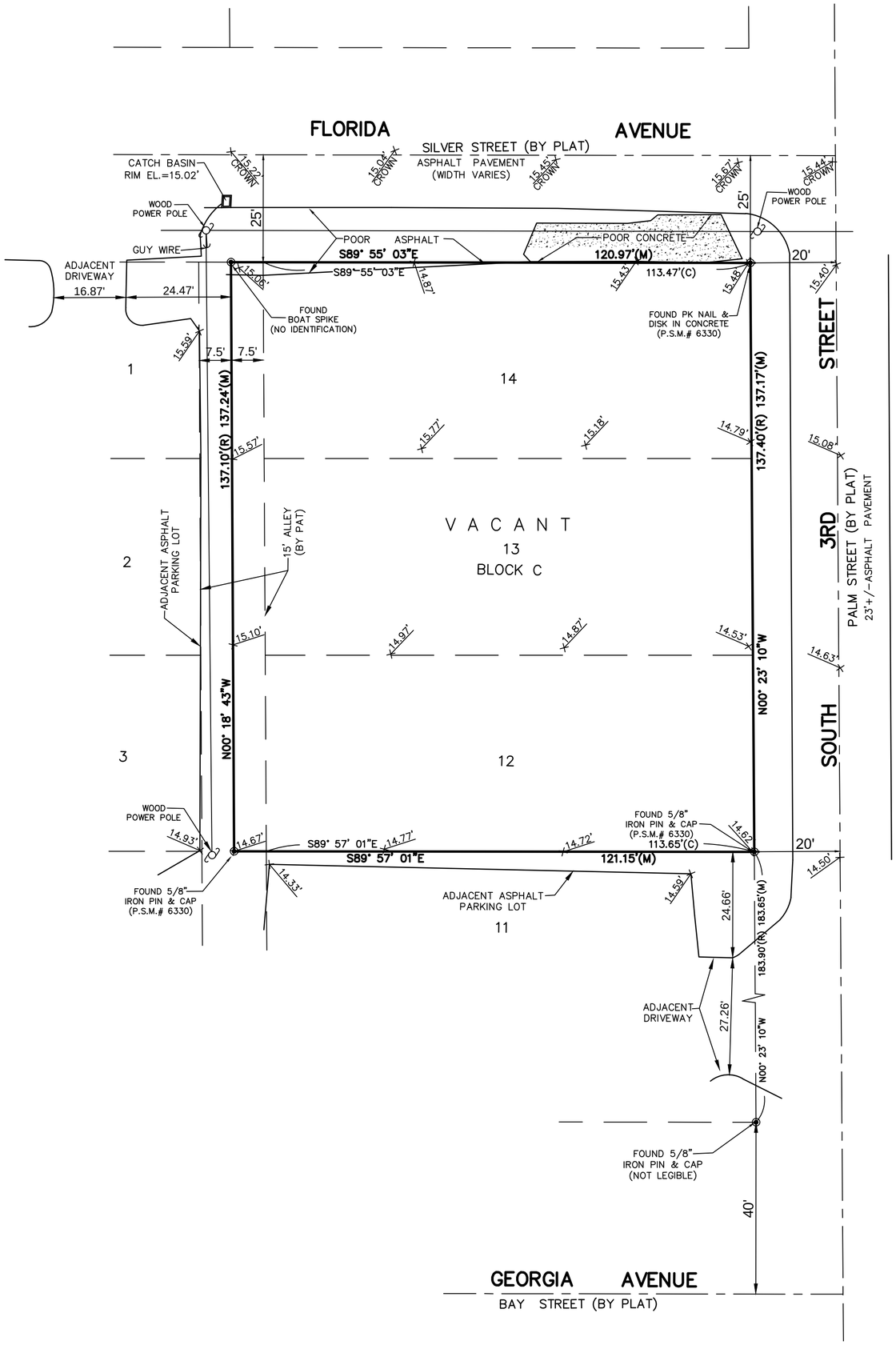
Comments may be forthcoming
Applicant Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.
Applicant Response: Acknowledged.

St. Lucie County School Board

Comments may be forthcoming.
Applicant Response: Acknowledged.



LEGEND

℄	= CENTER LINE
FND.	= FOUND
CONC.	= CONCRETE
	= CONCRETE PAVEMENT
	= ASPHALT PAVEMENT
P.C.	= POINT OF CURVE
◉	= SET 1/2" IRON PIN & CAP LB #7383
LB	= LICENSES BUSINESS
LS	= LICENSES SURVEYOR
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
U.E.	= ULILITY EASEMENT
ID.	= IDENTIFICATION
L/P	= LIGHT POLE
TRANS	= TRANSFORMER
F.P.L.	= FLORIDA POWER & LIGHT
00.00'	= EXISTING ELEVATIONS

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

THIS IS A BOUNDARY SURVEY

OF

LEGAL DESCRIPTION

Lots 12, 13 and 14, Block C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE, according to the map or plat thereof as recorded in Plat Book 3, Page 3, Public Records of Saint Lucie County, Florida. Together with the East 1/2 of vacated ally abutting on the West.

SURVEYOR'S CERTIFICATE:

I hereby certify to the best of my knowledge and belief that this drawing is a true and correct representation of the boundary survey of the real property described hereon. I further certify that this boundary survey was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

Manucy Land Surveyors, Inc.

JOHN H. MANUCY, JR. LICENSE NUMBER LS 5158 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Date : 9/20/2023
Revision 1:
Revision 2:

John H. Manucy Jr. P.S.M.
Professional Surveyor & Mapper No. 5158
State of Florida.

SURVEYOR'S NOTES:

1) The Legal Description was provided by St. Lucie County Public Records Official Records Book 4990, Page 2485.
2) Type of Drawing: BOUNDARY SURVEY
3) Bearings shown hereon are based on: The Southerly line of said Lot 12, Lot 12, CYPRESS ISLAND OF PALM BEACH POLO AND COUNTRY CLUB-WELLINGTON P.U.D., according to the map or plat thereof as recorded in Plat Book 90, Page 9, Public Records of Palm Beach County, Florida, said line is assumed to bear N.76°21'30"E. and all lines are relative to.
4) Elevations are based on: North American Vertical Datum 88
5) Bench Mark Used: St. Lucie County BM (N-350) EL.=13.56'
6) This survey or the copies thereof are not valid without the original signature and raised seal or a Verifiable Electronic Signature of a Florida licensed Surveyor and Mapper. The electronic signature appearing on this document was authorized by John H. Manucy Jr, P.S.M. 5158. If this survey/document is signed using an electronic signature then it is for the sole use of the party/agency to whom it was originally transmitted and shall not be copied or distributed to any other parties without written or email consent. Any additional copies or distribution to other parties are not valid.
7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
8) This BOUNDARY SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
   a.
   b.
   c.
   d.
9) Property Address:
   301 Florida Avenue
   Fort Pierce, Florida. 34950
10) Flood Zone: "AH"
    Base Flood Elev. 16.0'
    FEMA Panel Number: 12111C 0179 K
    Date: February 19, 2020
11) Underground foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown.
12) All bearings and distances shown hereon are record and measured unless otherwise shown.

DATE	REVISIONS	INITIALS
1-16-24	ADD ADJACENT DRIVEWAYS	J.H.M.

MANUCY LAND SURVEYORS, INC.
12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
PHONE: (561) 427-0855 LB 7383

SCALE: 1"=20'	DRAWN BY:	FIELD BOOK:	ORDER NO.
DATE: 09-20-23	J.H.M.	7050.txt	7050

BOUNDARY SURVEY OF LOTS 12, 13 AND 14 BLOCK C, BOULEVARD DEVELOPMENT COMPANY RE-SUBDIVISION IN CITY OF FORT PIERCE PLAT BOOK 3, PAGE 3, SAINT LUCIE COUNTY, FLORIDA.

PREPARED FOR: **DDA REALITY GROUP, LLC**

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

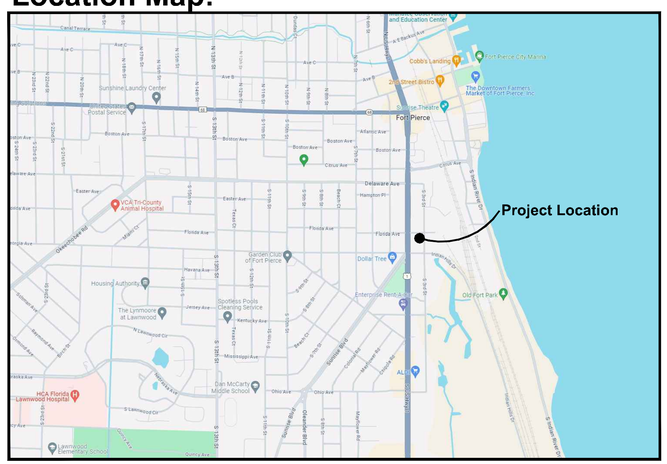
Legal Description:

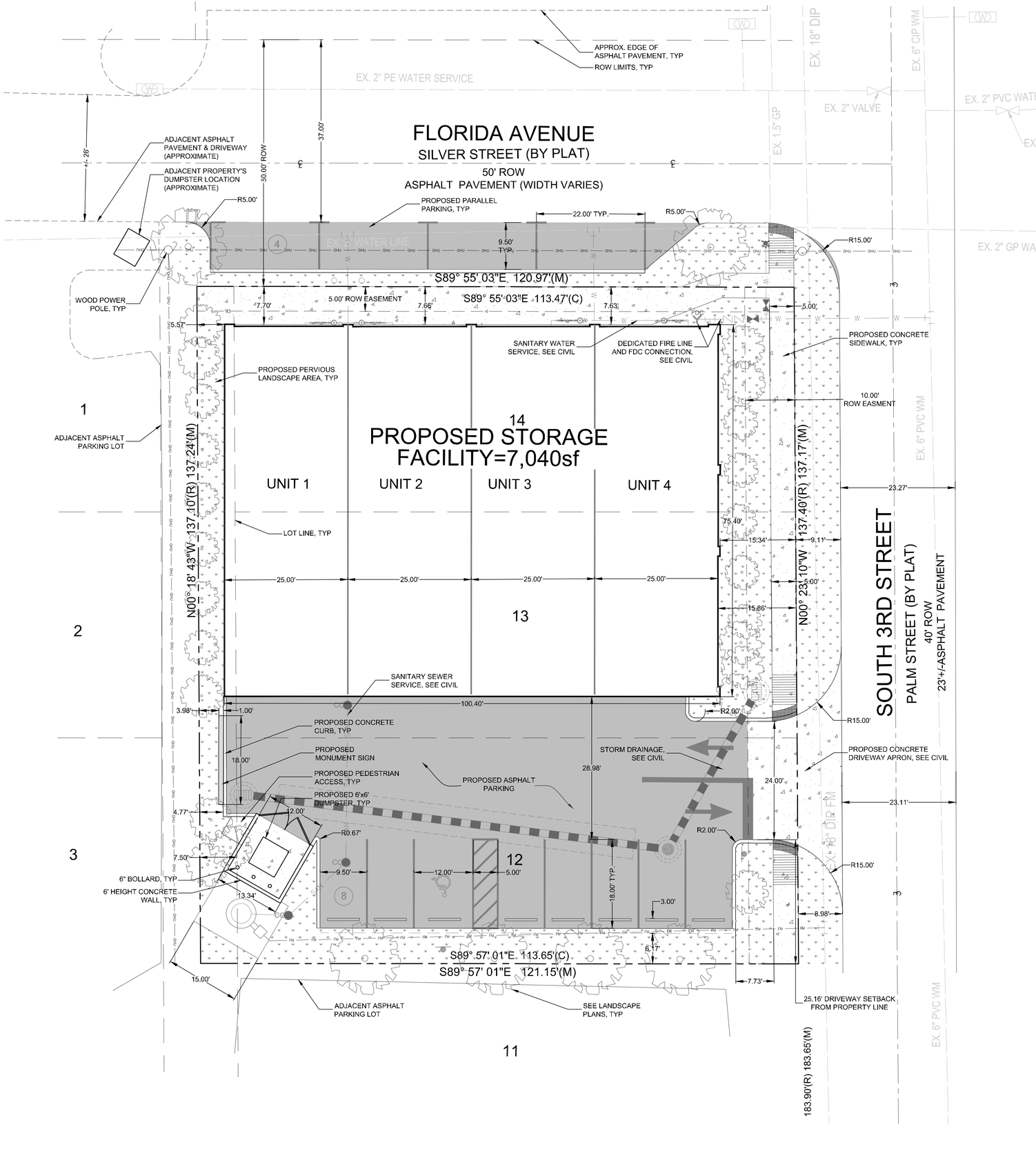
BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:





Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1
01.19.24	BW	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF x 10' WIDE
1,200 S.F. DIV. BY 300 = 4 TREES REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF x 10' WIDE
1,110 S.F. DIV. BY 300 = 4 TREES REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF x 10' WIDE
1,210 S.F. DIV. BY 200 = 6 TREES REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF x 10' WIDE
550 S.F. DIV. BY 200 = 3 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 5,523 S.F.
5,355/15 = 357 S.F. REQUIRED PLANTING AREA
4 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 120 LF
120 DIV. BY 3 = 40 SHRUBS REQUIRED
EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 111 LF
111 LF DIV. BY 3 = 37 SHRUBS REQUIRED
SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 121 LF
121LF DIV BY. 3 = 41 SHRUBS REQUIRED
WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY)= 55 LF
55 LF DIV. BY 3 = 19 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 143 SHRUBS**

***TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS**

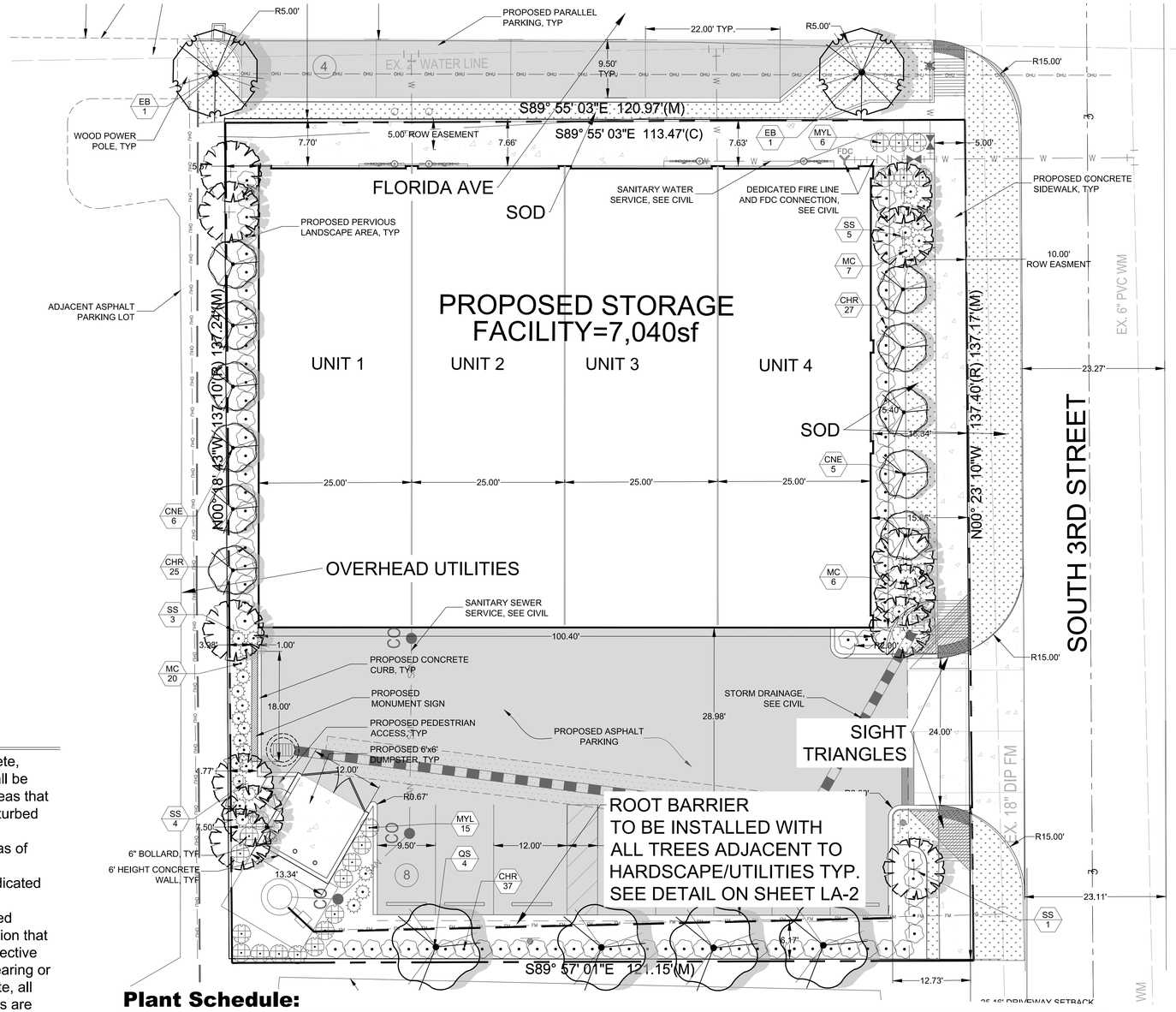
General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.
16. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

DRAWING INDEX:

LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2: LANDSCAPE DETAILS & SPECIFICATIONS

811 Know what's below. Call before you dig.



Plant Schedule:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	CNE	11	Conocarpus erectus `Sericeus`	Silver Buttonwood	45G	12` HT	6`W	STD, 4`CT, SP	Native	2.5" DBH
	EB	2	Elaeocarpus decipiens	Japanese Blueberry Tree	45G	12` HT	5`W	STD, 4`CT, SP	Non-native	2.5" DBH
	QS	4	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	SS	12	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	CHR	89	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	MC	33	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	MYL	21	Myrcianthes fragrans	Simpson`s Stopper	7G	48" HT	36" W	F	Native	
SOD/SEED	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	SOD	TBD	Paspalum notatum	Bahia Grass	SOD			Free of Weeds and Pests		

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Landscape Plan

Revisions

Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1
1.18.24	PG	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-1

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

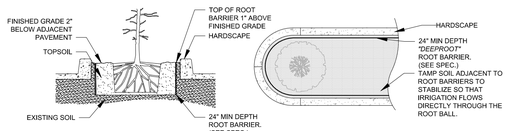
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion, See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs, per acre, All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

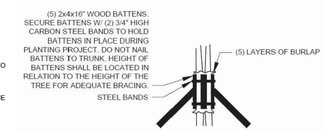
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

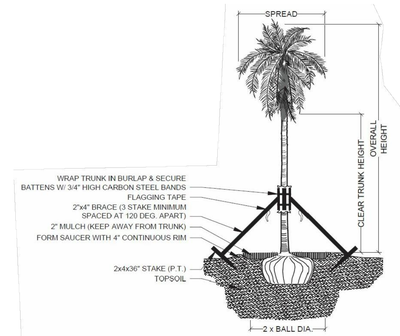
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

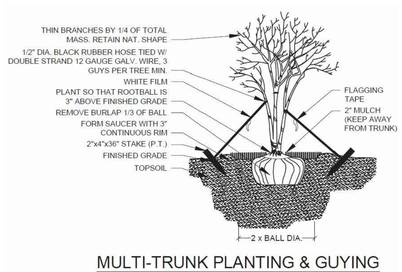
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



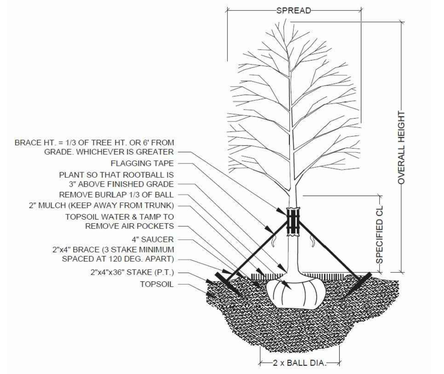
BRACING DETAIL
NOT TO SCALE



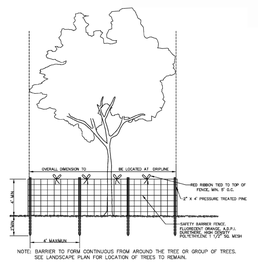
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

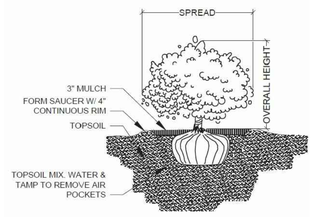


TREE PLANTING & STAKING
NOT TO SCALE

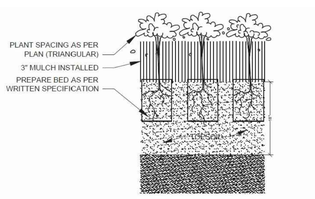


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Fort Pierce Commercial

Florida Avenue & S 3rd Street
Fort Pierce, Florida

Details & Specifications

Revisions		
Date	Init.	Description
8.31.23	PG	Submittal
11.01.23	PG	Revision 1
1.18.24	PG	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

LA-2

PRELIMINARY CONSTRUCTION PLANS
FOR:
301 FLORIDA AVENUE FLEX SPACE

OWNER:

DDA REALTY GROUP, LLC

JURISDICTIONAL NOTES

GENERAL

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLY WITH ALL STANDARD CITY AND COUNTY POLICIES AND PRACTICES AS APPLICABLE.

UTILITY WORK

PLAN APPROVAL THROUGH DEVELOPMENT SERVICES DOES NOT INCLUDE UTILITIES. PROPOSED WATER, SEWER, ELECTRIC AND GAS PROVIDER:

FORT PIERCE UTILITY AUTHORITY
206 S 6TH ST
FORT PIERCE, FL 34950
(772) 466-1600

PHONE / DATA PROVIDER
ATT

WORK WITHIN THE RIGHT-OF-WAY

ALL WORK WITHIN VIRGINIA AVENUE AND U.S. HIGHWAY 1 /W REQUIRES RIGHT-OF-WAY PERMITS FROM ST. LUCIE COUNTY AND ALL WORK MATERIALS AND METHODS MUST BE IN ACCORDANCE WITH THEIR STANDARDS AND PROCEDURES.

VICINITY \ AERIAL MAP

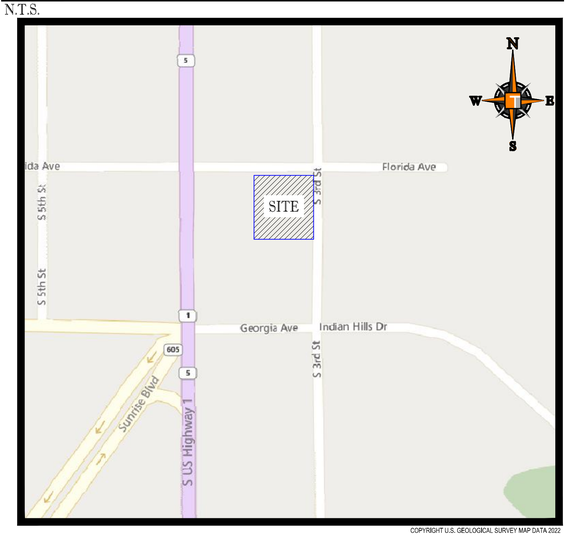
N.T.S.



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LOCATION MAP

N.T.S.



COPYRIGHT U.S. GEOLOGICAL SURVEY MAP DATA 2022

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C-06	EROSION CONTROL PLAN
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C-09	WATER SEWER DETAILS
C-10	WATER SEWER DETAILS
C-11	WATER SEWER DETAILS
C-12	PAVEMENT MARKINGS & SIGNAGE PLAN

PROJECT TEAM

APPLICANT:
DDA REALTY GROUP, LLC
11166 SW LUNATA WAY
PORT ST. LUCIE, FK, 34987

LANDSCAPE ARCHITECT/PLANNER:

ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
STUART, FL 34994
CONTACT: JASON GUNTHER, **PE**
(P) 772.888.3138

SURVEYOR:
MANUCY LAND SURVEYORS, INC
12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
(P) 561.427.0855

ARCHITECT:

PREPARED BY

THOMAS ENGINEERING GROUP

840 SE OSCEOLA ST.
STUART, FL. 34994

PH: (772) 888-3138
www.ThomasEngineeringGroup.com

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THOMAS ENGINEERING GROUP, LLC.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016 - COVER SHEET

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-01

Printed on Wednesday, January 10, 2024, 7:07 PM by Jason Gunther

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS PLANS AND SHALL BE CONSIDERED PART OF THESE PLANS:
-TOPOGRAPHIC SURVEY PREPARED BY MANUCY LAND SURVEYORS, INC.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THEM IN THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS &DJOR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

24. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE MUNICIPALITY / JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY THE CITY / COUNTY AS APPLICABLE COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

31. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE CITY / COUNTY AS APPLICABLE.

33. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

34. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS..

SANITARY SEWER NOTES:

A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
2. CONSTRUCTION MUST COMPLY WITH FORT PIERCE UTILITY AUTHORITY STANDARD DETAILS AND APPROVED MATERIALS LIST.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE SDR-25)
2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLY LINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING. MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION. MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF EOR / FPUA AS APPLICABLE. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
c. EACH SERVICE CONNECTION SHALL BE PLUGGED WITH WATER-TIGHT WITH AN APPROVED PLUG.
d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE FPUA AND FDEP.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
3. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).
5. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, DRIVEWAYS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.
6. CONSTRUCTION MUST COMPLY WITH FPUA STANDARD DETAILS AND APPROVED MATERIALS LIST.

B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL HAVE PUSH-ON JOINTS AND CONFORM TO ANSI/AWWA C600-93. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL..
c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER FPUA.
6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER FPUA.
7. RETAINER GLANDS SHALL CONFORM TO ANSI//AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.
10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.

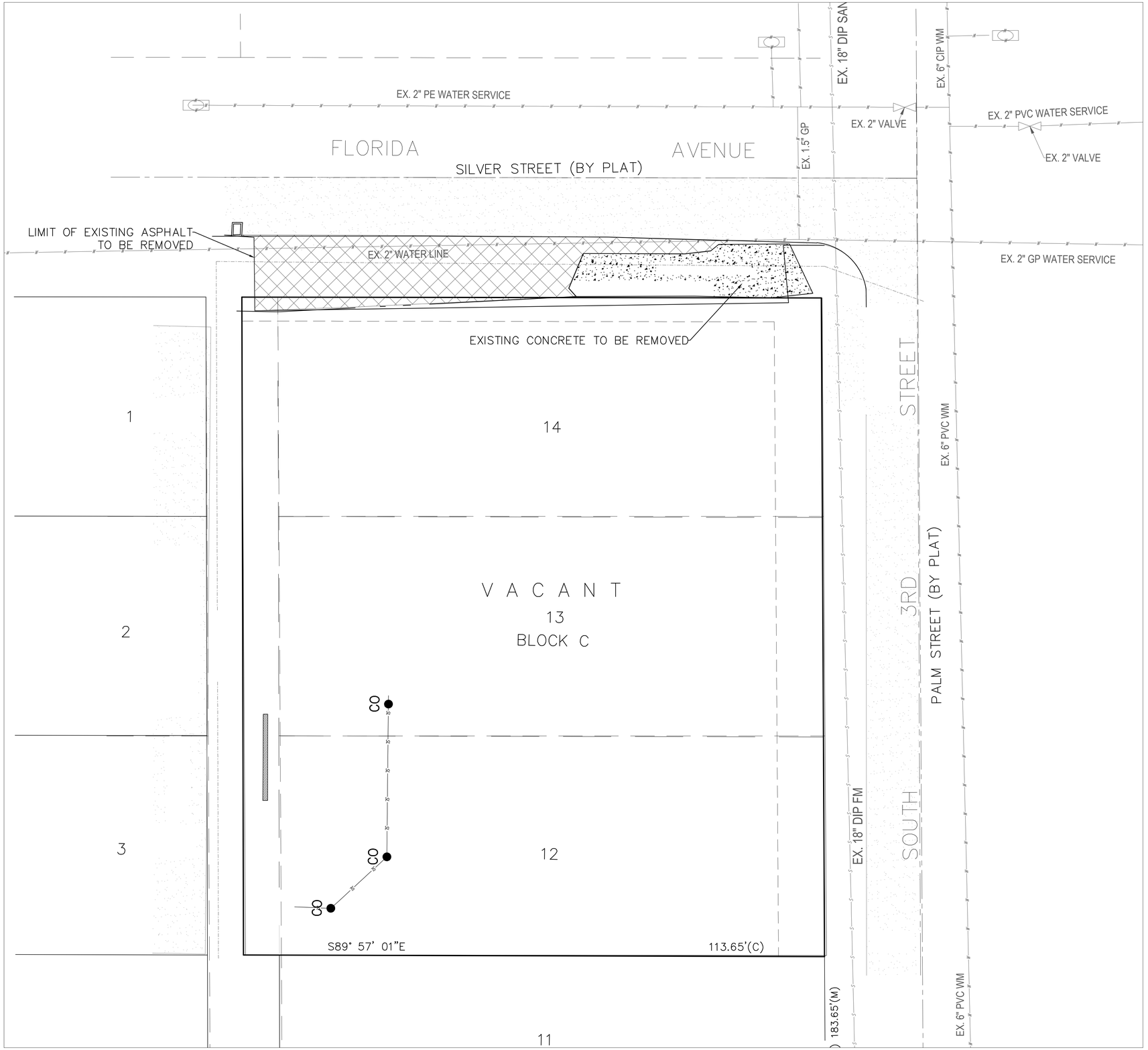
C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH AWWA C800 THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST DISCHARGE OR LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
1. GENERAL:
CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
a. METHOD A PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
b. METHOD B PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
c. METHOD C IF APPROVED BY FPUA AND FDEP WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2.BEDDING:
BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR All PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE EOR AND FPUA.
ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
3. PVC PIPE:
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER
c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
4. DUCTILE PIPE:
a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP
5. VALVES:
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. RESISTANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVE LOCATION IN PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS ARE THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. d.THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

6.SERVICE:
a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 30" UNDER PAVEMENT.
b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER OR POLYETHYLENE AS DETERMINED BY FPUA.
c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2'2 BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING
1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I. DURING THE TEST.
2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF FPUA AND THE ENGINEER OF RECORD.
3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05. 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES APPROVED BY FPUA AND FDEP
4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS IF NOT SPECIFIED. SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1000' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH.PROVIDE A MINIMUM OF TWO SAMPLE POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY FPUA AND DEP.
5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{



HATCH LEGEND

EXIST. PAVEMENT RESURFACED OR SEAL COATED

N W E S

10 5 2.5 0 10
1"= 10'

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   MANUCY LAND SURVEYORS, INC.
   12660 157TH STREET NORTH,
   JUPITER, FL. 33478
2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

STATE OF FLORIDA — JASON MATHEW GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — LICENSE

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code..

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1902 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- DEMOLITION PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA — January 10, 2024 — FLORIDA LICENSE No. 58629 — FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

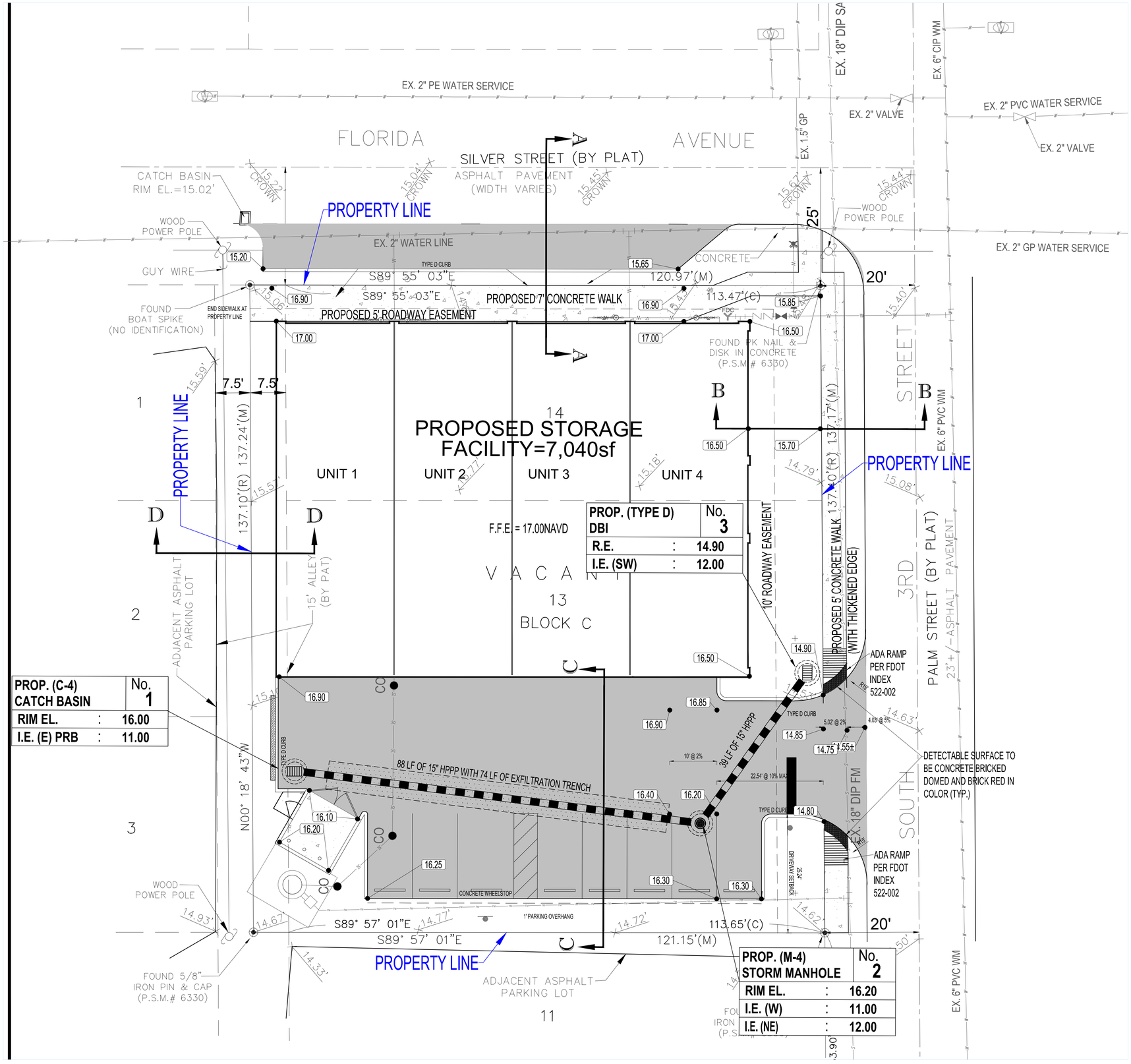
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C-03

Printed on Wednesday, January 10, 2024, 7:08 PM by Jason Gunther



PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)ICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER LATERAL	SL
	CATCH BASIN	
	MANHOLE	
XXXX	GRADE SPOT SHOT	X.XX
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code..

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SUITE 101
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P: 813-379-4100

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230016
DRAWN BY:	JMG
CHECKED BY:	JMG
DATE:	08-24-2023
CAD I.D.:	FJ230016 - PGD PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

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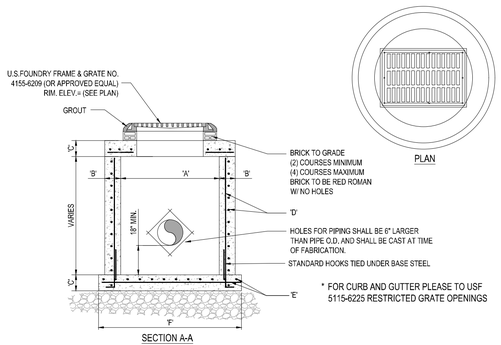
SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-04

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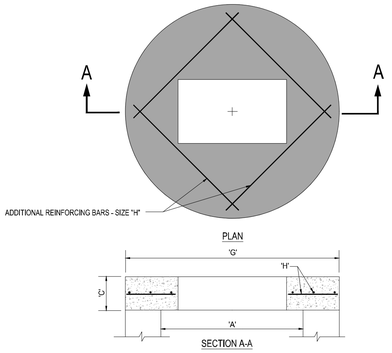


SECTION A-A

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR CATCH BASIN

SCALE: NONE

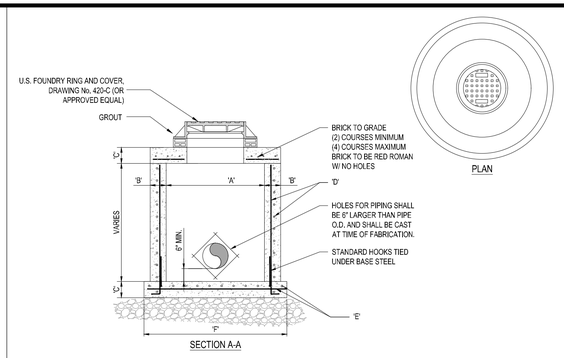


SECTION A-A

TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB

SCALE: NONE

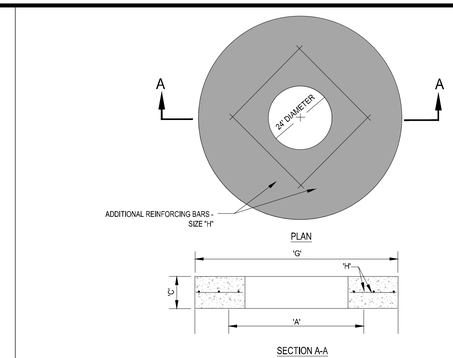


SECTION A-A

TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

3 PRECAST CIRCULAR DRAINAGE MANHOLE

SCALE: NONE

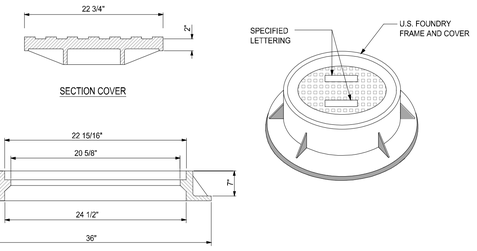


SECTION A-A

TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES

SCALE: NONE

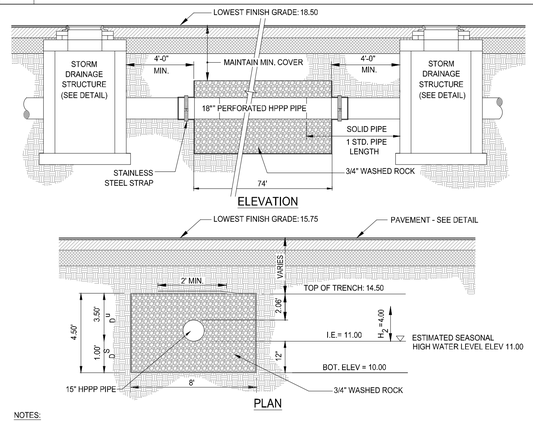


NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

5 MANHOLE FRAME DETAIL

SCALE: NONE

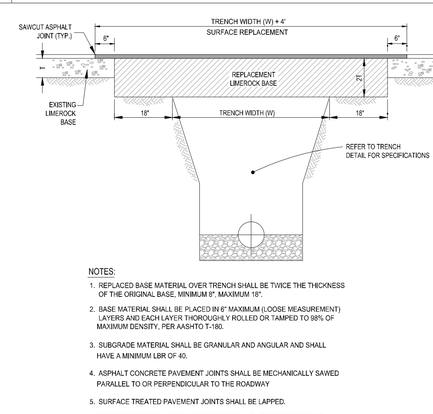


NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

6 EXFILTRATION TRENCH

SCALE: NONE

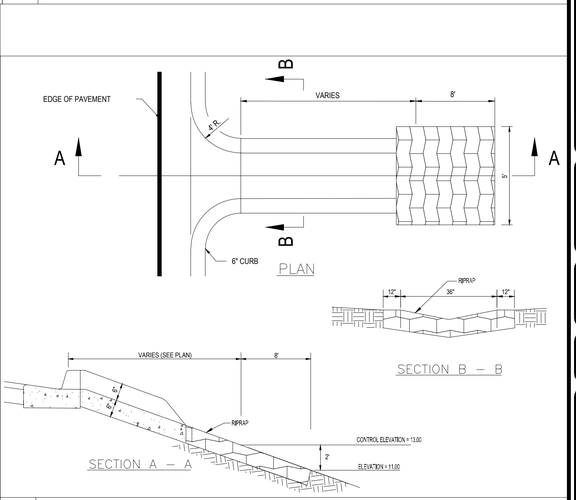


NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS)
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

8 PAVEMENT RESTORATION DETAIL

SCALE: NONE



9 FLUME DETAIL

SCALE: NONE

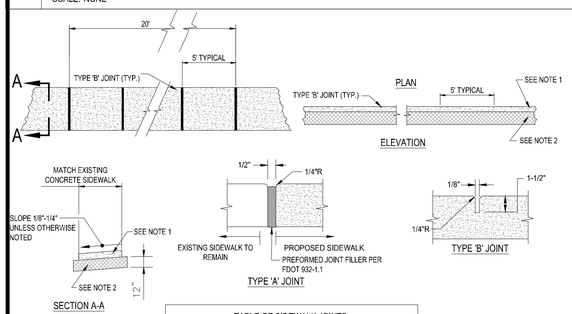


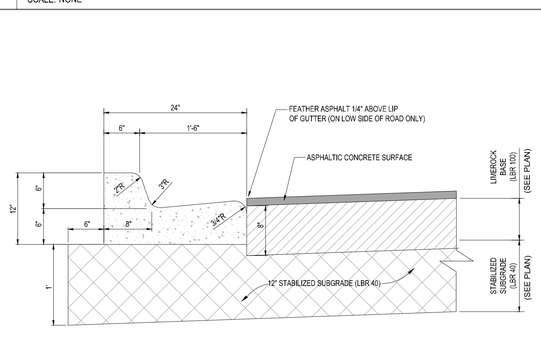
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS, UNLESS OTHERWISE NOTED.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

10 SIDEWALK DETAILS

SCALE: NONE

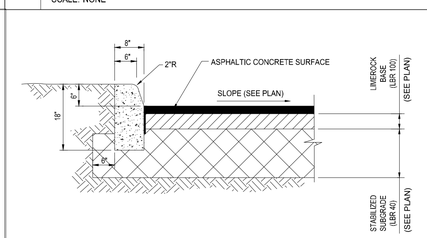


NOTE :

1. WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
3. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)

11 TYPE 'F' CURB & GUTTER DETAIL

SCALE: NONE



12 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-PGD DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

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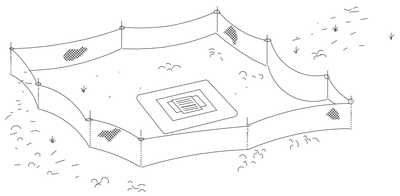
SHEET TITLE:

PAVING GRADING & DRAINAGE DETAILS

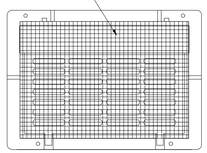
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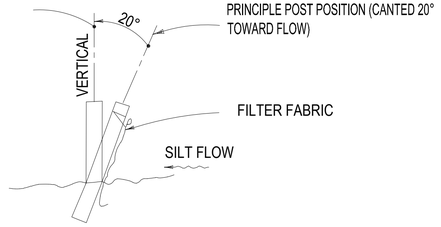
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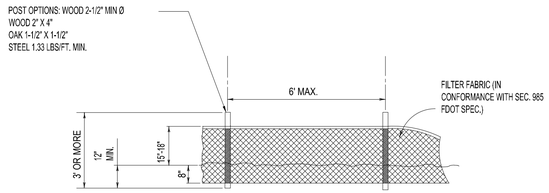
SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



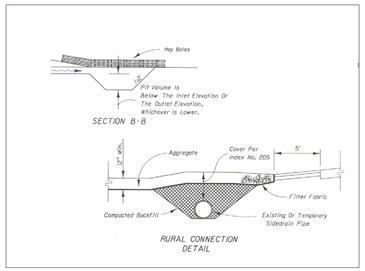
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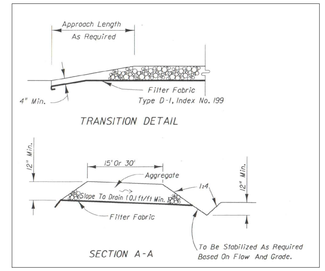


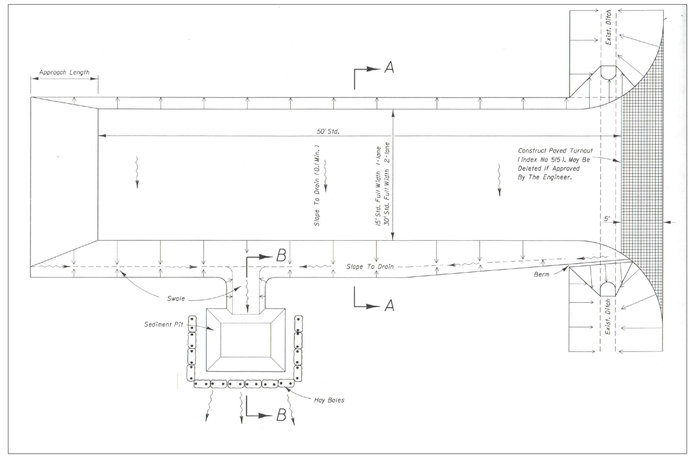
ELEVATION

NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

SILT FENCE DETAIL







SOIL TRACKING PREVENTION TYPE A

NOTES:

SEC. 17-76. - INSPECTION.

A. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE DIRECTOR OF BUILDING AND CODE ENFORCEMENT UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP WORK ORDER. PLANS FOR GRADING, STRIPPING, EXCAVATING, AND FILING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINED AT THE SITE DURING THE DURATION OF THE WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AT LEAST TWO (2) WORKING DAYS BEFORE THE FOLLOWING:

(1) START OF CONSTRUCTION;

(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;

(3) COMPLETION OF SITE CLEARING;

(4) COMPLETION OF ROUGH GRADING;

(5) COMPLETION OF FINAL GRADING;

(6) CLOSE OF THE CONSTRUCTION SEASON;

(7) COMPLETION OF FINAL LANDSCAPING.

B. THE PERMITEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN(S). THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

C. THE CITY ENGINEER OF HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

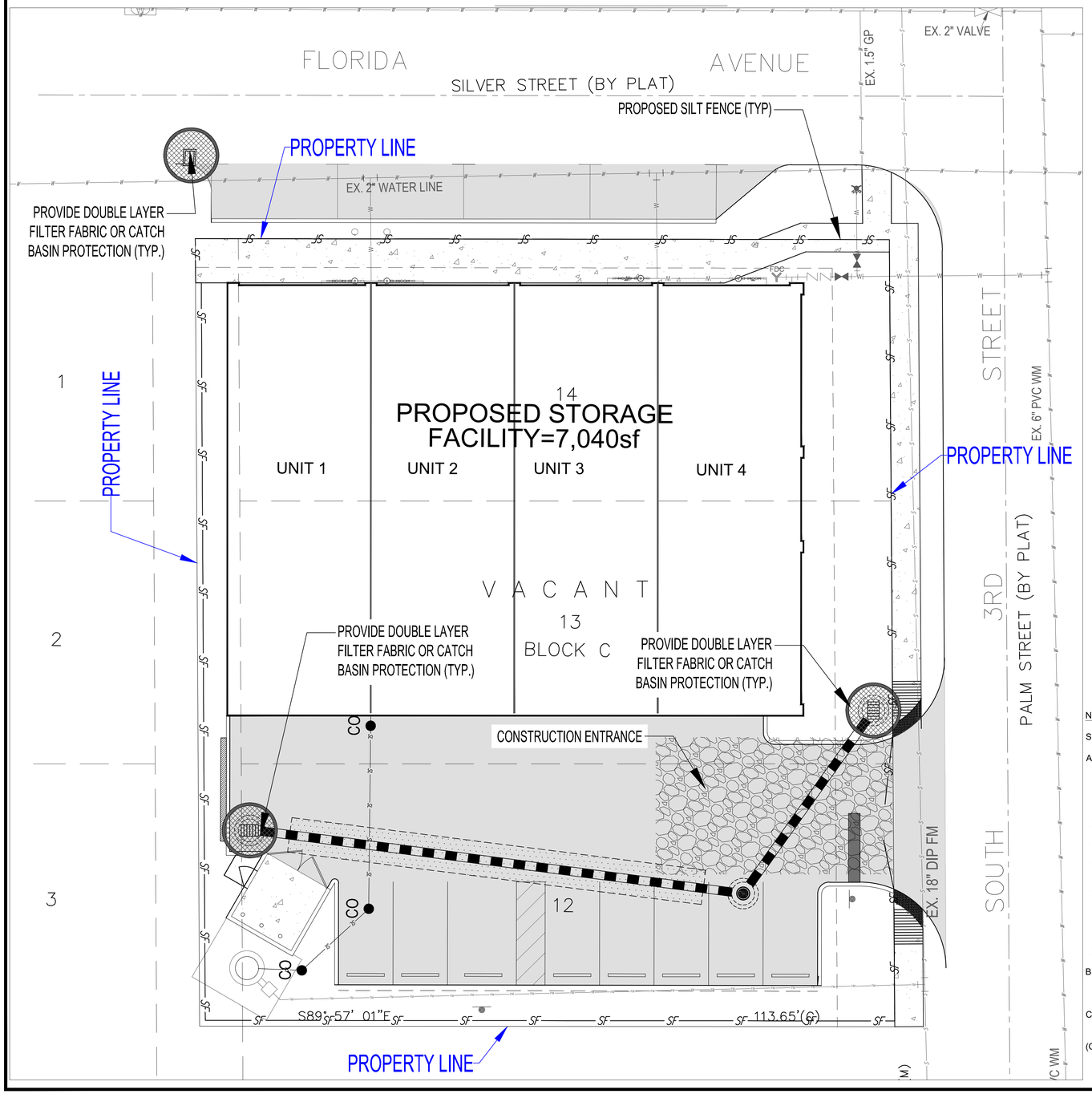
(ORD. NO. K-421, § 1, 6-5-06)

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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TAMPA, FL 33612
P: 813-379-4100

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- EROSION CONTROL

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
January 10, 2024
Florida License No.58629
FLORIDA CERTIFICATE OF AUTHORIZATION No. 27528

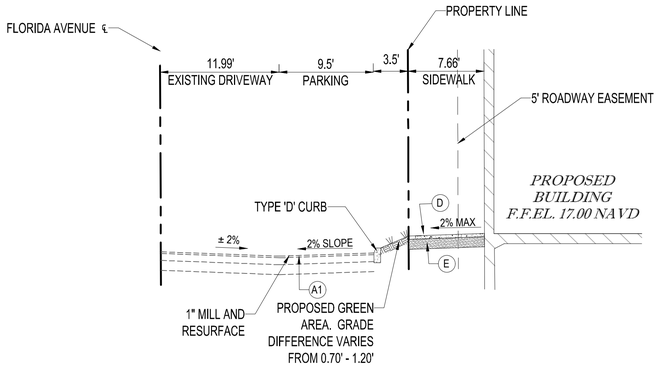
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EROSION CONTROL PLAN

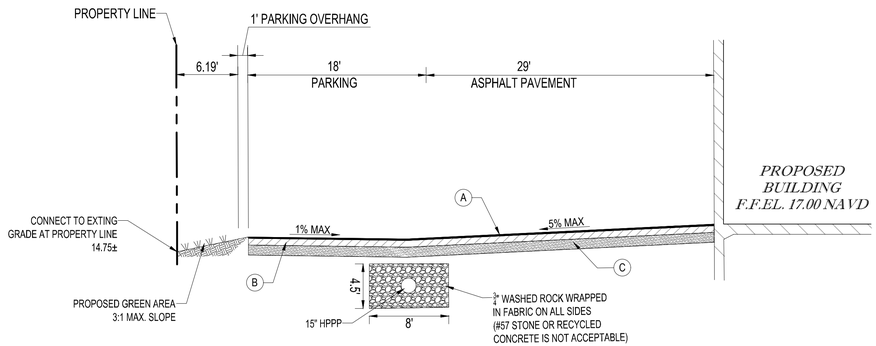
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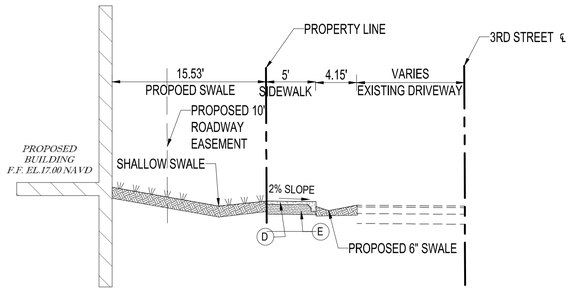
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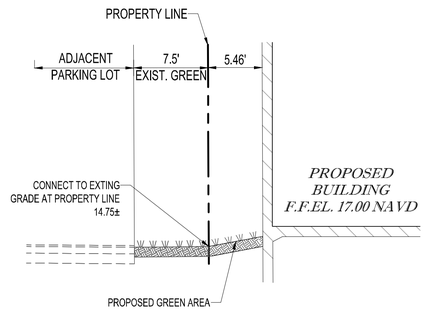
SECTION A-A
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION D-D
NOT TO SCALE

PAVEMENT LEGEND

(A) WEARING SURFACE
INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(A1) WEARING SURFACE (MILL & RESURFACE)
INSTALLATION OF THE 1" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(B) 8" LIME ROCK BASE
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIMEROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS.

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
SUB-BASE SHALL EXTEND 12" BEYOND LIMEROCK / CONCRETE LIMITS.

(D) CONCRETE SIDEWALK:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

(E) COMPACTED SUB-BASE :
12" COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600

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PROJECT No.: FJ230016
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DATE: 08-24-2023
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PROJECT:

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FOR

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CITY OF FORT PIERCE
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JASON M. GUNTHER
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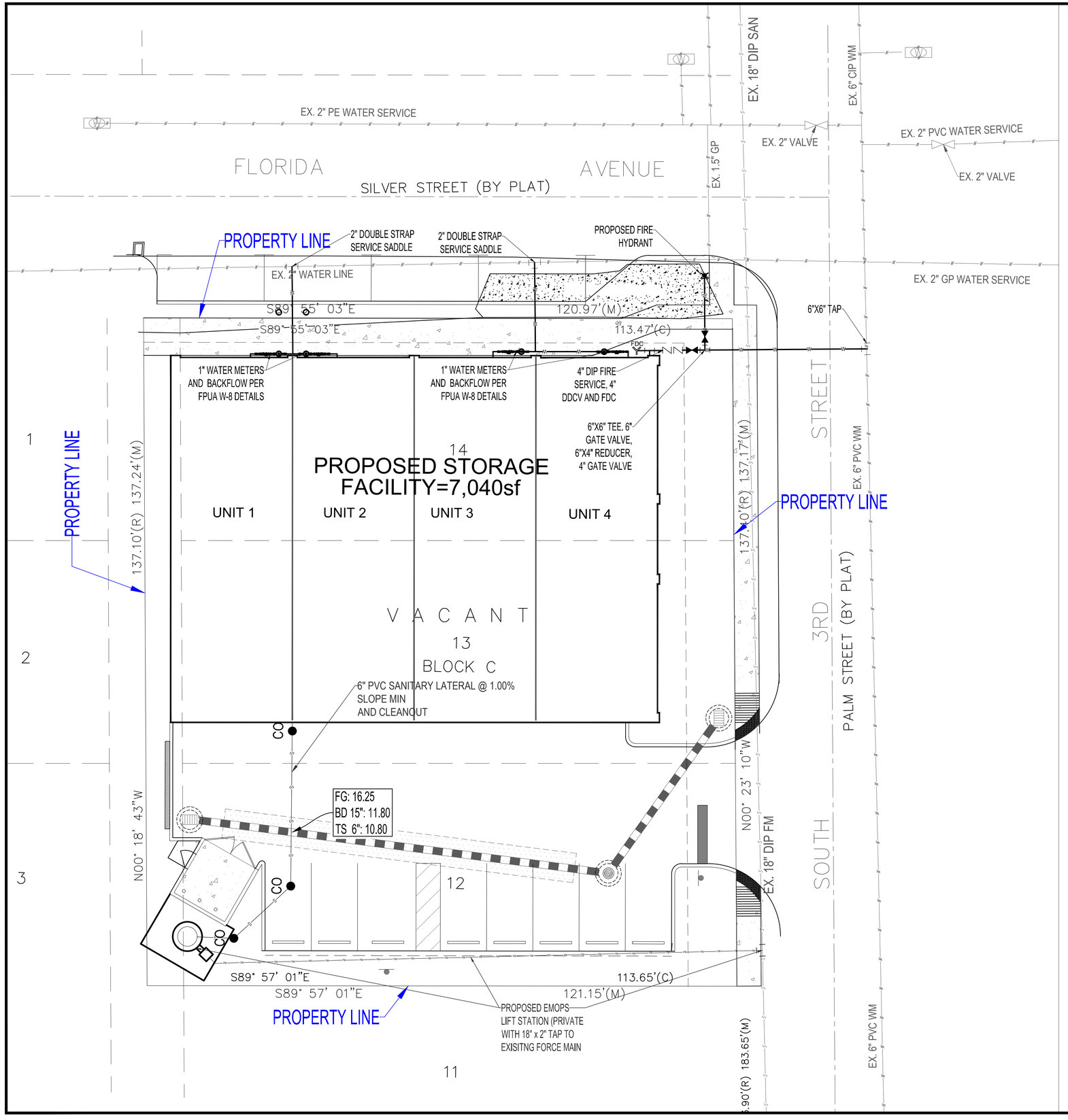
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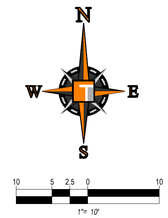
CROSS SECTIONS

SHEET NUMBER:

C-07

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ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	
GAS MAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY CITY UTILITY EASEMENT UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code..

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PROJECT No.:	FJ230016
DRAWN BY:	JMG
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DATE:	08-24-2023
CAD I.D.:	FJ230016- WSU PLAN

PROJECT:

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FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

WATER, SEWER AND UTILITY PLAN

SHEET NUMBER:

C-08

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J:\PROJECTS\2023\FJ230016 - 301 FLA\------\ARCH\C-08 WATER, SEWER AND UTILITY PLAN

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FOOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJM	COMPUTER FILE # DETAIL NOTES 2000G2.DWG
DRAWN BY: AJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TEST PRESSURE IN PSI

23. PRIOR TO ANY TESTS, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION	G-1 NOTES
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJM	COMPUTER FILE # DETAIL NOTES 2000G2.DWG
DRAWN BY: AJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR–26, GREEN OR WHITE IN COLOR. GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D–3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE–CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C–900, AND SHALL BE CLASS 150, DR–18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C–110/A21.10 CLASS 250 MIN. AND CEMENT LINED FACTAY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G–2 CONSTRUCTION NOTES
02–08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: AJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3–FOOT, AND PREFERABLE 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

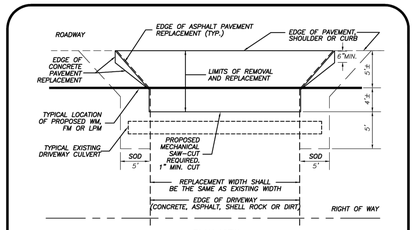
A MINIMUM 6–FOOT, AND PREFERABLE 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10–FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES, THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G–3 WATER/SEWER CONFLICT
02–08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: AJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



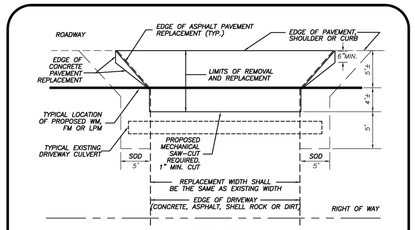
PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6', 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB–GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S–1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW–CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T–99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT–OF–WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R–1
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: AJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



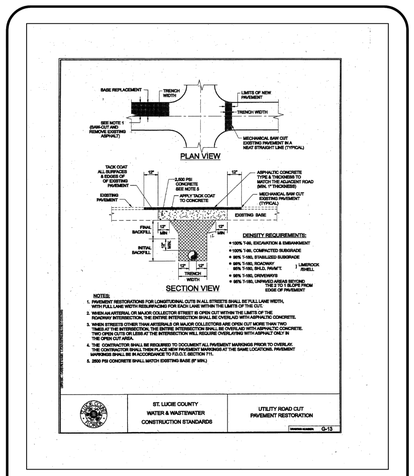
PLAN VIEW

NOTES:

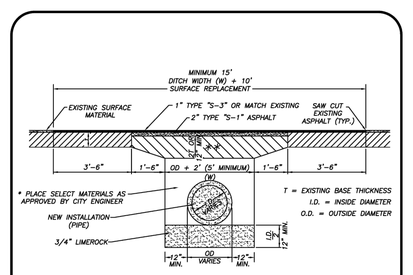
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6', 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB–GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S–1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW–CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T–99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT–OF–WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R–1
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: AJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



PAVEMENT RESTORATION (COUNTY)	R–2
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
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	SHEET 1 OF 1



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–99, UPPERMOST 12" BE COMPACTED TO 98% OF T–99.

** LIMEROCK OR CRUSHED COQUINA CORRESPONDED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–180

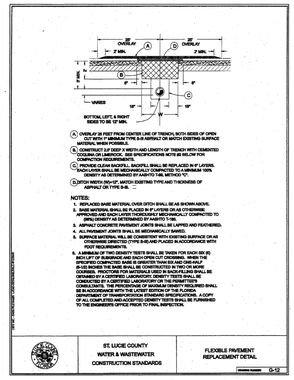
PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS	R–3
DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: AJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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JAS



ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	FLEXIBLE PAVEMENT REPLACEMENT DETAIL
	D-12

FLEXIBLE PAVEMENT REPLACEMENT DETAIL

R-4

DATE:	REVISION:	BY:	APPD:
DESIGNED:	COMPUTER FILE #		
DRAWN BY: JAM	WWS DETAILS 200602.DWG		
APPROVED: JLC	N.T.S. DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING

FT. PIERCE UTILITIES AUTHORITY

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ⓐ, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ⓐ, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ⓑ, OR ALONG THE PROPERTY LINES MARKED AREA ⓒ.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT

(N.T.S.)

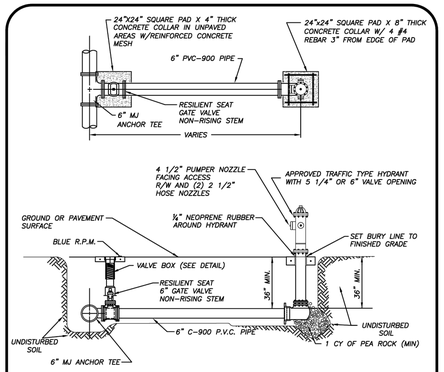
WATER METER PLACEMENT POLICY

W-1

03-09	02-15	REVISION:	BY:	APPD:
DATE:			SLL	JLC
DESIGNED: JLC		COMPUTER FILE # WATER DETAILS 200602.DWG		
DRAWN BY: SLL		SCALE: N.T.S.		
APPROVED: JLC		DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING

FT. PIERCE UTILITIES AUTHORITY



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY

(N.T.S.)

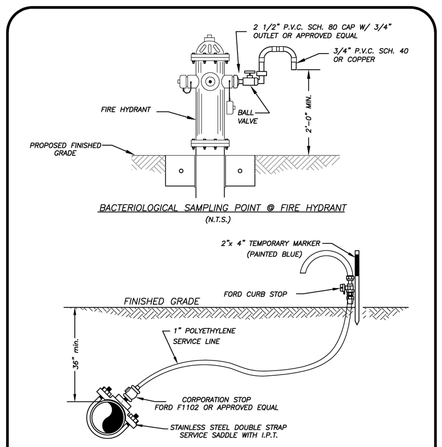
TYPICAL FIRE HYDRANT ASSEMBLY

W-5

03-09	02-15	REVISION:	BY:	APPD:
DATE:			SLL	JLC
DESIGNED: JLC		COMPUTER FILE # WATERDETAIL.DWG		
DRAWN BY: SLL		SCALE: N.T.S.		
APPROVED: JLC		DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING

FT. PIERCE UTILITIES AUTHORITY



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT

(N.T.S.)

BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN

(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

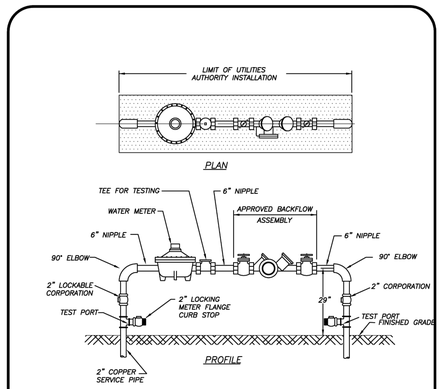
BACTERIOLOGICAL SAMPLING POINT DETAIL

W-6

03-09	02-15	REVISION:	BY:	APPD:
DATE:			SLL	JLC
DESIGNED: JLC		COMPUTER FILE # WATERDETAIL.DWG		
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APPROVED: JLC		DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING

FT. PIERCE UTILITIES AUTHORITY



PLAN

PROFILE

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)

(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)

W-8

03-09	DESIGN	REVISION:	BY:	APPD:
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DESIGNED: JLC		COMPUTER FILE # WATER DETAILS 200602.DWG		
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APPROVED: JLC		DATE: 2010	SHEET 1 OF 1	

WATER/WASTEWATER ENGINEERING

FT. PIERCE UTILITIES AUTHORITY

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-WS DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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JASON M. GUNTHER — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

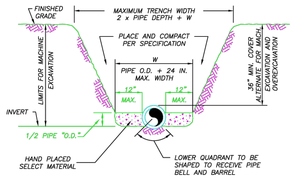
SHEET TITLE:

WATER SEWER DETAILS

SHEET NUMBER:

C-10

Printed on Wednesday, January 10, 2024, 7:09 PM by Jason Gunther
M:\PROJECTS\FJ230016-WS DETAILS\CAD\FJ230016-WS DETAILS-----ASPHALT C-10 WATER SEWER DETAILS



NOTES:

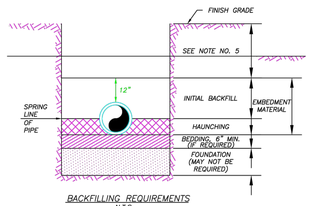
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TYPICAL TRENCH DETAIL	M-1
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2015 — SHEET 1 OF 1		



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

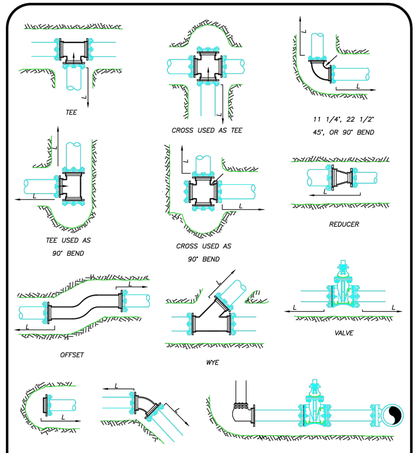
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	BACKFILLING REQUIREMENTS	M-2
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2015 — SHEET 1 OF 1		



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2015 — SHEET 1 OF 1		

MECHANICAL JOINT RESTRAINT NOTES

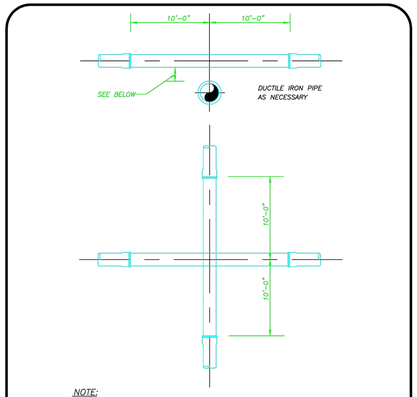
NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2015 — SHEET 1 OF 1		



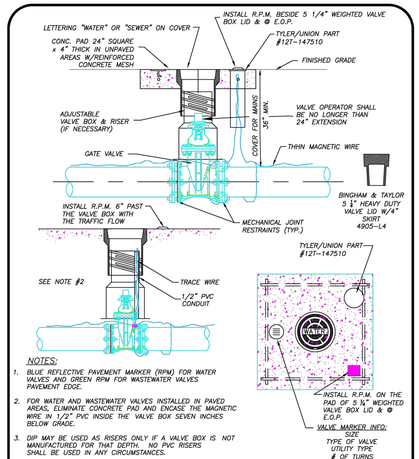
NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	UTILITY CROSSING DETAIL	M-5
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2018 — SHEET 1 OF 1		



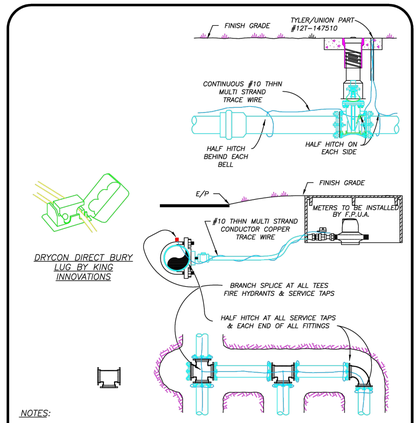
NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2015 — SHEET 1 OF 1		



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE

(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TRACE WIRE DETAIL	M-11
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2015 — SHEET 1 OF 1		

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE – 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MATERIAL UPGRADE NOTES	M-13
03-09 CONCRETE SLAB — REVISIONS — SLL — AJC — APPD.	WATER/WASTEWATER ENGINEERING	
DRAWN BY: AJC — CHECKED BY: SLL — SCALE: NONE — DWG: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC — DATE: 2015 — SHEET 1 OF 1		

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THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE, SUITE 101, TAMPA, FL 33612, P: 813-379-4100
6300 NW 31st AVE, FT. LAUDERDALE, FL 33309, P: 954-202-7600

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-WS DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER — LICENSE — No. 58629 — PROFESSIONAL ENGINEER — STATE OF FLORIDA

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code.

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MATTHEW GUNTHER — LICENSE — No. 58629 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

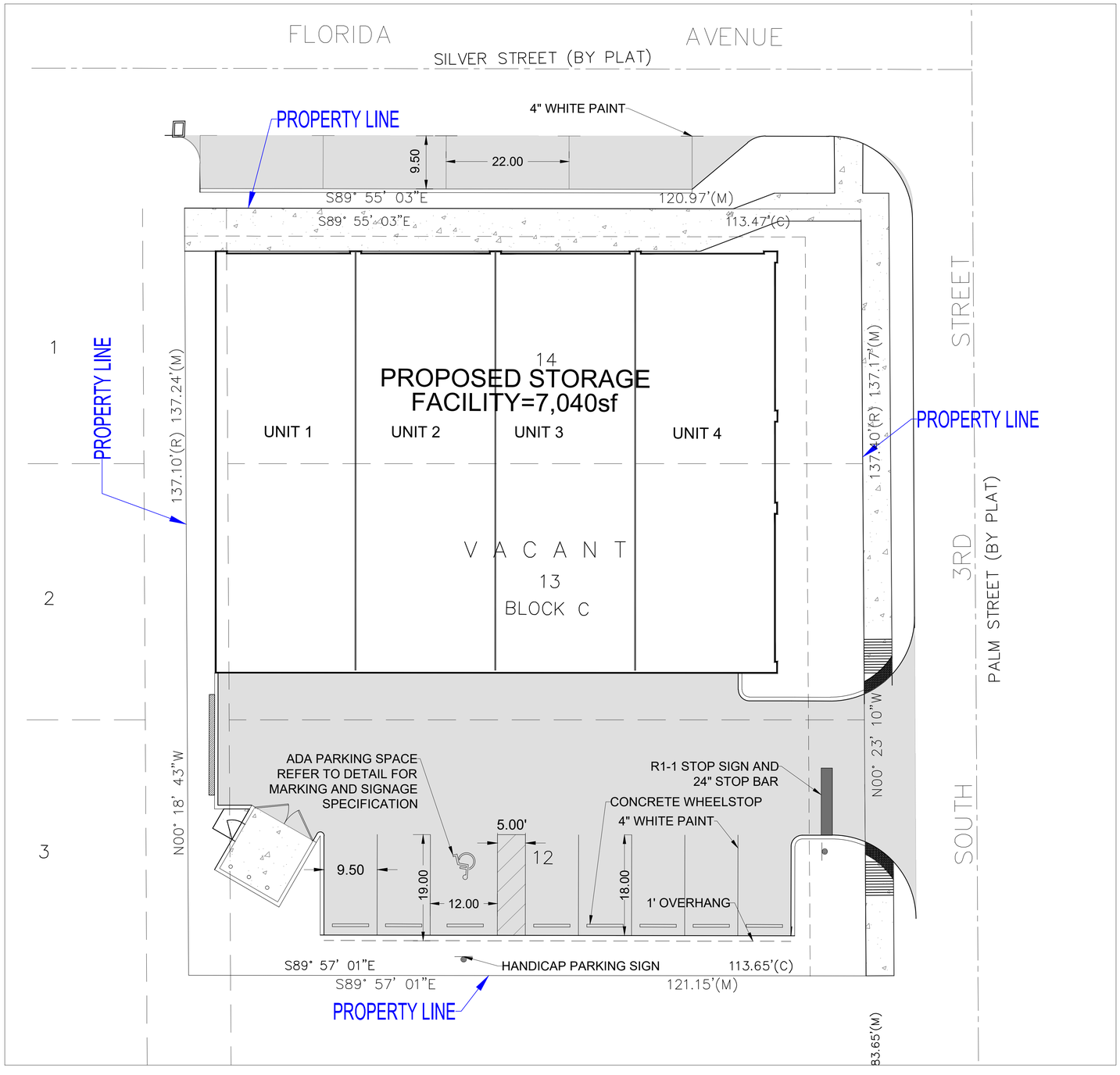
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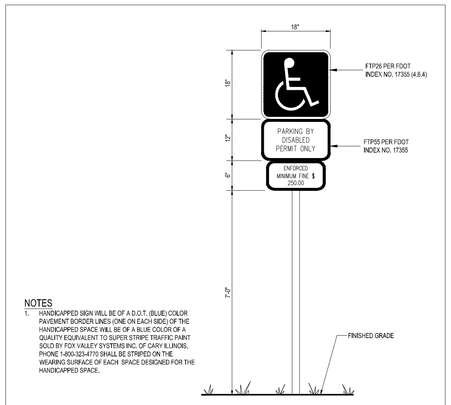
WATER SEWER DETAILS

SHEET NUMBER:

C-11

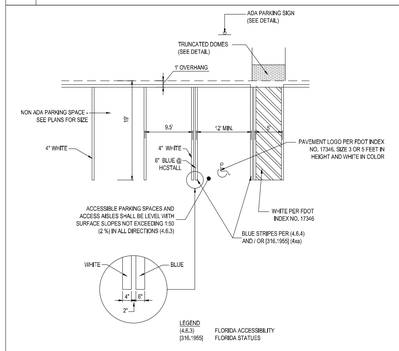
Printed on Wednesday, January 10, 2024, 7:09 PM by Jason Gunther



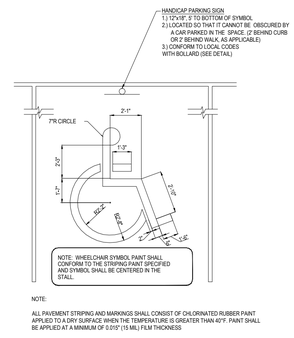


NOTES
1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS, PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE..

2 ACCESSIBLE PARKING SIGN
SCALE: NONE

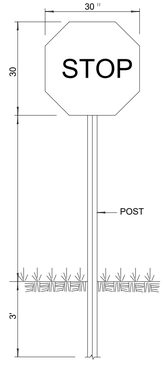


1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT
SCALE: NONE



NOTE:
ALL PAVEMENT STRIPING AND MARKINGS SHALL CONSIST OF CHLORINATED RUBBER PAINT APPLIED TO A DRY SURFACE WHEN THE TEMPERATURE IS GREATER THAN 40°F. PAINT SHALL BE APPLIED AT A MINIMUM OF 0.015" (15 MIL) FILM THICKNESS

ADA ACCESIBLE PARKING
STALL PAINTING DETAIL — N.T.S.



TYPICAL STOP SIGN





THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1902 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
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REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
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PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
January 10, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 1/10/2024 using a SHA-1 authentication code..

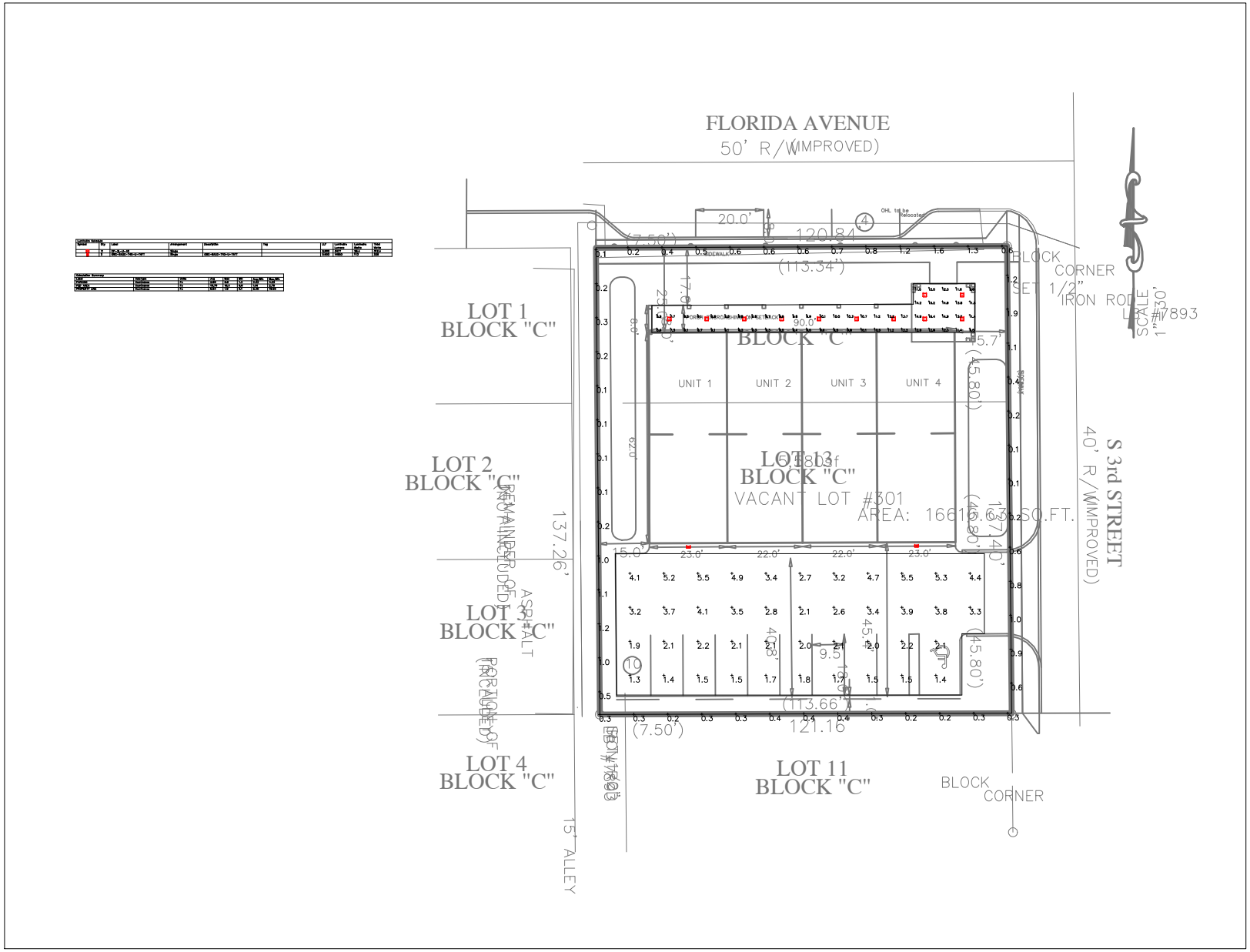
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SHEET TITLE:
PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:
C-12

Printed on Wednesday, January 10, 2024, 7:09 PM by Jason Gunther
...\PROJECT PLANS\FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN-----FJ230016 C-12 PAVEMENT MARKINGS & SIGNAGE PLAN



Lighting Plan

301 Florida Avenue - Fort Pierce

January 2024

301 Florida Avenue Rezoning Traffic Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, traffic or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. the maximum building height is 65 feet and the maximum lot coverage is 60%. Therefore we will analyze a 49,600sf office building which would be 60% lot coverage and 5 stories. The following chart indicates the daily trips from this use would be approximately 600 trips.

General Office Building
(710)

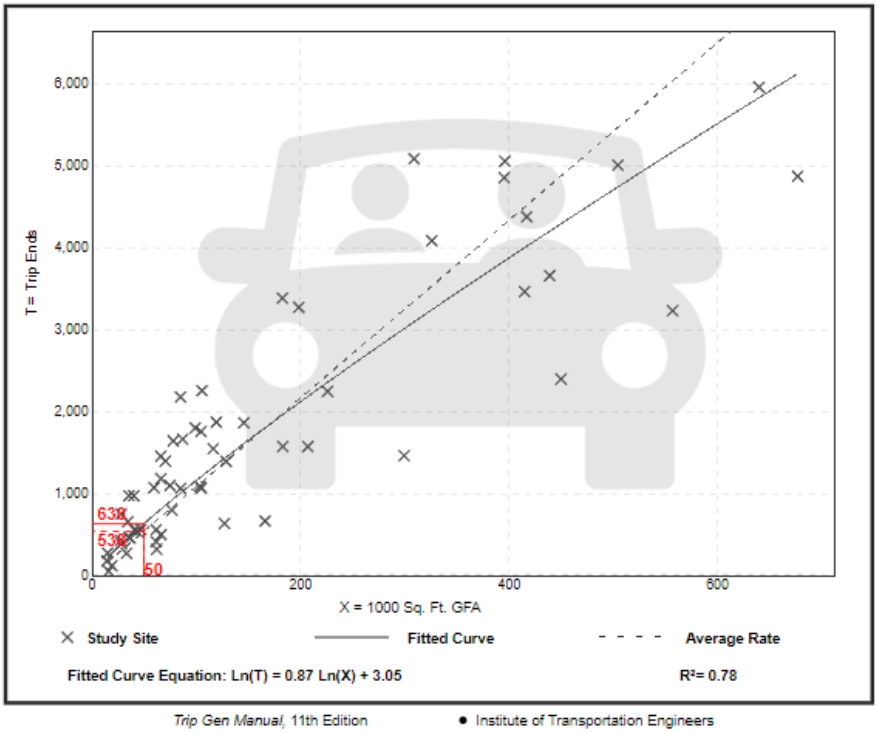
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

As previously stated, the PD zoning district cannot exceed the underlying density therefore the allowed use for the rezoning request would be identical to the chart above.

The specific plan associated with this application is for a 7,040sf warehouse use. The below chart represents the daily trips from this use being 49 daily trips.

Warehousing
(150)

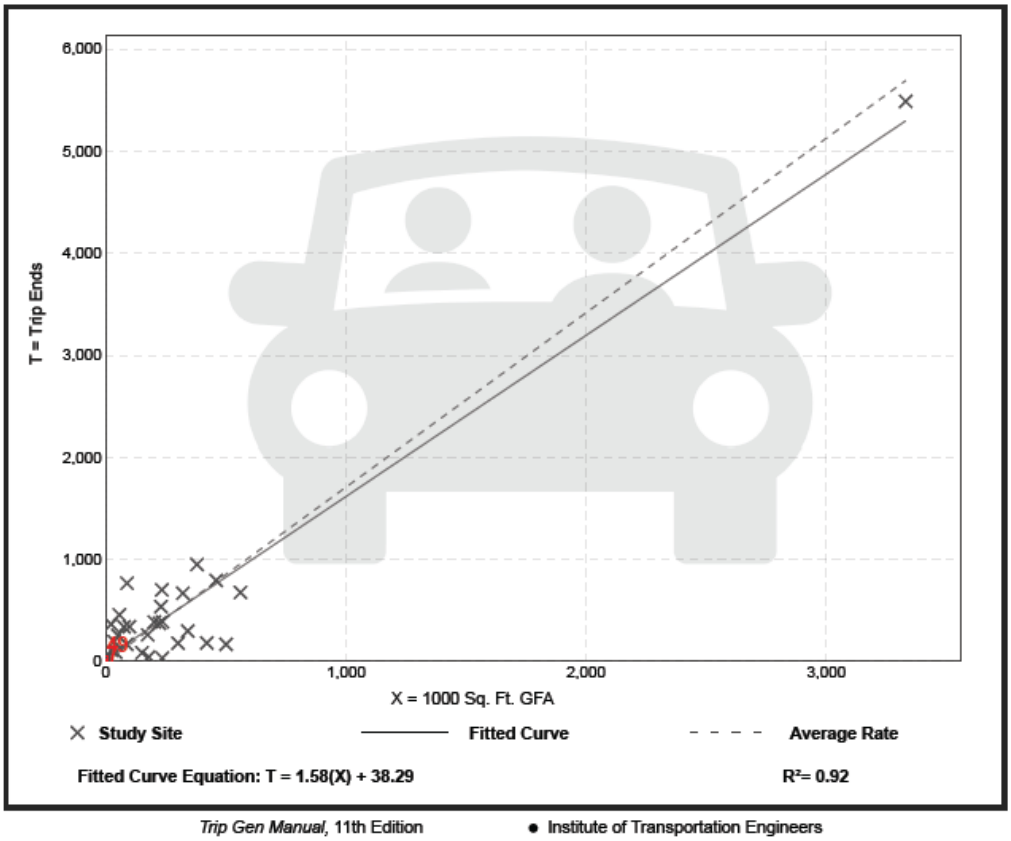
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

For the purposes of the rezoning request we believe this data is sufficient to confirm traffic will not be adversely impacted by this request.

301 Florida Avenue Rezoning Drainage Analysis

The request is to rezone the 0.38acre property to PD from C-3. Inherently in the PD zoning district the density cannot be increased above that of the underlying zoning district (C-3), therefore there cannot be adverse impacts to infrastructure, drainage or otherwise. For the purposes of this analysis, we have analyzed a potential C-3 zoned property. The maximum lot coverage is 60%. For this 0.38ac parcel this equates to a building size of 9,932sf. The proposed building is 7,040sf which is below the 60% threshold for the underlying zoning district.

We have provided support calculations to demonstrate water quality is exceeded by the proposed plan. Additional calculations will be provided for the Site Work Permit which will demonstrate a pre vs post analysis for 25, 5 and 3 year storm events will be met wherein discharge will be reduced in all three events.

THOMAS ENGINEERING GROUP

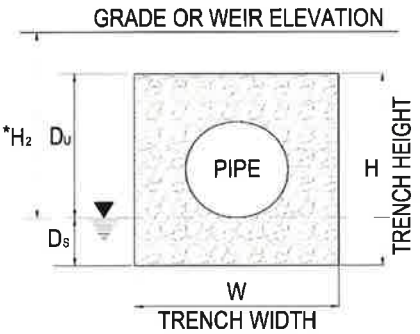
Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Exfiltration Trench Calculations

K-Value:

Test Hole #	(cfs/ft^2/ft hd)
EX-1	7.51E-04
EX-2	
K_{AVG}	7.51E-04

Trench:



* DEPTH OF EFFECTIVE HEAD

Water Table Elev. 11.00

Elev. 15.00 (Grade or Wier)

Elev. 14.50 (Top of Trench)

Elev. 10.00 (Bottom of Trench)

K =	7.51E-04	cfs/ft^2 - ft head
H_2 =	4.00	ft
W =	8.00	ft
D_u =	3.50	ft
D_s =	1.00	ft
H = Du + Ds =	4.50	ft

2) Compute Provided Trench Volume:

L = 68 feet

V = L x (K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 x 10^-4)Wdu)

V = 3.11 ac-in or 0.26 ac-ft

Proposed Trench exceeds Water Quality Requirements

Trench Stage-Storage Calcs		
Stage (ft)	**Area (ac)**	**Storage (ac-ft)**
11.00		0.00
12.00		0.07
13.00		0.13
14.00		0.20
15.00		0.26
16.00		0.26
17.00		0.26
18.00		0.26

THOMAS ENGINEERING GROUP
1000 Corporate Drive, Ft. Lauderdale, FL 33334
Tel: 954-202-7000
Fax: 954-202-7070

Date: 9/5/2023
Project: 301 Florida Avenue Storage
Project No: FJ230016

Calculated By: JMG
Checked By: JMG

PROPOSED QUALITY CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 11.00 NAVD

Proposed Acreages

Lake Areas (A_L):	0 sf	or	0.000 ac
Roof Areas (A_R):	7,040 sf	or	0.162 ac
Paved Areas (A_P):	6,377 sf	or	0.146 ac
Green Areas (A_G):	3,200 sf	or	0.073 ac
Total (A_T):	16,617 sf	or	0.381 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 0.381 / 12
= 0.03 ac-ft or 0.36 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 0.381 - (0 + 0.162)
= 0.22 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_S - A_G
= 0.219 - 0.073
= 0.15 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 0.146 / 0.219 x 100%
= 66.7% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.667
= 1.67 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.67 x (0.381 - 0) x 1 foot / 12 inches)
= 0.05 ac-ft or 0.64 ac-in

3) Since the 0.64 ac-in is greater than the 0.36 ac-in computed for the first inch of runoff the volume of 0.64 ac-in controls.

Soil Storage = 1.570 in

Curve Number = 86.4

THOMAS GEOTECHNICAL SERVICES
GEOTECHNICAL • TESTING • INSPECTIONS

September 12, 2023

Mr. Anthony Ghersi, Owner
DDA Realty Group, LLC
11166 SW Lunata Way
Port St. Lucie, Florida 34987
Email: gothamplumbing@gmail.com
Phone: 561-779-7303

Re: Borehole Permeability (BHP) Test
Proposed New Metal Warehouse Building
301 Florida Avenue
Fort Pierce, FL 34950
TGS File No. 23-537-1

Dear Anthony:

As requested, **Thomas Geotechnical Services, LLC (TGS)** has completed a Borehole Permeability (BHP) test, at the above-referenced site.

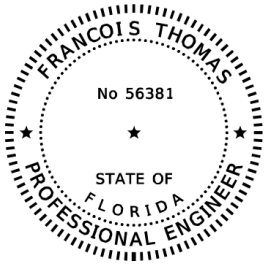
The BHP test was conducted in accordance with South Florida Water Management District (SFWMD) Standards. The test was performed using the usual open-hole, constant head methodology. The boring was completed as an open well with gravel pack (6-20 silica sand). The well screen slot widths were 0.020 inches. Water was then pumped into the open well, and the amount of water required to maintain constant head was recorded. The result of our field permeability test at the site is attached for reference.

If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Very truly yours,

TGS

Francois Thomas, P.E.
Principal Engineer/President
FL Registration No. 56381



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

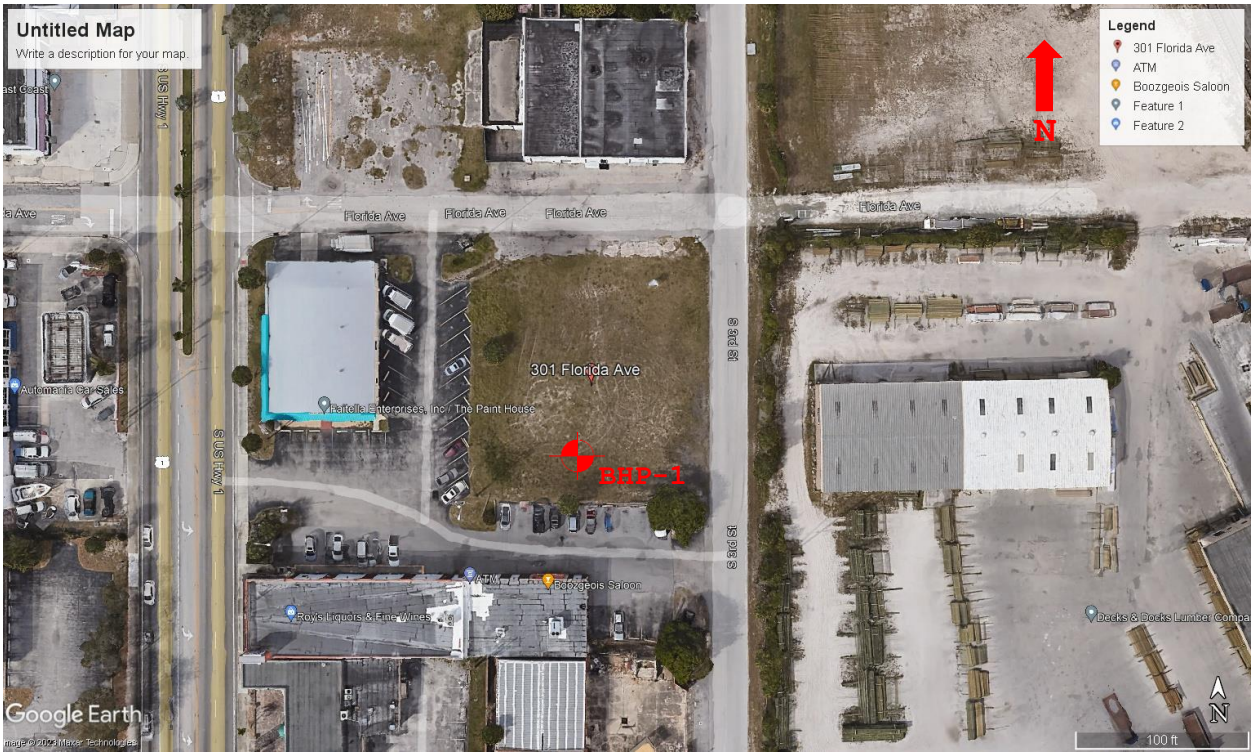
ON THE DATE ADJACENT TO THE SEAL

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THOMAS GEOTECHNICAL SERVICES , LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment: Boring Location Pan
Summary of Exfiltration Test Result

Boring Location Plan



Approximate BHP Test Location

Summary of Exfiltration Test Results
Proposed New Metal Warehouse Building
301 Florida Avenue, Fort Pierce, Florida 34950
TGS Project No. 23-537-1

Test Location	Date Performed	Diameter		Depth of Hole	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H_2	Saturated Hole Depth, Ds	Average Flow Rate, Q	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)	(Feet)	Prior to Test	During Test	(Feet)	(Feet)	(gpm)	($ft^3/sec/ft^2$-ft Head)
BHP-1	9/7/2023	6	3	10.0	5.0	0.0	5.0	5.0	10.00	7.51E-04

Note:

(1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.

(3) Casing diameter was used for the calculation of hydraulic conductivity values.

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
January 16, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Development Review Site Plan Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

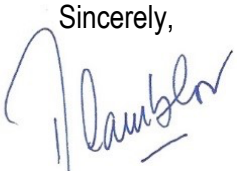
Please accept this resubmittal addressing staff comments to the application request to a Development Review Site Plan application for a commercial property located at 301 Florida Avenue in Fort Pierce. Concurrent separate resubmittals have been delivered for consideration of a rezone from commercial General – C3 to Planned Development Zone (PD)and Design Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Drainage Analysis
3 . Survey
4 . Amended Site Plan
5 . Amended Landscape Plan
6 . Amended Civil Plans
7 . Lighting plan
8 . Amended Traffic Analysis

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

Encl.

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting – Response to staff comments

Dear Staff
The following are responses to the comments received regarding the Fort Pierce Commercial site described above. Applicant's responses are italicized.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
Applicant Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
Applicant Response: Acknowledged, see site plan.

3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
Applicant Response: Acknowledged.

4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
Applicant Response: Acknowledged.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right of- way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street (½ of the required 20') and 5' along Florida Avenue (½ of the required 10') as a part of the site plan approval process.
Applicant Response: Consistent with ROW dedications as easements in other projects in the area, the applicant is providing an easement to the City to ensure the land is available should the ROW need to be expanded. The applicant respectfully requests the approval of easements in lieu of donation given the constrained size of the property. See site plan.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
Applicant Response: Acknowledged. With the proposed 5' roadway easement, 5' of the proposed sidewalk along Florida Avenue falls within the easement area. See site plan.

3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
Applicant Response: Acknowledged. The survey indicates the pavement limits on adjacent property up to the centerline of the road and we believe this is sufficient information at this stage. The surveyor has retired so there would be a significant delay in resubmittal. The applicant will expand survey at final site plan stage.

4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
Applicant Response: The site plan has been updated with this note.

5. Provide the required 10' landscape strip between the building and the Florida Avenue right of-way, the proposed parking and the south property line, and between the building and the west property line.
Applicant Response: This is a request for a PD. As such, the applicant is requesting a relief from this landscape strip/buffer. The result is a building consistent with the urban form desired for a walkable CRA district.

6. Indicate the driveway setback distance from the southerly property line.
Applicant Response: Included, see site plan.

7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
Applicant Response: Included. The site plan has been updated to include this dimension.

8. Update the dumpster to include the required pedestrian walk-thru access.
Applicant Response: A sidewalk and person door is now included in the site plan.

9. The site plan shall include a location map.
Applicant Response: Included, see site plan.

10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
Applicant Response: Acknowledged and amended. The initial proposal was including on-street parking in the count as it is to be built as part of this private endeavor and remain public. Count has been amended, see site plan.

11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
Applicant Response: Included, see site plan.

12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
Applicant Response: Revised, see site plan, 22' lengths are now shown.

13. Where is the ultimate outfall for the project's stormwater collection system?
Applicant Response: The applicant does not believe there is a viable conveyance pipe to connect to. The applicant is proposing a structure adjacent to the ROW line at 3rd St. which will overflow into the road swale of 3rd St. at a controlled rate below predevelopment levels.

14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
Applicant Response: Revised, see site plan. Driveway will be concrete within the 3rd St. ROW.

15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
Applicant Response: Acknowledged, site plan amended accordingly.

16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
Applicant Response: Acknowledged, a note reflecting this has been added to the PGD plan.

17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.
Applicant Response: Acknowledged, revised. These facilities are now relocated out of the ROW and roadway easements.

Fort Pierce Building Department

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

2. All new construction or alterations shall meet the requirements of the Florida Building Code 7 th Edition.

3. Building Permit required.

4. Signed and sealed construction drawings required.

5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention Code.

Applicant Response: Acknowledged.

Fort Pierce Police Department
No comments at this time.
Applicant Response: Acknowledged.

St. Lucie County Planning Department

Comments may be forthcoming St. Lucie County.
Applicant Response: Acknowledged.

PW/Engineering

No comments at this time.
Applicant Response: Acknowledged.

City Clerk Office

Comments may be forthcoming,
Applicant Response: Acknowledged.

Code Enforcement
Comments may be forthcoming.
Applicant Response: Acknowledged.

Fort Pierce Utilities Authority FPUA W/WW Engineering:

The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments: Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca Engineering Technician III Electric & Gas Engineering Fort Pierce Utilities Authority sscimeca@fpua.com 772.466.1600 ext. 6957 FPUA

Gas: Approved. Natural Gas is available via S 3rd St. FPUAnet Fiber: FPUAnet Approves.

Fiber Internet Service – Is Available. If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.
Applicant Response: Acknowledged.

St. Lucie County Fire District

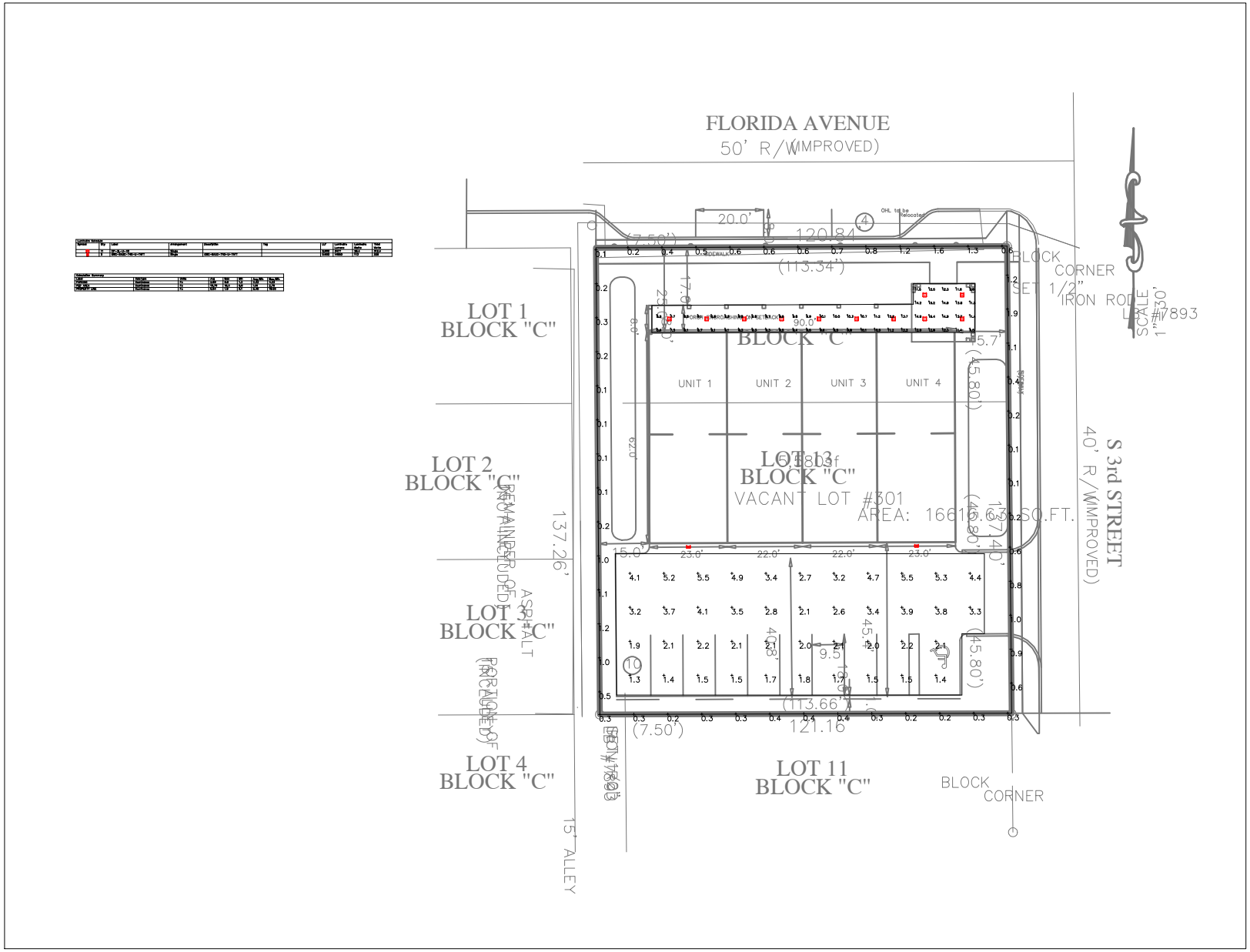
Comments may be forthcoming
Applicant Response: Acknowledged.

Florida Department of Transportation

Comments may be forthcoming.
Applicant Response: Acknowledged.

St. Lucie County School Board

Comments may be forthcoming.
Applicant Response: Acknowledged.



Lighting Plan

301 Florida Avenue - Fort Pierce

January 2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Rezoning and Site Plan - 23-43900004** **301 Florida Ave**
BOARD DATE:	December 21, 2023

Resubmittal of Rezoning and Site Plan at 301 Florida Ave

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Rezoning for a Planned Development with a Development and Design Review for a Site Plan at 301 Florida Ave.

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

Thank you,
Ryan

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
February 24, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Development Review Site Plan Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request to a Development Review Site Plan application for a commercial property located at 301 Florida Avenue in Fort Pierce. Concurrent separate resubmittals have been delivered for consideration of a rezone from commercial General – C3 to Planned Development Zone (PD).

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Civil Plans

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

47 W Osceola St. #203 – STUART – FLORIDA 34994
772.708.1108 – www.marcelacamblor.com

MARCELA CAMBLOR & ASSOCIATES, INC.
Town Planning • Architectural Design

Hand Delivery
February 24, 2024

Kev Freeman
Development Director, City of Fort Pierce
100 N US Highway 1,
Fort Pierce, Florida, 34950

Re.: Fort Pierce Commercial – Rezoning Application
PID:2410-711-0041-000-7 - Address: 301 Florida Avenue, Fort Pierce, FL

Dear Kev,

Please accept this resubmittal addressing staff comments to the application request for a Rezoning application for a commercial property located at 301 Florida Avenue in Fort Pierce. Concurrent separate resubmittals have been delivered for consideration of a Development Review.

Included in this resubmittal response are the following materials as three paper sets and one electronic USB prepared in accordance and consistent with Land Development Ordinance Sec. 125-212, Planned Development Zone (PD) subsection (c), Application Requirements:

0 . Cover letter.
1 . Response to staff comments
2 . Amended Civil Plans

We trust that the attached updated materials are acceptable for staff to be able to complete the necessary reviews ahead of working with our team to schedule the necessary public hearings. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Marcela Camblor-Cutsaimanis, AICP
Principal, MC&A Inc.

47 W Osceola St. #203 – STUART – FLORIDA 34994
772.708.1108 – www.marcelacamblor.com

THOMAS
ENGINEERING GROUP

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

February 21st, 2024

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

Attention: Staff

Project Name: **Ft. Pierce Flex Office Space Site Plan TRC No.23-43900004** – Comment response letter

Dear Staff,

The following is a response to comments received on February 6th, 2024. Below are the comments along with our response in bold:

Engineering Site Plan Comments:

1. Update the site plan to clearly indicate the width of the concrete sidewalks along Florida Avenue and S. 3rd Street. Also, please label the Florida Avenue sidewalk as it is difficult to ascertain the location. Please note that the back of the sidewalk should be situated at the back of the proposed 5' R/W easement line.

   Response: Florida Avenue Sidewalk proposes a 5' sidewalk within the roadway easement. This sidewalk extends to the building at approximately 2 additional feet. Carve outs in the sidewalk have been created for the FPUA meters; these carve outs do not encroach into the roadway easement.

2. Please situate the S. 3rd street sidewalk so it is located within the proposed 10' R/W easement with the back of the walk situated at the western easement line.

   Response: Per conversation with Planning and Zoning, the sidewalk can remain where it is located along the eastern portion of the roadway easement.

3. The ultimate outfall for the on-site drainage system is noted as a bubble-up structure into the "3rd street swale system" Please be aware that a roadside swale does not currently exist in this area so the bubble-up structure will not be a viable option. Please state whether a direct connection to the Georgia drainage system is proposed or whether the site will retain the runoff generated during a 100 year – 1 day storm.

   Response: An underground storage field is now proposed to retain the 100 year storm event.

4. The proposed water meters and RPZ backflow preventers are to be installed within the limits of the 7' wide Florida avenue sidewalk. Although 2' of this sidewalk is located outside the proposed R/W easement, the city would request that the full width of the sidewalk be designated as City sidewalk and a 2' sidewalk easement be provided at the time of DPRC application. However, it should be noted that it may be more desirable to reduce the width of the sidewalk to 5' and leave the 2' as green space which would allow the placement of the meters and backflow preventers within this strip of land as the potable

water appurtenances would not be allowed to be placed within the limits of the Florida Avenue public sidewalk.

Response: Carve outs are now indicated such that the meters are within pervious areas below, the sidewalk is proposed to the building wall to allow for flexibility in doorway placement and potential outdoor seating or other use.

5. **Advisory Comments:**

A. The previous comment "The survey and site plan shall indicate the paved width of the Florida Avenue and S. 3rd street roadways and the location of the Florida Avenue driveway for the property to the west of the project." Shall be addressed at the time of Development Permit Compliance Review (DPCR).

B. Prior to DPCR approval a landscape maintenance memorandum of agreement shall be provided for all landscaping and/or irrigation installed within the limits of the public right-of-way.

C. The previous comment "Provide the required 10' landscape strip between the building and the Florida Avenue right-of-way, the proposed parking, and the south property line, between the building and the west property line." was addressed by stating the development was proposing a deviation from this requirement based on the request of a Planned Development designation. This department does not object to the request along S. 3rd street as there would remain 5.5' of landscaping between the building and the R/W should S. 3rd street be developed. However, we would like to point out should Florida Avenue be improved in the future and if the designated 5' R/W easement is utilized there would be little remaining of a perimeter landscaping buffer as the building is only 2.7' from the R/W easement line. Engineering recommends that at least 5.0' of landscaping be provided or an additional 2.3' added to the current setback.

Should you have any additional comments please contact us at (772) 888-3138. Your time involved reviewing this application is greatly appreciated.

Sincerely,
Thomas Engineering Group, LLC

Jason M. Gunther
Branch Manager

PRELIMINARY CONSTRUCTION PLANS
FOR:
301 FLORIDA AVENUE FLEX SPACE

OWNER:

DDA REALTY GROUP, LLC

JURISDICTIONAL NOTES

GENERAL

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND COMPLY WITH ALL STANDARD CITY AND COUNTY POLICIES AND PRACTICES AS APPLICABLE.

UTILITY WORK

PLAN APPROVAL THROUGH DEVELOPMENT SERVICES DOES NOT INCLUDE UTILITIES. PROPOSED WATER, SEWER, ELECTRIC AND GAS PROVIDER:

FORT PIERCE UTILITY AUTHORITY
206 S 6TH ST
FORT PIERCE, FL 34950
(772) 466-1600

PHONE / DATA PROVIDER
ATT

WORK WITHIN THE RIGHT-OF-WAY

ALL WORK WITHIN VIRGINIA AVENUE AND U.S. HIGHWAY 1 /W REQUIRES RIGHT-OF-WAY PERMITS FROM ST. LUCIE COUNTY AND ALL WORK MATERIALS AND METHODS MUST BE IN ACCORDANCE WITH THEIR STANDARDS AND PROCEDURES.

VICINITY \ AERIAL MAP

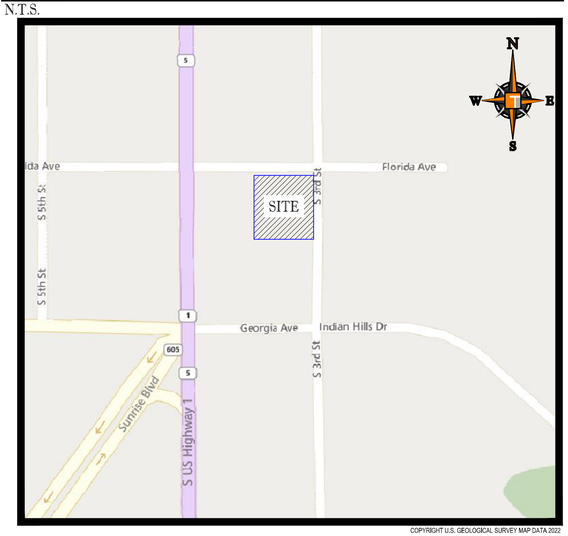
N.T.S.



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LOCATION MAP

N.T.S.



COPYRIGHT U.S. GEOLOGICAL SURVEY MAP DATA 2022

SHEET INDEX

Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	DEMOLITION PLAN
C-04	PAVING, GRADING AND DRAINAGE PLAN
C-05	PAVING GRADING & DRAINAGE DETAILS
C-06	EROSION CONTROL PLAN
C-07	CROSS SECTIONS
C-08	WATER, SEWER AND UTILITY PLAN
C-09	WATER SEWER DETAILS
C-10	WATER SEWER DETAILS
C-11	WATER SEWER DETAILS
C-12	PAVEMENT MARKINGS & SIGNAGE PLAN

PROJECT TEAM

APPLICANT:
DDA REALTY GROUP, LLC
11166 SW LUNATA WAY
PORT ST. LUCIE, FK, 34987

LANDSCAPE ARCHITECT/PLANNER:

ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA STREET
STUART, FL 34994
CONTACT: JASON GUNTHER, **PE**
(P) 772.888.3138

SURVEYOR:
MANUCY LAND SURVEYORS, INC
12660 157TH STREET NORTH
JUPITER, FLORIDA 33478
(P) 561.427.0855

ARCHITECT:

PREPARED BY

THOMAS ENGINEERING GROUP

840 SE OSCEOLA ST.
STUART, FL. 34994

PH: (772) 888-3138
www.ThomasEngineeringGroup.com

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230016
DRAWN BY:	JMG
CHECKED BY:	JMG
DATE:	08-24-2023
CAD I.D.:	FJ230016 - COVER-SHEET

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP

840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-01

Printed on Wednesday, February 21, 2024, 11:16 AM by Jason Gunther

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS PLANS AND SHALL BE CONSIDERED PART OF THESE PLANS:
-TOPOGRAPHIC SURVEY PREPARED BY MANUCY LAND SURVEYORS, INC.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THEM IN THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

19. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS &DJOR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

23. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

24. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE MUNICIPALITY / JURISDICTION FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY THE CITY / COUNTY AS APPLICABLE COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

31. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE CITY / COUNTY AS APPLICABLE.

33. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

34. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS..

SANITARY SEWER NOTES:

A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
2. CONSTRUCTION MUST COMPLY WITH FORT PIERCE UTILITY AUTHORITY STANDARD DETAILS AND APPROVED MATERIALS LIST.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE SDR-25)
2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLY LINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING. MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION. MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF EOR / FPUA AS APPLICABLE. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
2. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE FPUA AND FDEP.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
3. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).
5. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO DRIVEWAYS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.
6. CONSTRUCTION MUST COMPLY WITH FPUA STANDARD DETAILS AND APPROVED MATERIALS LIST.

B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE. WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL HAVE PUSH-ON JOINTS AND CONFORM TO ANSI/AWWA C111. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL..
c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER FPUA.
6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER FPUA.
7. RETAINER GLANDS SHALL CONFORM TO ANSI//AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.
10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.

C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH AWWA STANDARDS AND AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST DISCHARGE OR LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
1. GENERAL:
CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
a. METHOD A PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
b. METHOD B PER FPUA AND FDEP STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
c. METHOD C IF APPROVED BY FPUA AND FDEP WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2.BEDDING:
BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR All PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE EOR AND FPUA.
ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
3. PVC PIPE:
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER
c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
4. DUCTILE PIPE:
a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP
5. VALVES:
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. PERMANENT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVE LOCATION IN PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS ARE THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. d.THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

6.SERVICE:
a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 30" UNDER PAVEMENT.
b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER OR POLYETHYLENE AS DETERMINED BY FPUA.
c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2'2 BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING
1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I. DURING THE TEST.
2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF FPUA AND THE ENGINEER OF RECORD.
3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05. 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES APPROVED BY FPUA AND FDEP
4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS IF NOT SPECIFIED. SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1000' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH.PROVIDE A MINIMUM OF TWO SAMPLE POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY FPUA AND DEP.
5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S\,D\,P^{0



HATCH LEGEND

EXIST. PAVEMENT RESURFACED OR SEAL COATED

N W E S

10 5 2.5 0 10

1"= 10'

DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   MANUCY LAND SURVEYORS, INC.
   12660 157TH STREET NORTH,
   JUPITER, FL. 33478
2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
   B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
   E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

JASON MATHEW GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1902 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- DEMOLITION PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER No. 58629 PROFESSIONAL ENGINEER STATE OF FLORIDA
Jason M. Gunther
Florida License No. 58629
February 21, 2024
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

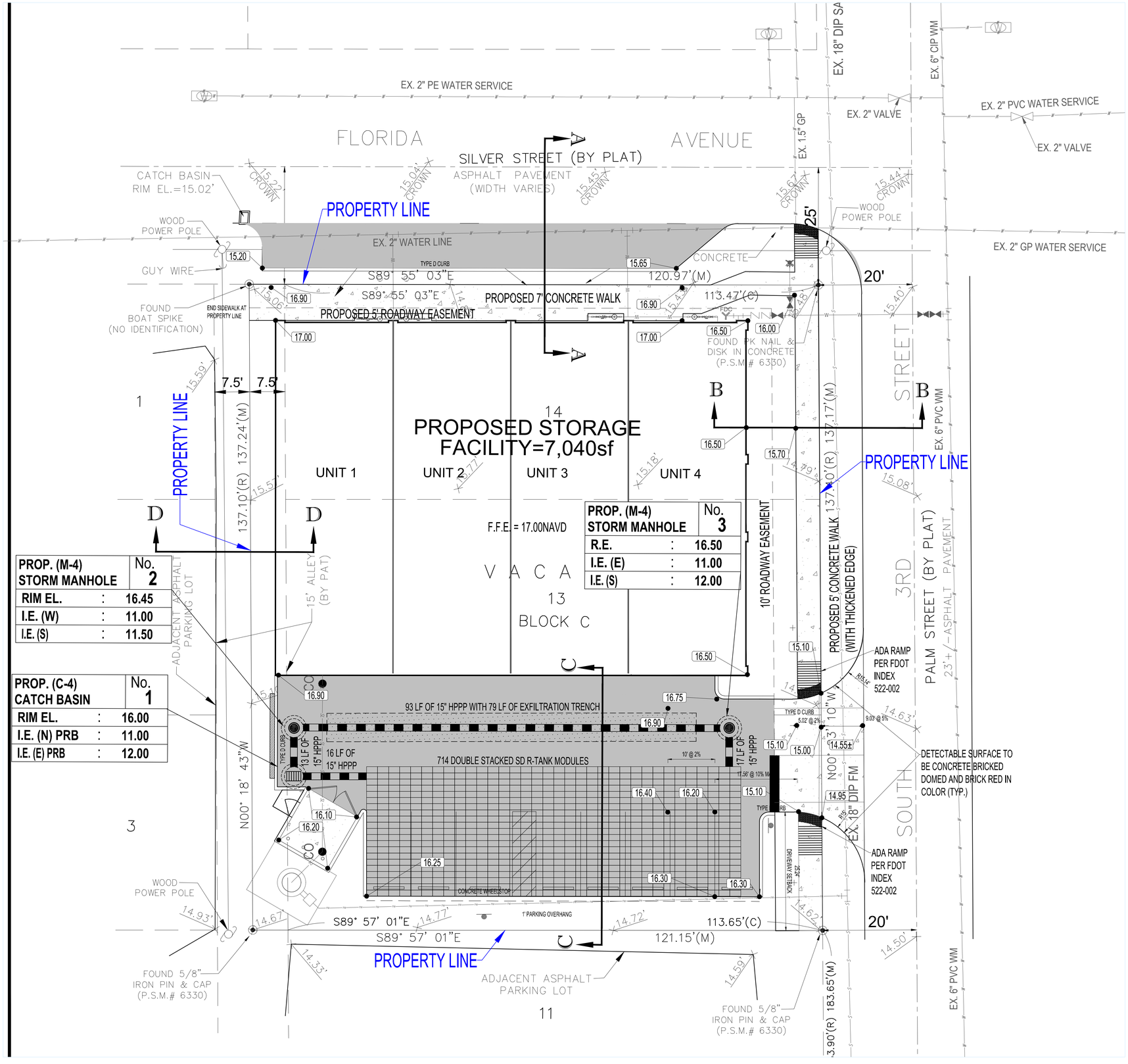
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DEMOLITION PLAN

SHEET NUMBER:

C-03

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J:\FJ230016- DEMOLITION PLAN\FJ230016- DEMOLITION PLAN.dwg——LAYOUT: C-03 DEMOLITION PLAN



PAVING, GRADING & DRAINAGE LEGEND

EXISTING	(TYP.)ICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	W
	STORM SEWER	
	SANITARY SEWER MAIN	S
	SANITARY SEWER LATERAL	SL
	CATCH BASIN	
	MANHOLE	
X.XX	GRADE SPOT SHOT	X.XX
	FIRE HYDRANT	
	DECORATIVE LIGHTING	
	RIGHT OF WAY	
	PROPERTY LINE	
	UTILITY EASEMENT	

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
14. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
15. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
16. EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
17. ANY WORK CONDUCTED IN FDOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Digitally signed by Jason Mathew Gunther
Date: 2024.02.21 09:45:55 -05'00'
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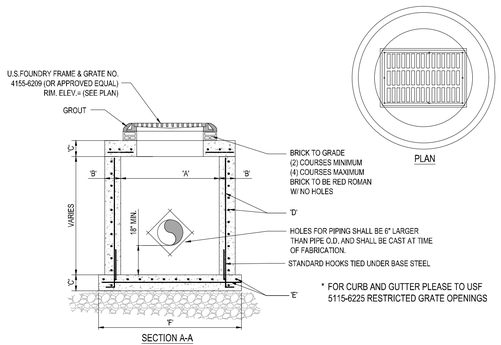
SHEET TITLE:

PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-04

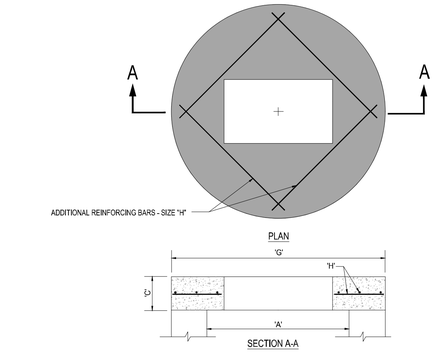
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* FOR CURB AND GUTTER PLEASE TO USF 5115-6225 RESTRICTED GRATE OPENINGS

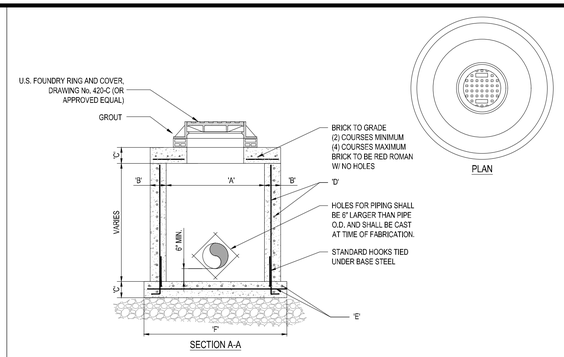
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C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR CATCH BASIN
SCALE: NONE



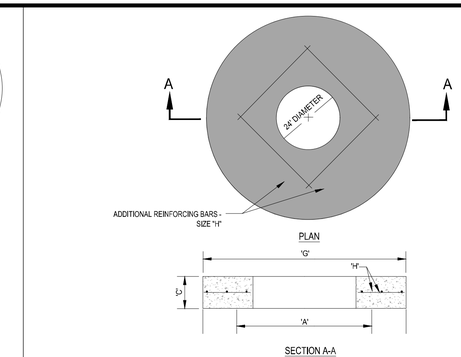
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C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



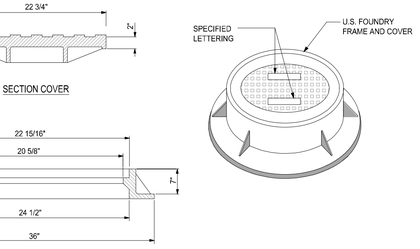
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M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

3 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 6" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

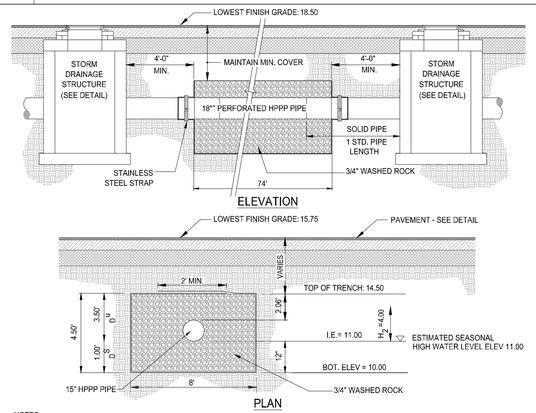
4 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE



NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

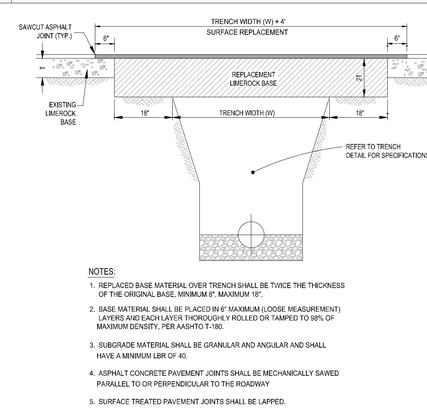
5 MANHOLE FRAME DETAIL
SCALE: NONE



NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

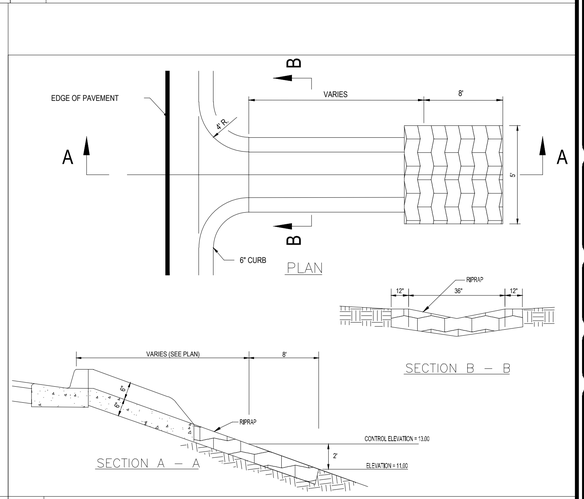
6 EXFILTRATION TRENCH
SCALE: NONE



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS)
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

8 PAVEMENT RESTORATION DETAIL
SCALE: NONE



9 FLUME DETAIL
SCALE: NONE

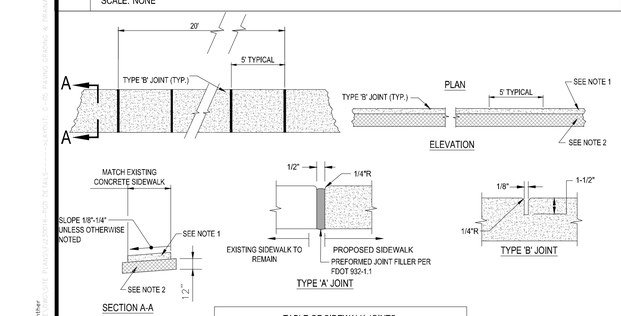
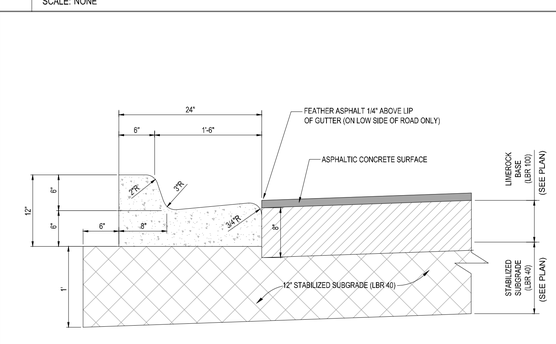


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS, UNLESS OTHERWISE NOTED.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

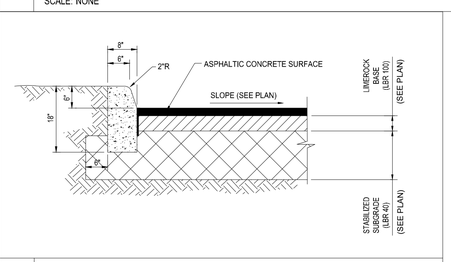
10 SIDEWALK DETAILS
SCALE: NONE



NOTE :

1. WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
3. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)

11 TYPE 'F' CURB & GUTTER DETAIL
SCALE: NONE



12 CONCRETE CURB (TYPE 'D') DETAIL
SCALE: NONE

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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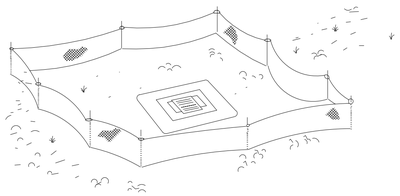
SHEET TITLE:

PAVING GRADING & DRAINAGE DETAILS

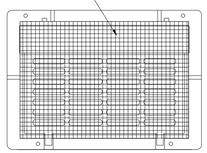
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C-05

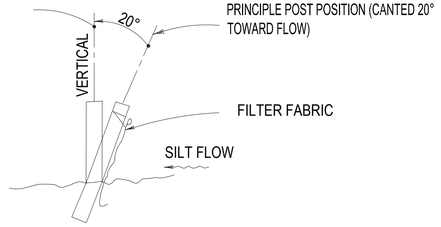
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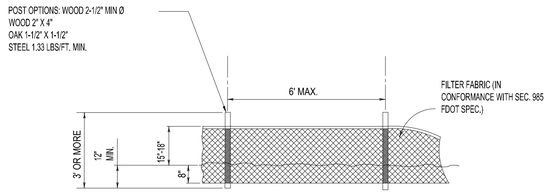
SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.



CATCH BASIN FABRIC



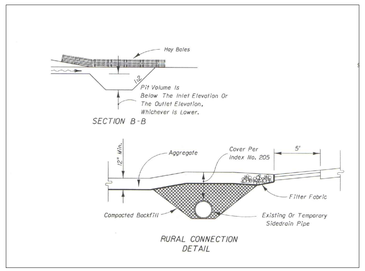
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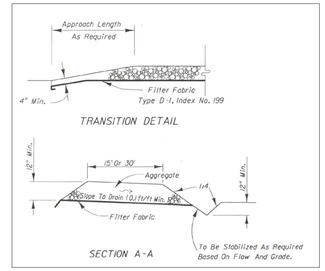


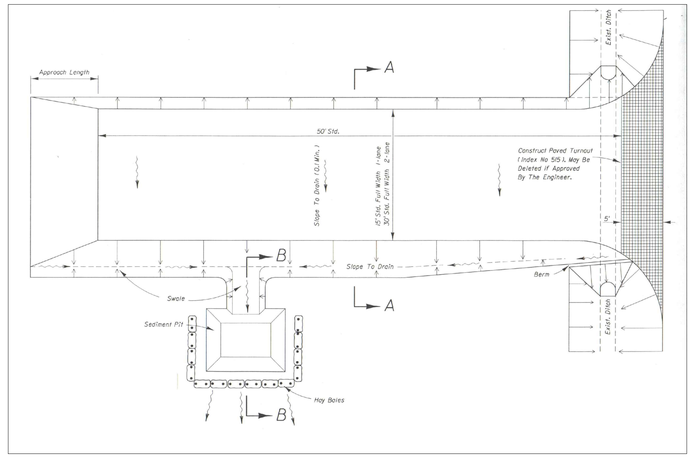
ELEVATION

NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

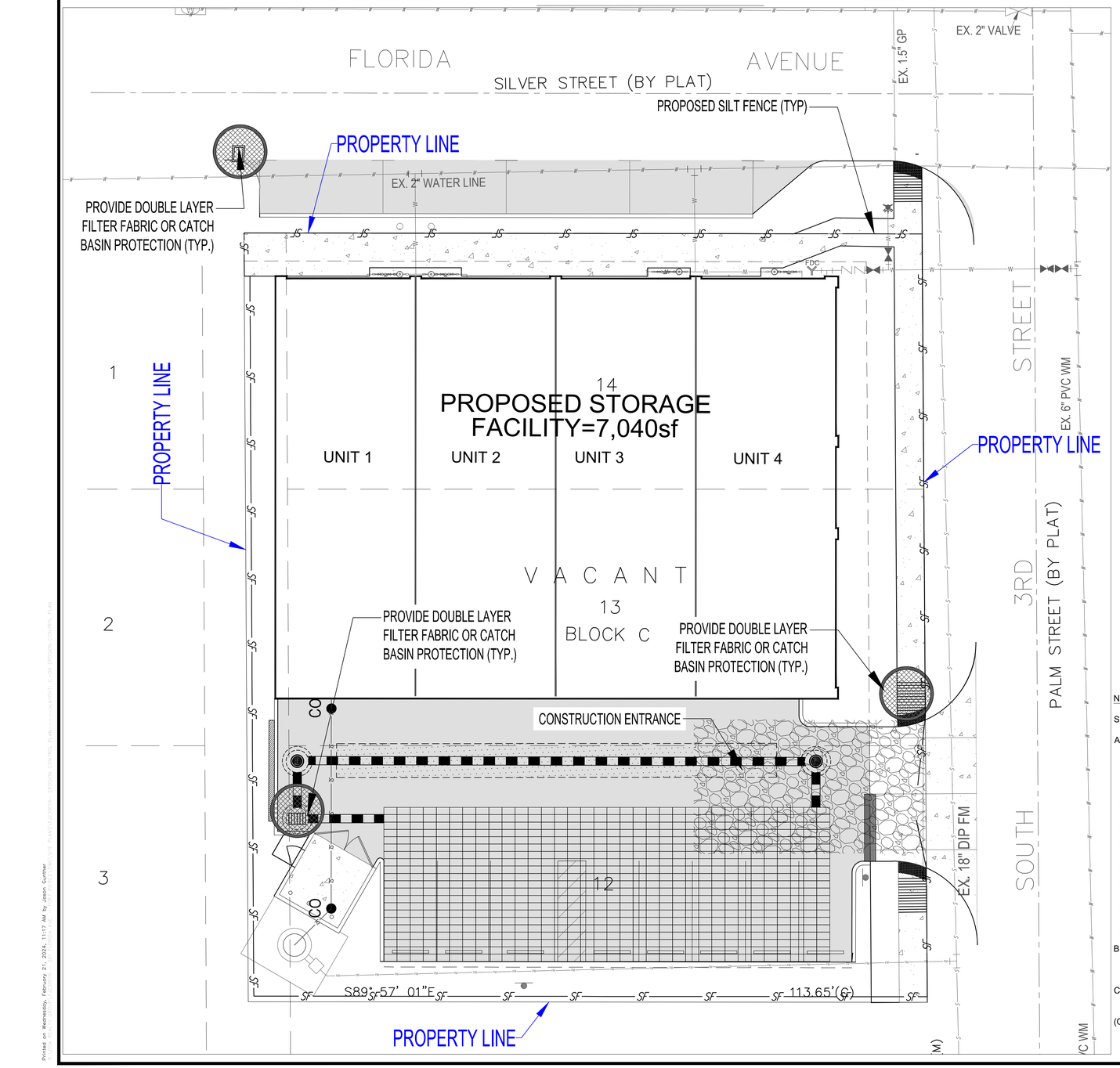
SILT FENCE DETAIL







SOIL TRACKING PREVENTION TYPE A



NOTES:

SEC. 17-76. - INSPECTION.

A. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE DIRECTOR OF BUILDING AND CODE ENFORCEMENT UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP WORK ORDER. PLANS FOR GRADING, STRIPPING, EXCAVATING, AND FILING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINED AT THE SITE DURING THE DURATION OF THE WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY. THE CITY OF FORT PIERCE ENGINEERING DEPARTMENT AT LEAST TWO (2) WORKING DAYS BEFORE THE FOLLOWING:

(1) START OF CONSTRUCTION;

(2) INSTALLATION OF SEDIMENT AND EROSION MEASURES;

(3) COMPLETION OF SITE CLEARING;

(4) COMPLETION OF ROUGH GRADING;

(5) COMPLETION OF FINAL GRADING;

(6) CLOSE OF THE CONSTRUCTION SEASON;

(7) COMPLETION OF FINAL LANDSCAPING.

B. THE PERMITEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN(S). THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

C. THE CITY ENGINEER OF HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

(ORD. NO. K-421, § 1, 6-5-06)

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

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PROJECT No.:	FJ230016
DRAWN BY:	JMG
CHECKED BY:	JMG
DATE:	08-24-2023
CAD I.D.:	FJ230016- EROSION CONTROL

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Feb 21, 2024
Florida License No. 58629
FLORIDA CERTIFICATE OF AUTHORIZATION No. 27528

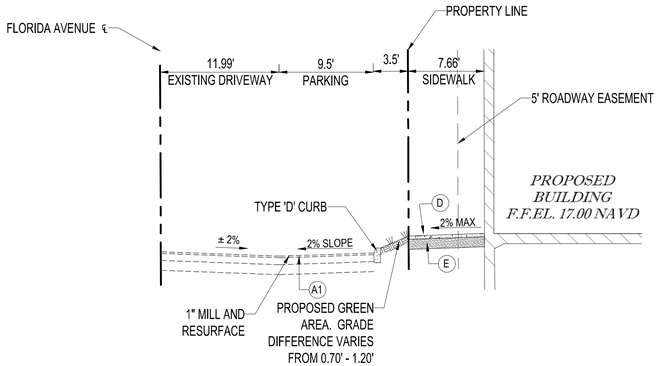
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EROSION CONTROL PLAN

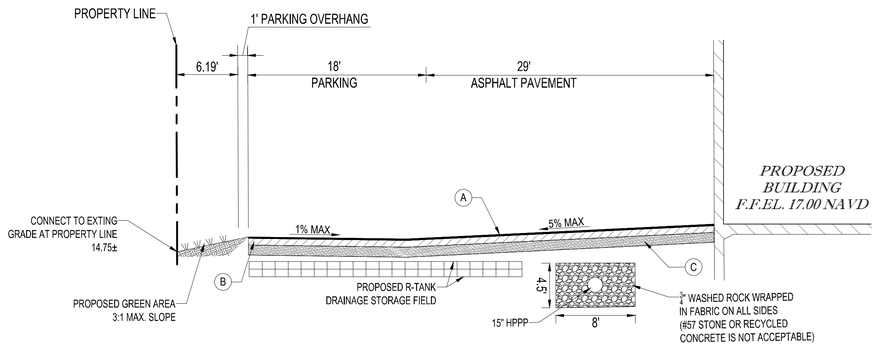
SHEET NUMBER:

C-06

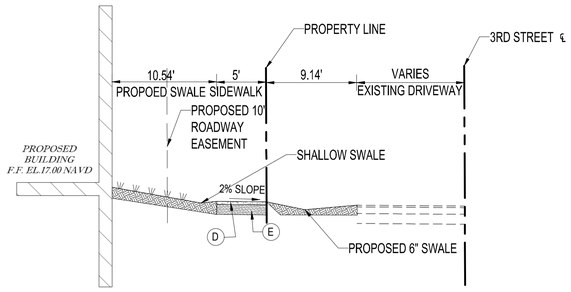
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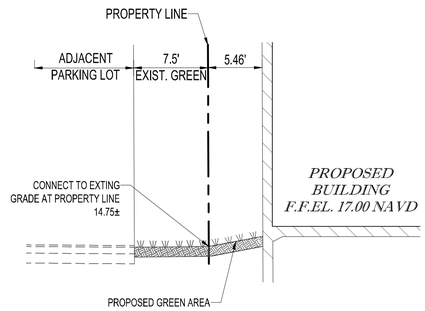
SECTION A-A
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION D-D
NOT TO SCALE

PAVEMENT LEGEND

(A) WEARING SURFACE

INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(A1) WEARING SURFACE (MILL & RESURFACE)

INSTALLATION OF THE 1" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE .

(B) 8" LIME ROCK BASE

LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIMEROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS.

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
SUB-BASE SHALL EXTEND 12" BEYOND LIMEROCK / CONCRETE LIMITS.

(D) CONCRETE SIDEWALK:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

(E) COMPACTED SUB-BASE :
12" COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.

JASON MATHEW GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- CROSS SECTIONS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

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JASON M. GUNTHER No. 58629 PROFESSIONAL ENGINEER
Digitally signed by JASON M. GUNTHER
Date: February 21, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

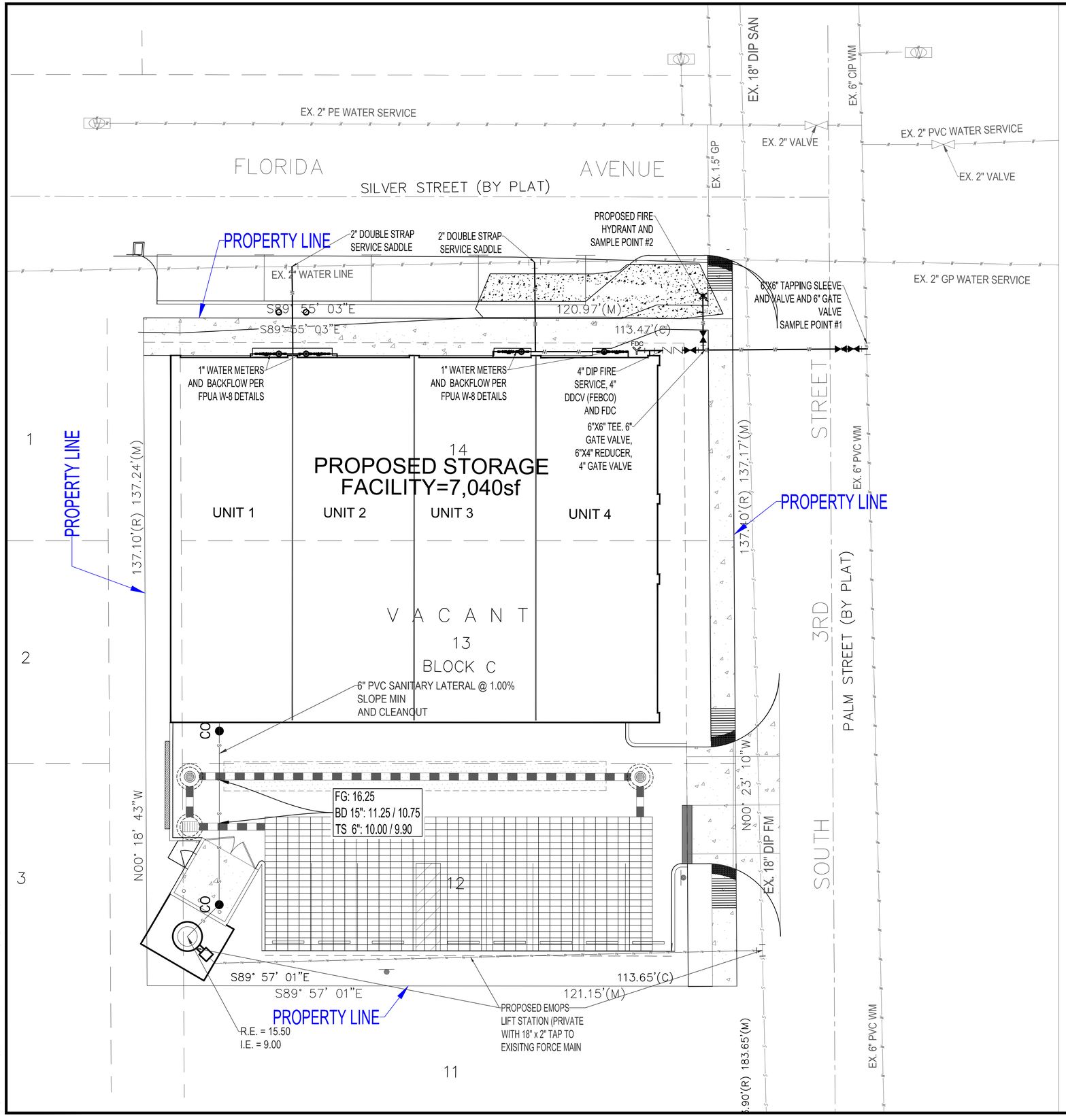
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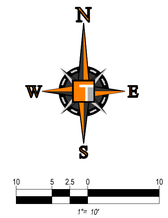
CROSS SECTIONS

SHEET NUMBER:

C-07

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ENGINEERING LEGEND

WATER MAIN	
STORM SEWER	
SANITARY SEWER MAIN	S S
SANITARY SEWER LATERAL	
GAS MAIN	
CATCH BASIN	
MANHOLE	
FIRE HYDRANT	
DECORATIVE LIGHTING	
RIGHT OF WAY CITY UTILITY EASEMENT UTILITY EASEMENT	
WATER SERVICE	
SEWER SERVICE	

CONSTRUCTION NOTES:

1. *CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. S/W, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.*
2. *CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.*
3. *CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.*
4. *CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.*
5. *CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.*
6. *ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.*
7. *THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.*
8. *THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.*
9. *NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.*
10. *PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.*
11. *THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.*

JASON MATHEW GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

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CAD I.D.:	FJ230016- WSU PLAN

PROJECT:

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FOR

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SHEET TITLE:

WATER, SEWER AND UTILITY PLAN

SHEET NUMBER:

C-08

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FOOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TEST PRESSURE IN PSI

23. PRIOR TO ANY TESTS, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION	G-1 NOTES
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
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DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR–26, GREEN OR WHITE IN COLOR. GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D–3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE–CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C–900, AND SHALL BE CLASS 150, DR–18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C–110/A21.10 CLASS 250 MIN. AND CEMENT LINED FACTAY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3–FOOT, AND PREFERABLE 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

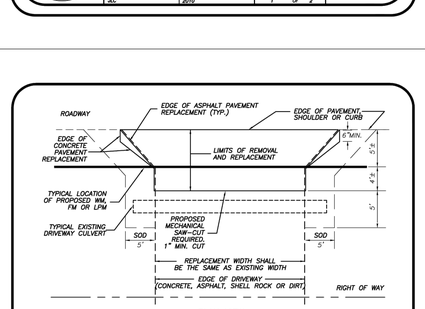
A MINIMUM 6–FOOT, AND PREFERABLE 10–FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10–FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES, THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



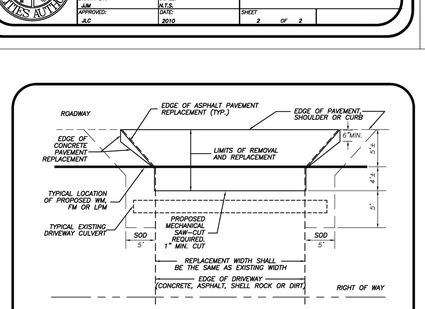
PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB–GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S–1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW–CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER ASSHTO T–99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT–OF–WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R–1
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
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FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



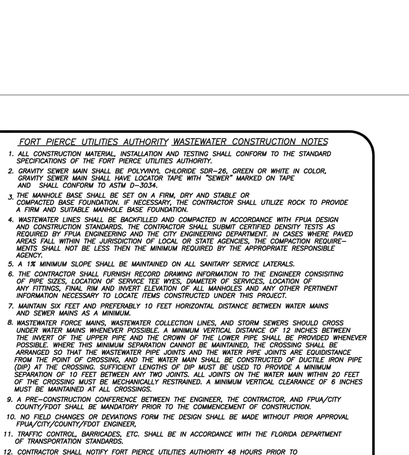
PLAN VIEW

NOTES:

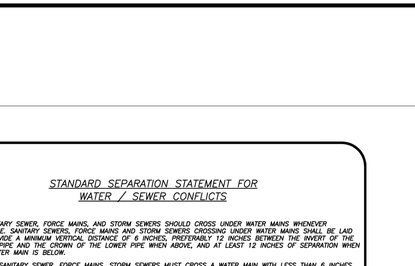
1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6'x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB–GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S–1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW–CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER ASSHTO T–99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT–OF–WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R–1
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



PAVEMENT RESTORATION (COUNTY)	R–2
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1



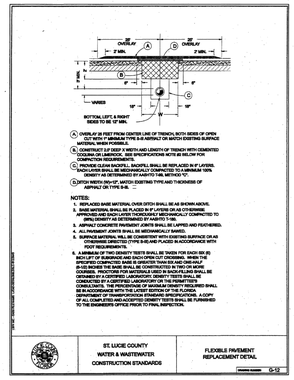
* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–99, UPPERMOST 12" BE COMPACTED TO 98% OF T–99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T–180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS	R–3
02-08 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 2000G2.DWG
DRAWN BY: JJM	SCALE: N.T.S.
APPROVED: AJC	DATE: 2010
FT. PIERCE UTILITIES AUTHORITY	SHEET 1 OF 1

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL



ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	FLEXIBLE PAVEMENT REPLACEMENT DETAIL
	S-12

FLEXIBLE PAVEMENT REPLACEMENT DETAIL				R-4
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED:		COMPUTER FILE #		
DRAWN BY: JAM		WWS DETAILS 2020022.DWG		FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC		N.T.S. DATE: 2010		SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

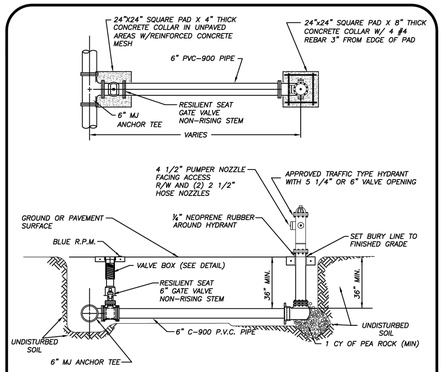


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

WATER METER PLACEMENT POLICY				W-1
03-09	02-15	SLL	AJC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC		COMPUTER FILE # WATER DETAILS 2020022.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL		SCALE: N.T.S.		
APPROVED: AJC		DATE: 2010		SHEET 1 OF 1

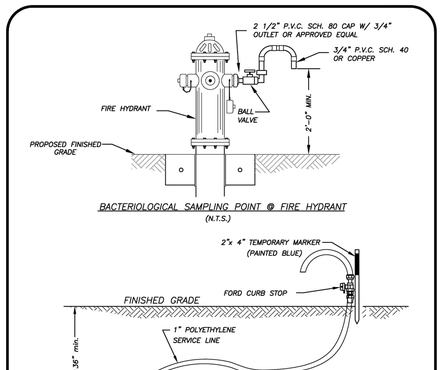


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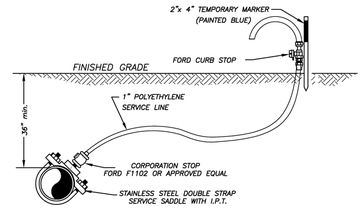
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY				W-5
03-09	02-15	SLL	AJC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC		COMPUTER FILE # WATERDETAIL.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL		SCALE: N.T.S.		
APPROVED: AJC		DATE: 2010		SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

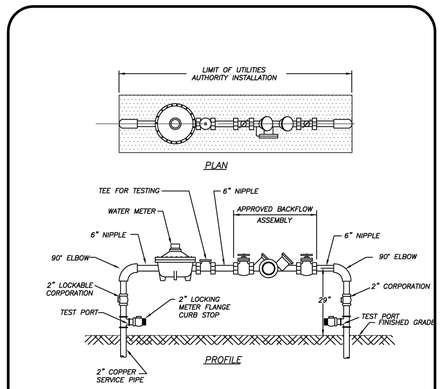


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING POINT DETAIL				W-6
03-09	02-15	SLL	AJC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC		COMPUTER FILE # WATERDETAIL.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL		SCALE: N.T.S.		
APPROVED: AJC		DATE: 2010		SHEET 1 OF 1



NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)				W-8
03-09	DESIGN	SLL	AJC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC		COMPUTER FILE # WATER DETAILS 2020022.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL		SCALE: N.T.S.		
APPROVED: AJC		DATE: 2010		SHEET 1 OF 1

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100
6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7600

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-WS DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Date: February 21, 2024
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629
This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 2/21/2024 using a SHA-1 authentication code.
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JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE:

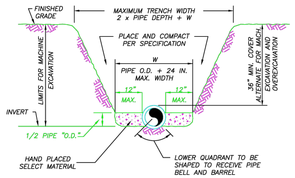
WATER SEWER DETAILS

SHEET NUMBER:

C-10

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Printed on Wednesday, February 21, 2024, 11:18 AM by Jason Gunther



NOTES:

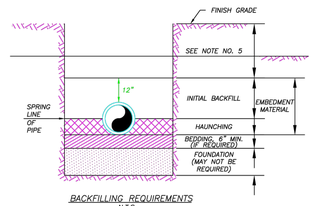
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TYPICAL TRENCH DETAIL	M-1
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

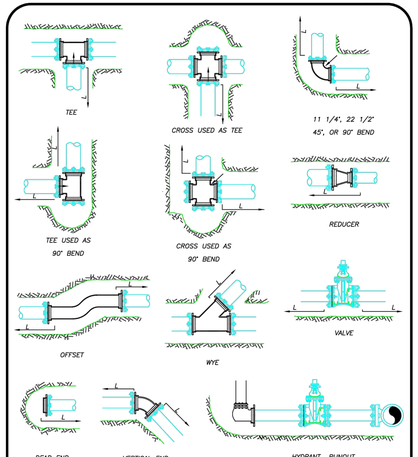
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	BACKFILLING REQUIREMENTS	M-2
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

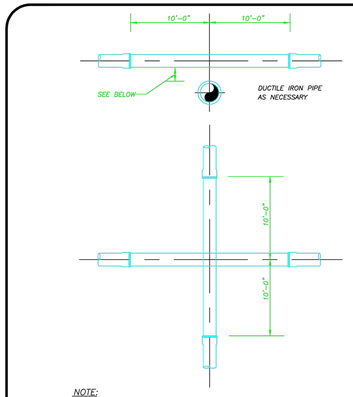
NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MECHANICAL JOINT RESTRAINT NOTES	M-4
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



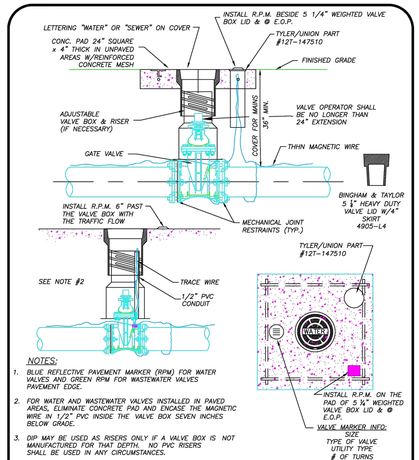
NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	UTILITY CROSSING DETAIL	M-5
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



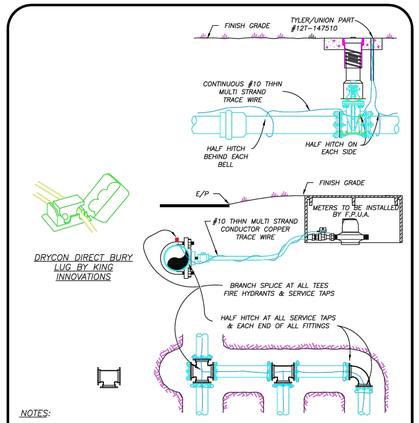
NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE

(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	TRACE WIRE DETAIL	M-11
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE – 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 1701 SOUTH 6TH STREET, FT. PIERCE, FLORIDA 34950, 772-466-1600	MATERIAL UPGRADE NOTES	M-13
12-09 CONCRETE SLAB — REVISIONS — DRAWN BY: JLC — DESIGN BY: SLL — APPROVED: JLC	SLL — DRAWING: MISC. DETAILS 200602.DWG — SCALE: COMPUTER 11" x 17" — DATE: 2015	WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE, SUITE 101, TAMPA, FL 33612, P: 813-379-4100
6300 NW 31st AVE, FT. LAUDERDALE, FL 33309, P: 954-202-7600

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016-WS DETAILS

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER — PROFESSIONAL ENGINEER — No. 58629 — STATE OF FLORIDA
Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629
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JASON M. GUNTHER — PROFESSIONAL ENGINEER — No. 58629 — STATE OF FLORIDA
Date: February 21, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERT. OF AUTH. No. 27528

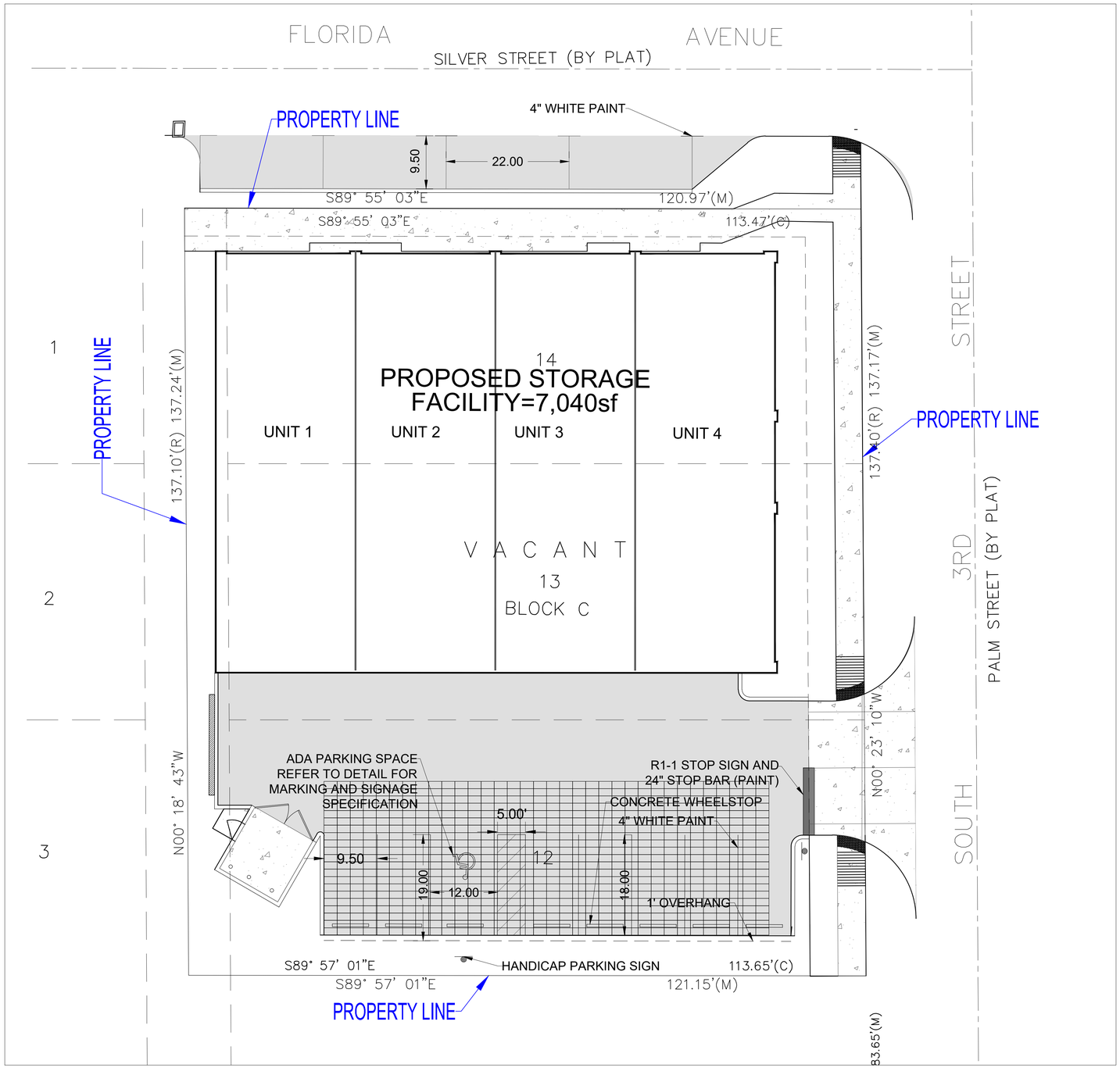
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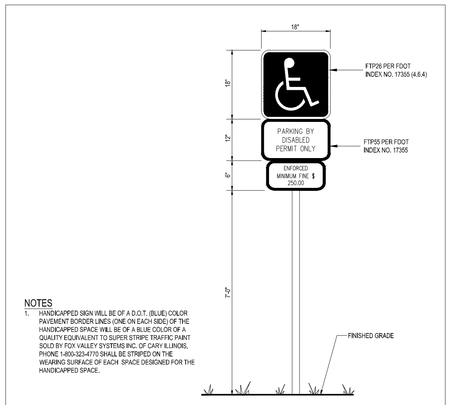
WATER SEWER DETAILS

SHEET NUMBER:

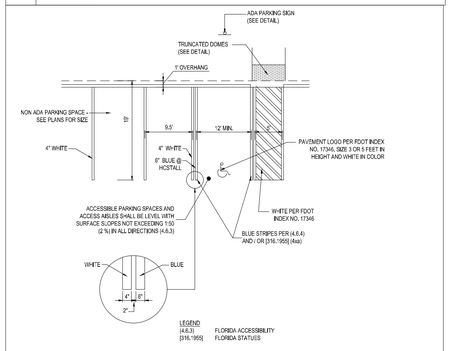
C-11

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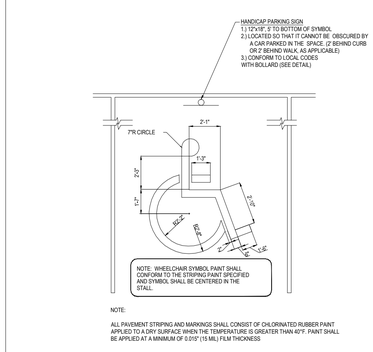




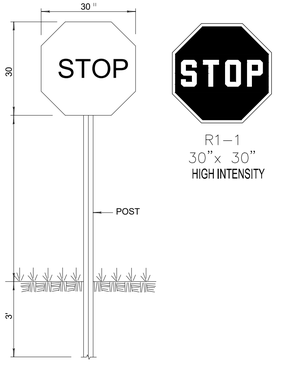
2 ACCESSIBLE PARKING SIGN
SCALE: NONE



1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT
SCALE: NONE



ADA ACCESIBLE PARKING STALL PAINTING DETAIL — N.T.S.



TYPICAL STOP SIGN



THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1902 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
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REVISIONS:

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PROJECT No.: FJ230016
DRAWN BY: JMG
CHECKED BY: JMG
DATE: 08-24-2023
CAD I.D.: FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN

PROJECT:

301 FLORIDA AVENUE FLEX SPACE

FOR

DDA REALTY GROUP

301 FLORIDA AVENUE
CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
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JASON M. GUNTHER
STATE OF FLORIDA
No. 58629
PROFESSIONAL ENGINEER
ORIGINAL SIGNATURE DATE:
February 21, 2024
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

PAVEMENT MARKINGS & SIGNAGE PLAN

SHEET NUMBER:

C-12

JASON MATHEW GUNTHER LICENSE No. 58629 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jason Mathew Gunther, State of Florida, Professional Engineer, License No. 58629

This item has been electronically signed and sealed by Jason Mathew Gunther, PE on 2/21/2024 using a SHA-1 authentication code..

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ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Printed on: Wednesday, February 21, 2024, 11:18 AM by Jason Gunther
C:\USERS\JGUNTHER\DESKTOP\PLANS\FJ230016- PAVEMENT MARKINGS & SIGNAGE PLAN-----XAVPUT C-12 PAVEMENT MARKINGS & SIGNAGE PLAN

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf *(Warehouse)*
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required	1 space
ADA Parking Provided:	1 space
Pervious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: #2410-711-0041-000-7, ADDRESS: 301 FLORIDA AVE, FORT PIERCE, FL 34950

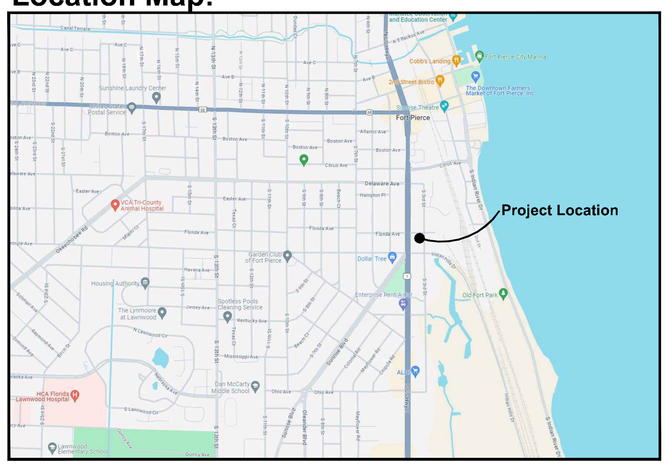
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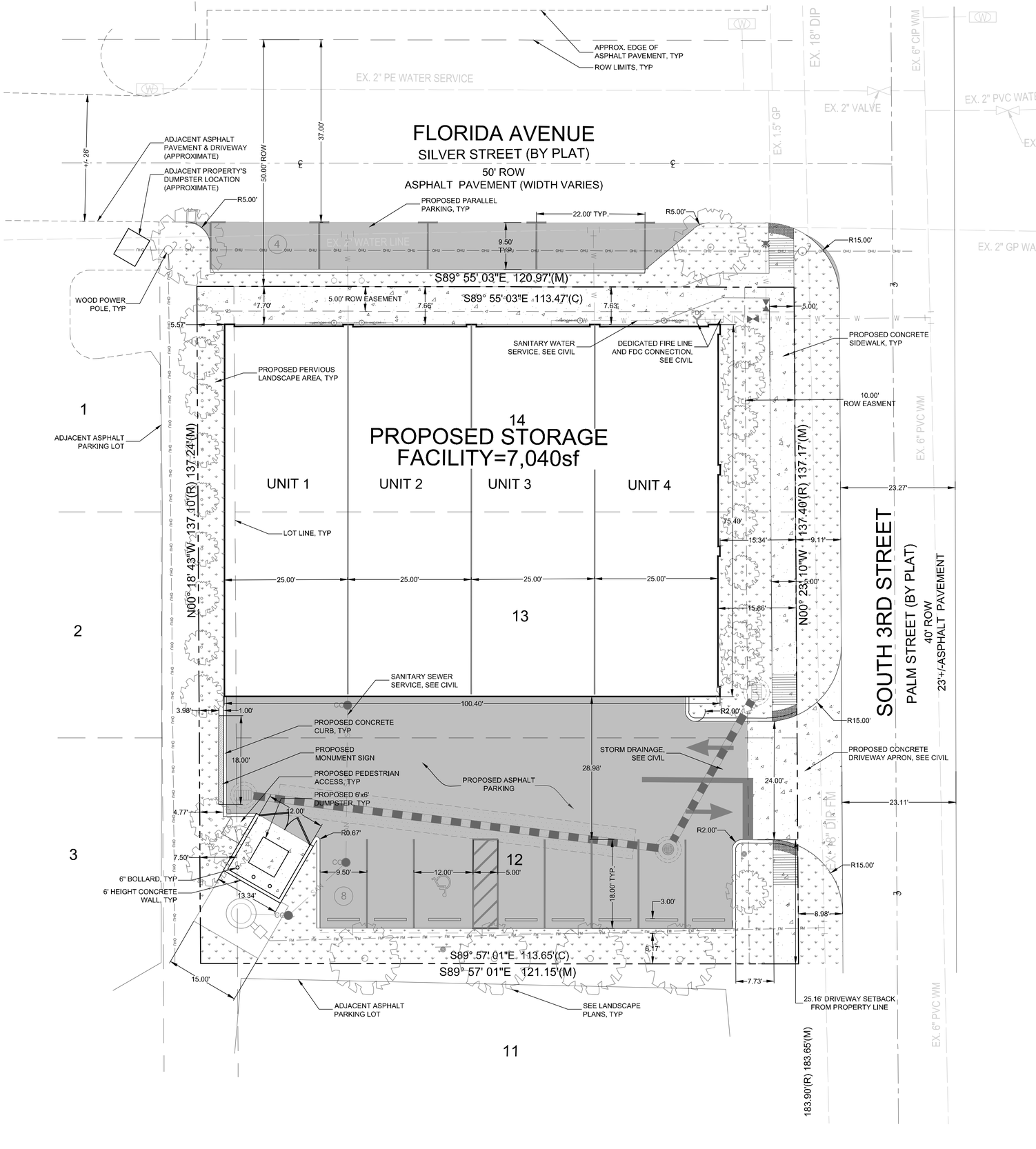
BLVD DEV CO`S S/D BLK C LOTS 12, 13 AND 14 AND E 1/2 OF VAC ALLEY ADJ ON W (MAP 24/10F).

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:





Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner:

DDA Realty Group LLC
11166 SW Lunata Way
Port St Lucie, FL 34987

Fort Pierce Commercial

301 Florida Ave, Fort Pierce, FL 34950

Site Plan

Revisions

Date	Init.	Description
09.01.23	BW	Initial Submittal
11.07.23	BW	Revision 1
01.19.24	BW	Revision 2

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

SP-1

Planning Board **6. c.**

Meeting Date: 04/08/2024

Re: Amendment to Sec. 125-3 General Definitions

Submitted For: Kev Freeman, Planning Director, Planning Department

---

Information

SUBJECT:

Zoning Text Amendment - Sec. 125-3 - General Definitions.
Providing Consistency with the State Statute and the City's Comprehensive Plan.

SUMMARY:

This item was presented to the Planning Board at its March 11th, 2023 meeting. The board requested additional definitions for Workforce Housing, Affordable Housing and Urban Farming be added. Comparisons to State Statues and references thereto are used to strengthen the definitions as appropriate.

The proposed amendments to the definitions section incorporate changes to provide consistency with the City's Comprehensive Plan, the State Statute and definitions required in respect of other proposed changes to the City's Code of ordinances that are in process. These include:
Boardinghouse & Roominghouse, revised definitions including the calculation of Floor Area Ratio, Building Floorspace, Net Density, Gross Density and various definitions pertaining to Arcades and gaming devices.

Note that definitions of Modular, Mobile and Manufactured homes have been added but the zoning code amendments regulating such are on hold pending the outcome of a review of the State Statute concerning their allowed consideration as single-family dwellings. Agricultural Use is defined - the Future Land Use to allow such use is subject to a future review of the Comp Plan. Sec. 125-3. - Definitions Generally, of the City Code of Ordinances, requires amendment to remove conflicts with State Statute, and internal conflicts with the Code of Ordinances, and to provide consistency with the City’s Comprehensive Plan.

Also, note that certain zoning standards have been removed from the definitions section, such as Accessory Structure size and Student Housing. These standards will be reinserted within the various amendments to zoning categories as appropriate and if deemed necessary.

RECOMMENDATION:

Move the proposed amendments to the City Commission with a recommendation for APPROVAL.

ALTERNATIVES:

Approve with modifications.

or

Disapprove.

RESPONSIBLE STAFF:
Kev Freeman, Planning Director.

COORDINATED WITH:
Technical Review Committee (through various code amendment items) and the City Attorney's Office.

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Draft Ordinance
FL Statutes 420.0004 - Affordable

Form Review

Form Started By: Kev Freeman Started On: 03/27/2024 09:58 AM
Final Approval Date: 04/02/2024

CITY OF FORT PIERCE

PLANNING BOARD

APRIL 8th, 2024

TEXT AMENDMENT TO CODE OF ORDINANCES GENERAL DEFINITIONS

1

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

A proposed amendment to remove conflicts with State Statute, and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan.

This item was presented to the Planning Board at its March 11th, 2023, meeting. The board requested additional definitions for **Workforce Housing, Affordable Housing** and **Urban Farming** be added.

Comparisons to State Statues and references thereto are used to strengthen the definitions.

2

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Accessory use or structures – controlled by zoning code not by definition.

Code regulates; setbacks, coverage, height, density etc.

3

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Amusement Device, Family Amusement Center – Defined as State Statute.

Skill-based games or machine.

4

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Agricultural Use– Defined – used in cases of annexation where agricultural use is retained.

5

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Boardinghouse and Roominghouse – Defined – code is being processed which will regulate such uses.

6

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Density – Net, Gross, Developable Area, Floor Area Ratio (FAR), Lot Coverage – comply with Comprehensive Plan

7

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Modular Home, Mobile Home and Manufactured Home – comply with State Statute.

8

PROPOSED AMENDMENT TO SEC. 125-3 GENERAL DEFINITIONS

Staff recommend Planning Board move this amendment of Sec. 125-322 to the City Commission with a recommendation of APPROVAL.

Alternative:

Recommend approval with modification.
or
Recommend disapproval.

9

ORDINANCE NO. 24-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING SECTION 125–3. DEFINITIONS GENERALLY; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sec. 125-3. - Definitions Generally, of the City Code of Ordinances, requires amendment to remove conflicts with State Statute, and internal conflicts with the Code of Ordinances, and to provide consistency with the City's Comprehensive Plan, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2024, meeting, voted _____ to recommend _____of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Sec. 125-3 Definitions are hereby amended, so the same shall read as follows:

Sec. 125-3. Definitions; generally.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

General. For the purposes of this chapter, certain words and phrases are defined as indicated in this section. Terms in the present tense include the future, the singular includes the plural and the plural the singular; the terms "shall," "will" and "must" are mandatory, and the term "may" is permissive.

Accessory use or *accessory structure* means a use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use. ~~In all residential zoning districts, accessory structures shall be limited in size to no more than 25 percent of the main structure, which size limitation shall be cumulative and calculated in combination with any other existing accessory structure so that the total size of all accessory structures shall not exceed this maximum. Such accessory structures shall further not exceed the maximum building height of the existing or planned main structure. In calculating maximum building size, existing or planned attached garages shall not be considered. Detached garages which are permanently affixed to the property with a proper foundation shall not be subject to the 25 percent size limitation specified herein; provided, however, such detached garages shall conform with the applicable height restriction. Nothing in this section shall supersede lot coverage standards provided~~

~~elsewhere in the Code restricting the total size of all structures which may be located on any property.~~

Adult congregate living facility; means a facility which undertakes through its ownership or management to provide, for a period exceeding 24 hours, one or more personal services for four or more adults, not related to the owner or administrator by blood or marriage, who require such services. Personal services ~~means in addition to housing and food service, which~~ include, but are not limited to, personal assistance with bathing, dressing, ambulation, housekeeping, supervision, eating, supervision of self-administered medications and assistance with securing health care from appropriate sources. Any such facility shall be licensed as such by the state pursuant to F.S. § 429.07, and regulations applying thereto, as it now exists or as subsequently recodified. This definition shall not be deemed to include boardinghouses or rooming houses as defined in this section.

Affordable Housing means housing that is affordable, as defined in Florida Statutes 420.0004.

Alley means a public thoroughfare which affords only a secondary means of access to abutting property.

Amusement arcade means that portion of an interior premises consisting of three or more skill-based amusement devices, but no more than 49 skill-based amusement devices.

Amusement device, game, or machine, skill-based means a game or machine operated only for the bona fide entertainment of the general public which a person activates by inserting or using currency or a coin, card, coupon, slug, token, or similar device, and, by the application of skill, with no material element of chance inherent in the game or machine, the person playing or operating the game or machine controls the outcome of the game. The term does not include any game or machine that uses mechanical slot reels, video depictions of slot machine reels or symbols, or video simulations or video representations of any other casino game, including, but not limited to, any banked or banking card game, poker, bingo, pull-tab, lotto, roulette, or craps. ~~means any table, platform, mechanical or electronic device or apparatus operated or intended to be operated indoors for amusement, pleasure, test of a skill, competition or sport, where the use or operation of which is conditioned upon payment of a consideration either by insertion of a coin, electronic card, or token in a slot or otherwise so long as the person playing does not receive anything of value or any prize in violation of state or federal law. The definition of the term "amusement device" includes, but is not be limited to, devices commonly known or simulated baseball, simulated football, simulated basketball, simulated hockey, simulated boxing, pinball, shuffleboard, ray guns, bowling games, bumper games, skiball, electronic video games, and shall also include billiard tables and pool tables (whether coin or not). Such definition does not include a bowling alley, juke box, or other coin-operated music machine, or a mechanical children's amusement riding~~

~~device.~~

Amusement park means a large scale permanent or transient commercially operated enterprise, the majority of which is outdoors, that supplies various forms of amusement, entertainment and recreation, such as a carnival, circus, theme park and amusement ride facility.

Agricultural; use which involves one or more of the following - livestock and poultry farming, crop production, plant nurseries, greenhouses, forestry, or associated farm facilities.

Aquaculture facilities means facilities for the raising, feeding, planting, and harvesting of aquatic organisms.

Aquatic areas means tidal waters and wetlands and nontidal sloughs, streams, lakes and wetlands. The lands underlying the waters are also included. The upper limit of aquatic areas is the mean high tide line in tidal areas and the ordinary high-water line in nontidal areas.

Arcade amusement center means that portion of an interior premises consisting of 50 or more amusement devices.

Arterial street means a street designated as an arterial street in the comprehensive plan.

Bankline/streamline alteration means realignment of a stream bank or the entire stream, either within or without its normal high-water boundaries.

~~*Boardinghouse (roominghouse)* means an establishment, other than an adult congregate living facility or a health care facility, with lodging for four, but not more than nine persons. There shall be no provision for cooking in individual sleeping rooms but meals may be regularly prepared and served for compensation, provided the food is placed upon the table family-style without service or ordering individual portions from a menu.~~

Boardinghouse or Roominghouse means an establishment where sleeping accommodations are provided for a fee, with lodging for a minimum of four, but not more than nine persons, where meals may be furnished for the occupants, but individual cooking facilities in the accommodations are prohibited. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast.

Boardinghouse or Roominghouse unit means any room or group of rooms, excluding common areas, forming a single habitable unit, used, or intended to be used as sleeping accommodations.

Building means any structure, temporary or permanent, having a roof impervious to weather and a fixed base on a fixed connection to the ground and which is used or built for the shelter or enclosure of persons, animals, or property of any kind.

Building height means the vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the center height between the highest and lowest points of other types of roofs.

Business service establishments means businesses primarily engaged in rendering

services; other than professional, educational, repair or contract construction services; to other business establishments. These services include, but are not limited to, employment services, advertising services, consumer credit and reporting services, collection services, mailing services and building maintenance services.

Collector street means a street designated as a collector street in the comprehensive plan.

Commercial off-street parking lot means any area, other than a public right-of-way, which is used for the parking of cars and is available to the public for a fee and which includes all of the space needed for the movement of vehicles and people, landscaping and access drives.

Communication service establishments means businesses primarily engaged in communications activities, including newspaper and printing services, television and radio services and telephone and telegraph services.

Comprehensive plan means the comprehensive development plan for the city adopted by the city commission, comprised of plans, maps, reports or any combination thereof which relates to the future economic and physical growth and development or redevelopment of the city.

Condo hotel means a building constructed, maintained, operated and managed as a hotel or resort hotel in which each sleeping unit in the facility is individually owned and in which all sleeping units are available for transient occupancy, i.e., daily, weekly or monthly rent and where the structure, common areas and facilities are owned by all owners on a proportional individual basis.

Conventional home/mobile home subdivision means a subdivision in which the principal uses of property are limited to conventional single-family dwellings, mobile homes and community facilities by the subdivision covenants.

Cul-de-sac means a street with only one outlet which has a vehicular turnaround at the opposite end from the outlet.

Day care center means an establishment where six or more children, other than members of the family occupying the premises, are cared for away from their own home by day or night, except foster homes.

Density, gross means the number of dwelling units per gross acre of land, as defined by a certified legal survey, determined by dividing the number of units by the total acreage within the lot or parcel. ~~excluding aquatic areas but including portions of the property which are or are proposed to be streets, sites dedicated to a governmental body for public use and other common areas~~.

Density, net means a term which refers to the number of dwelling units per net acre of land and which is determined by dividing the number of dwelling units by the acreage of the total net developable area ~~acreage within~~ of the lot or parcel.

Developable Area, net means the total area of land available for development. It does not

include public open space, wetlands, aquatic areas, drainage easements, streets, and land used or reserved for other public facilities.

Dike means a structure designed and built to prevent inundation of nonaquatic areas by water.

Dock/moorage facilities means a pier or secured float for boat tie-up or other water use, often associated with a specific land use on the adjacent shoreland, such as a residence, a group of residences, a commercial use or a light industrial facility. Small, commercial moorages (less than 15 berths) with minimal shoreside services and no solid breakwater are also included in this category. Floathouses, which are used for boat storage, net-drying and similar purposes, are also included in this category.

Dredged material disposal means the deposition of dredged material in aquatic areas or shorelands. Methods include land disposal, in-water disposal, in-water disposal to create land, beach nourishment, flow-land disposal, ocean disposal and other in-water disposal.

Dredging means the removal of sediment or other material from a stream, river, estuary or other aquatic area for the purpose of deepening a navigation channel, mooring basin or other navigational areas, or obtaining fill material.

Duplex means a building containing only two dwellings.

Duplex subdivision means a subdivision in which the principal uses of property are limited to duplexes and community facilities by the subdivision covenants.

Dwelling rental (dwelling unit) means one or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis, though less than what is otherwise provided for a dwelling, physically separated from any other rooms or dwelling units which may be in the building, and containing sleeping and sanitary facilities and one kitchen.

Dwelling unit means one or more rooms, ~~designed, occupied, or intended for owner occupancy, or rental for six months or longer in R-1 and R-2 residential zoning districts~~, used as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit. ~~for the exclusive use of a single family maintaining a household~~.

Dwelling, single-family, means a building containing only one dwelling.

Dwelling, townhome, means a single dwelling unit attached by at least one, but no more than two, party wall along more than 50 percent of the maximum depth of the unit to one or more other dwelling unit on a continuous foundation, with said party wall being centered on the common property line between adjacent lots.

Educational service establishments means businesses primarily engaged in education, including vocational and trade schools, business and stenographic schools, art and music schools, dancing schools and correspondence schools.

Family means an individual or two or more persons related by blood, marriage, legal adoption or legal guardianship, living together as one housekeeping unit using one

kitchen, or a group of not more than two unrelated persons living together as one housekeeping unit using one kitchen.

Family Amusement Center means an establishment engaged in indoor entertainment and limited to skill-based amusement games or machines as defined in Florida State Statute 546.10.

Farmers market complex means an establishment or group of establishments primarily engaged in rendering agricultural sales and services including distribution, wholesale and retail sale of produce and related merchandise, agricultural tourism, training and education, and compatible uses. Such uses include, but are not limited to, retail and wholesale produce markets, agricultural products and food distribution, wholesale bakeries, cafeterias which are intended primarily for use by employees of surrounding businesses, enclosed livestock and equestrian facilities designed for special events and educational service establishments and laboratories for agricultural training classrooms, greenhouses, and aquaculture facilities.

Farmstand sales establishment means a business which is contained within a permanent building with restroom facilities, and which is engaged in the wholesale and retail sale of produce and related merchandise to customers. The business shall be located contiguous to an active agricultural use and shall not be located on Indian River Drive.

Fast food establishment means a restaurant which dispenses food at a walk-up window, drive-up window, at parked vehicles or at an indoor counter to be consumed outdoors on the premises or off the premises. Any establishment with one or more of the service methods described above shall be termed a fast-food establishment notwithstanding that tables, booths or counter seating is provided indoors for the consumption of food.

Fence means a freestanding ~~accessory~~ structure, designed, and intended to serve as a barrier or as a means of enclosing a structure, yard, or other area, or to serve as a boundary feature separating two or more properties.

Finance establishments means businesses primarily engaged in offering financial services, such as those provided by banks; savings and loan associations; credit unions; security and commodity brokers, dealers, and exchanges; and holding and other investment companies.

Floor Area Ratio means the ratio of the gross floor area of a building in relation to the size of the net developable area of the lot/parcel that the building is located on.

Gasoline service station means a business primarily engaged in the retail dispensing of automotive fuels and oil and where grease, batteries, tires and other automobile accessories may be dispensed at retail principally for automobiles, and where various automotive and convenience services may be provided, except restaurant services, major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition and operation of a commercial off-street parking lot.

Grade (ground level) means the average elevation of the finished ground at the centers of all walls of the buildings, except if a wall is parallel to and within five feet of a sidewalk, the sidewalk elevation nearest the center of the wall shall constitute the ground elevation.

Gross floor area means the sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls excluding public corridors, common restrooms, attic areas with a headroom of less than seven feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to building machinery and equipment (such as air conditioning, ventilating or heating), parking structures and basement space where the ceiling is not more than an average of six feet above the general finished and graded level of the adjacent portion of the lot.

Guest house means a dwelling unit in a building separate from, and in addition to, the principal residential building on a lot, ~~but not exceeding 50 percent of the floor area of said principal residential building,~~ intended for intermittent or temporary occupancy.

Hazardous liquids means liquids which are dangerous to people's health because of toxicity, flammability, explosiveness or other characteristics.

Home occupation means an accessory use of a dwelling unit. ~~as set out in section 125-318.~~

Hospital means a building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include, as accessory uses, laboratories, out-patient services, training facilities, central service facilities and staff facilities.

Hotel means a facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting spaces, entertainment, and recreational facilities.

Impervious surfaces means any surface which has been altered, covered or controlled resulting in the virtual elimination of the infiltration and percolation of water to the underlying soils. The term "impervious surfaces" includes most conventionally surfaced streets, roofs, sidewalks, parking lots and similar facilities.

Indoor amusement, entertainment and/or recreation facilities means enclosed facilities~~, which for each wall face have no entrance/exit points wider than five feet or 20 percent of the main wall face, whichever is greater,~~ pertaining to amusement entertainment and/or recreational activities, such as theaters, bowling alleys, pool halls, dance halls and indoor tennis court, handball, and swimming pool facilities. This shall not include adult establishments or amusement arcades.

Junkyard means a "junkyard" as defined and regulated in chapter 22, article VII.

Kennels means any premises, except where accessory to an agricultural use, where five or more dogs or other domestic animals which are not sick or injured and are four months in age or older are boarded for compensation, cared for, trained for hire, kept for sale, or bred for sale, but not including veterinary clinics.

Land means ground, water, marsh and swamp.

Land transportation facilities means highways, railroads, bridges and associated structures and signs which provide for land transportation of motorized and/or nonmotorized vehicles.

Landscaping means living material, such as, but not limited to, grass, ground covers, shrubs, vines, hedges, and trees (including palms) and nonliving durable material commonly used in landscaping such as, but not limited to, bark chips, rocks, pebbles, sand, and fences, but excluding paving.

Limited cooking facilities means a collection of customary appliances which may include sinks, wet bar areas, refrigerators and microwave ovens provided in transient lodging accommodations for the use, enjoyment and convenience of transient occupants but specifically excluding dish washers, stoves and ovens.

Lot means a parcel, plot or tract of land of at least sufficient size to meet the minimum requirements of this chapter (provided that certain nonconforming lots of record at the effective date of these regulations (June 22, 1981) or their amendment are exempted from certain provisions in accordance with section 125-70).

Lot area means the total horizontal area within the lot lines of a lot exclusive of aquatic areas and streets.

Lot, corner, means a lot abutting on two or more streets at their intersection.

Lot coverage means the portion of the gross lot area which is covered by a building.

Lot depth means the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

Lot, double frontage, means a lot having a frontage on two nonintersecting streets as distinguished from a corner lot.

Lot line means a property line separating a lot from property outside the lot.

Lot of record means a lot which is part of a subdivision, recorded in the office of the county clerk in the county, or a lot described by metes and bounds, the description of which has been recorded in such office.

Lot, waterfront, means any lot or parcel of land which abuts or adjoins any navigable waterway, river, cove, stream, canal, lake or other navigable body of water.

Lot width means the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the foremost point of the side lot lines in front and the rearmost points of the side lot lines in the rear.

Low intensity recreation means small scale recreational improvements involving a relatively minimal capital investment and no structures over 500 square feet in size. Examples of the types of small-scale facilities involved are trails, picnic tables, restrooms, viewing platforms, shelters and small piers.

Major utility means towers, power generating plants, facilities and lines of communication

and power transmission; solid waste disposal; waste-water treatment plants; water treatment plants; storm water and treated wastewater outfalls (including industrial); major water, sewer and gas lines, excluding any such lines used for direct distribution to or collection from customers.

Manufactured Home means a structure, transportable in one (1) or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. A manufactured home means a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act. The term "manufactured home" does not include "recreational vehicle" as defined herein.

Marinas means facilities which provide moorage, launching, storage, supplies and a variety of services for recreational, commercial fishing and charter fishing vessels. They are differentiated from docks/moorages by their larger scale, the provision of significant landside services and/or the use of a solid breakwater (rock, bulkheading, etc.).

Mean high tide line means the mean high-water line as determined according to F.S. ch. 177, pt. II (F.S. § 177.25 et seq.).

Mobile home means a structure, transportable in one (1) or more sections, which structure is eight (8) body feet or more in width and over thirty-five (35) feet in length, and which structure is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. A mobile home is a residential unit certified to be in conformity with all federal and state requirements for Mobile Home Construction and Safety Standards. ~~which has a body eight feet or more in width, is built with a chassis, is designed to be used as a permanent residence when connected to the required utilities and includes plumbing, heating and electrical systems suitable for a residence~~

Mobile home park means a place where two or more mobile homes are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or offer space free in connection with securing the trade or patronage of such person.

Mobile home subdivision means a subdivision in which the principal uses of property are limited to mobile homes and community facilities by the subdivision covenants.

Modular Home; a structure transportable in one or more sections, with or without a permanent chassis, which is designed for and used as a residential dwelling unit when connected to a foundation and the required utilities. Fabrication of such units shall comply with F.S. Ch. 553 and the Florida Building Code. A modular home does not include

"manufactured home", 'recreational vehicle', or "mobile home" as defined herein.

Motel means a facility offering transient lodging accommodations to the general public with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

Multifamily housing development means any development which within two calendar years will have five or more dwelling units on a lot.

Multimodal transit center means transportation facility that connects multiple modes of transportation to include, but not limited to, walking, cycling, automobile and public transit.

Navigational structure means structures such as pile dikes, groins, fills, jetties and breakwaters that are installed to help maintain navigation channels, control erosion, or protect marinas and harbors by controlling water flow, wave action and sand movement. *Breakwaters* may be of rock, steel, concrete or piling, or the floating kind. They are used to protect harbors and marinas against waves and currents.

Fills means placements by man of sediment or other material (excluding solid waste) in an aquatic area to create new shorelands or on shorelands to raise the elevation of the land.

Groins means structures analogous to pile dikes ~~but~~ and which are constructed from rocks. ~~They can~~ Designed to withstand more intensive wave action than pile dikes, are often used on beaches, where they exert a strong influence on sand transport and extend from the backshore seaward across the beach.

Jetties means the largest of all navigational structures; ~~they are made~~ constructed of rock or concrete and are used to stabilize the channel and improve the scour at the mouth of an estuary. They must be able to withstand extreme wave conditions and may alter longshore sand transport for many miles along the coast.

Pile dikes means flow-control structures that are used primarily in river systems and are made of closely spaced piling connected by timbers; usually they are perpendicular to the shore. They are constructed to increase scour in the navigation channel and/or control shoreline erosion by interrupting sand transport and encouraging sedimentation in the sheltered lee of the pile dike. A single pile dike is unusual; they are generally constructed in groups.

Parking space means an enclosed or unenclosed area exclusive of maneuvering and access area, permanently reserved for the temporary storage of one automobile, and connected with a drive, street or alley which affords ingress and egress for automobiles.

Person means every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit.

Personal service establishments means businesses primarily engaged in providing services involving apparel or the care of a person (other than health care), including laundering and dry-cleaning services (except those which primarily serve other

businesses), beauty and barber services, garment alterations and funeral homes. This definition shall not include adult massage parlors.

Planned Development (PD) means a flexible zoning category that allows property owners and developers to propose unique, tailored plans for a specific area. Unlike traditional zoning categories that have predefined uses and development standards, PD zoning offers more flexibility and allows for a wide range of land uses and development options. Including residential, commercial, industrial, and mixed-use.

Professional service establishments means businesses primarily engaged in providing services such as the following: medical and other health services; legal services; engineering and architectural services; and accounting, auditing and bookkeeping services.

Property owner means one who possesses title to real property or to whom real property belongs with the requisite intent to own.

Public use means a structure or use intended or used for a public purpose by a city, school district, county, state or by any other public agency or by a public utility.

Public utility structures means a building or structure which is used to provide telephone, power, gas, oil, water or wastewater services and which belongs to a governmental body or to a public organization vested with public/governmental interest and subject to governmental regulations. Aboveground facilities such as electric or gas substations, water tower, pump station, switching station, equipment storage and material storage which are not limited to an interior wall but to a perimeter fence or property line for zoning regulations.

Quadraplex means a building containing only four dwellings.

Railroad passenger station means a facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices.

Recreational vehicle means a vacation trailer or other vehicular or portable unit which is either self-propelled or towed or is carried by a motor vehicle and which is intended for human occupancy, is designed for vacation or recreation purposes (not residential), and including, but not limited to, travel trailers, camping trailers, truck campers and motor homes.

Recreational vehicle park means an area which is designed to accommodate the parking of recreational vehicles.

Repair service establishments means business primarily engaged in repairing items and which undertake no more than a minimal amount of manufacturing.

Replacement value means the estimated current replacement cost of the building or structure in kind, as such structure existed before the damage occurred. The cost shall be determined by using the most recent building valuation data for the state as compiled by the International Code Counsel (ICC) using the Marshall Evaluation Service, as published by the Marshall and Swift Publication Company, Los Angeles, California, or the

contract price given the applicant by a licensed contractor, whichever is higher.

Resort hotel means a tourist-oriented destination resort facility offering transient lodging accommodations with sleeping units available to the general public in conjunction with marine, aquatic, golf or other recreational amenities, including, but not limited to, organized programs, activities, camps and excursions for both adults and/or children, fitness and spa facilities, as well as other services and amenities including restaurants, meeting, conference and/or banquet facilities as well as entertainment where such sleeping units are intended for the exclusive use as transient lodging accommodations.

Resource enhancement means the use of artificial or natural means to improve the quantity or quality of a specific resource.

Retail sales establishments means businesses which are primarily engaged in selling merchandise to customers for personal, household or farm use (including incidental manufacturing and repairing of goods on the premises; provided, however, that the space devoted to manufacturing and repairing does not exceed 20 percent of the gross floor area of the establishment) such as restaurants, bars, grocery stores, bakeries, department stores, clothing stores, fabric shops, luggage stores, gift shops, jewelry stores, florist shops, camera shops, record stores, toy stores, bookstores, newsstands, stationery stores, drugstores, sporting goods stores, furniture stores, appliance stores, hardware stores, auto parts stores, gasoline service stations, bicycle shops and auto sales facilities. This definition shall not include adult bookstores, adult dancing establishments or other adult establishments.

Semi-public use means a structure or use intended or used for a semi-public purpose by a church, lodge, club, or any other nonprofit organization.

Shopping center means two or more commercial establishments which as a group contain a minimum of 15,000 square feet of gross floor area and which are built on a site under unified legal control.

Shoreline stabilization means the protection of the banks of tidal or nontidal stream, river or estuarine waters by vegetative or structural means.

Shrub means a self-supporting, woody, evergreen species, as normally grown in the county.

Sign means a sign as defined and regulated in chapter 117.

Slaughterhouse means an enclosed building where animals are slaughtered for commercial gain or compensation.

Sleeping unit means one or more rooms designed, occupied, or intended for occupancy as transient lodging accommodations with limited cooking, and sanitary facilities provided within the sleeping unit for the exclusive use as transient lodging accommodations.

Street means the entire width of a public or private thoroughfare between property lines which affords the principal means of access to abutting property, except for some corner lots.

Structure means something constructed or erected on the ground, attached to something located on the ground or requiring construction or erection on the ground, such as buildings, billboards, and fences.

Structure alteration means any change in the supporting members of a building, such as bearing walls, bearing partitions, column beams or girders, or any complete rebuilding of the roof or any extension wall.

Student housing means a permanent building consisting of separate sleeping rooms and a common area with a kitchen. A sleeping room is defined as an area with one bed which is intended for one person. The building may contain uses consistent with student housing such as restaurants, cafes, coffee shops, laundry services, and food shops. ~~Tenants occupying the rental units must be students attending colleges, universities, or institutions of higher learning. Parking shall be a minimum of one parking space per two sleeping rooms. Bicycle parking shall be a minimum of one bicycle space per two sleeping rooms. Sleeping rooms in student housing are not subject to density, dwelling unit, or gross floor area definitions of this section. Criteria to be considered in approving a conditional use application for student housing may be found in Resolution No. 09-28. A transit fee shall be paid at the time of issuance of a certificate of occupancy or as directed by the city. This fee shall be adopted by resolution.~~

Townhome development means a series of townhome units proposed on one or more parcels. ~~which, prior to replatting, has a contiguous frontage of at least 200 feet along a public roadway. The maximum length of contiguous building line in a townhome development is 200 feet. The townhome development shall be exempt from section 121-11(e).~~

Transit stop means an intermediate stop along a public transportation route where passengers or goods are loaded or unloaded that is of a smaller scale than a rail station or intermodal station and primarily oriented to interface with pedestrian modes.

Trees means self-supporting woody plants and palms of species which normally grow to an overall height of a minimum of 15 feet in the county.

Triplex means a building containing only three dwellings.

Urban Farming means a noncommercial agricultural use on land which provides fresh food to assist community revitalization and promote the adaptive reuse of vacant lands.

Use means the purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

Vehicular use area means any area used for the display or parking of any and all types of vehicles (including boats and heavy construction equipment) whether or not the vehicles are self-propelled and any land upon which vehicles traverse the property as a function of the primary use.

Water-dependent means uses and activities which can only be carried out on, in or adjacent to water, and the water location or access must be needed for one of the

following:

(1) Waterborne transportation (navigation, moorage, fueling and servicing of ships or boats, terminals and transfer facilities, resource material receiving and shipping);

(2) Recreation (active recreation such as swimming, boating or fishing or passive recreation such as viewing or walking);

(3) A source of water (energy production, cooling of industrial equipment or wastewater or other industrial processes); or

(4) Marine research or education (viewing, sampling, recording information, conducting experiments or teaching).

Water-related refers to uses and activities that do not require water access (are not water-dependent), but may be appropriate as consistent with other development criteria because:

(1) They provide goods and/or services that are directly associated with water-dependent uses (supplying materials to, using products of or offering commercial or personal services to water-dependent uses);

(2) A location other than adjacent to the water would result in a public loss of quality in the goods and services offered (evaluation of public loss of quality will involve a subjective consideration of economic, social and environmental consequences of the use).

Water reservoirs and control structures means bodies of water collected and stored in a natural system or artificial structure that serve as reserve water supplies or storm/wastewater storage areas and facilities associated with controlling these waters.

Wholesale trade establishments means businesses which generally have substantial quantities of merchandise on the premises, and which are primarily engaged in selling merchandise to other wholesalers, retailers, manufacturers, other businesses, governments or institutions.

Workforce housing means housing affordable to natural persons or families whose total annual household income does not exceed 80 percent of the area median income, adjusted for household size, or 120 percent of area median income, adjusted for household size.

Yard means:

(1) A required open space, which is unobstructed from the ground upward except as otherwise allowed in this chapter and except for fences, walls, poles, posts, permitted signs, children's play equipment, other customary yard accessories, driveways, ornaments, statuary, and furniture which will not violate height limitations and requirements limiting obstruction of visibility.

(2) The depth of a front, rear, side, or special yard shall be measured at right angles to the appropriate lot line so that the yard established is a strip of the minimum depth required by district regulations.

Yard, front, means a yard extending between side lot lines across the front of a lot adjoining a street; except that on lots fronting on more than one street, the front yard will be determined by the planning director based on the location of any abutting arterial or collector streets, the prevailing yard patterns and the lot depth requirements of the zone.
Yard, rear, means a yard extending across the rear of the lot between inner side yards. On all lots, the rear yard shall be at the opposite end of the lot from the front yard.
Yard, side, means a yard extending from the interior (rear) line of the front yard to the rear lot line, except where it extends between the front yard and a special yard, a special yard and the rear yard, or two special yards.
Yard, special, means a yard behind any required yard adjacent to a street required to perform the same function as a side or rear yard, but adjacent to a lot line and so placed or oriented that neither the term "side yard" nor the term "rear yard" clearly applies. In such cases, the planning director shall require a yard with minimum dimensions as generally required for a side yard or rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-NNN was duly advertised in the St. Lucie News Tribune on Sunday, _____, 2024

and Sunday, _____, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____day of _____, 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

EXTRACT FLORIDA STATE STATUES

420.0004 Definitions.—As used in this part, unless the context otherwise indicates:

(1) "Adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility determined as provided in subsection (9), subsection (11), subsection (12), or subsection (17), based upon a formula as established by the United States Department of Housing and Urban Development.

(2) "Adjusted gross income" means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

(3) "Affordable" means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).

(4) "Corporation" means the Florida Housing Finance Corporation.

(5) "Community-based organization" or "nonprofit organization" means a private corporation organized under chapter 617 to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and state agencies and financial institutions as a sponsor of low-income housing.

(6) "Department" means the Department of Economic Opportunity.

(7) "Disabling condition" means a diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, or the co-occurrence of two or more of these conditions, and a determination that the condition is:

(a) Expected to be of long-continued and indefinite duration; and

(b) Not expected to impair the ability of the person with special needs to live independently with appropriate supports.

(8) "Elderly" describes persons 62 years of age or older.

(9) "Extremely-low-income persons" means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

(10) “Local public body” means any county, municipality, or other political subdivision, or any housing authority as provided by chapter 421, which is eligible to sponsor or develop housing for farmworkers and very-low-income and low-income persons within its jurisdiction.

(11) “Low-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(12) “Moderate-income persons” means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(13) “Person with special needs” means an adult person requiring independent living services in order to maintain housing or develop independent living skills and who has a disabling condition; a young adult formerly in foster care who is eligible for services under s. 409.1451(5); a survivor of domestic violence as defined in s. 741.28; or a person receiving benefits under the Social Security Disability Insurance (SSDI) program or the Supplemental Security Income (SSI) program or from veterans’ disability benefits.

(14) “Student” means any person not living with his or her parent or guardian who is eligible to be claimed by his or her parent or guardian as a dependent under the federal income tax code and who is enrolled on at least a half-time basis in a secondary school, career center, community college, college, or university.

(15) “Substandard” means:

(a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

(b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or

(c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

(16) “Substantial rehabilitation” means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

(17) “Very-low-income persons” means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Planning Board **6. d.**

Meeting Date: 04/08/2024

Re: Amendment to Sec. 125-212 and 125-313 Planned Development Zone (PD)

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

Zoning Text Amendment - City Code Sec. 125-212 and 125-213 (Planned Development Zone - PD)

SUMMARY:

The proposed amendment seeks to set out standards for a flexible Planned Development application, review, and approval process.

The current Code at Sections Sec. 125-212. - Planned Development Zone (PD) and Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) set out alternative processes for Planned Unit Development. The existing differentials in required application submittal documents and definitions of such are causing confusion. In addition, the submittal requirements do not take the cost of development plan preparation and the process of development planning fully into account.

It is proposed to eliminate in entirety Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) from the Code of Ordinances and incorporate elements of the deleted section into an amended Sec. 125-212. - Planned Development Zone (PD) code. The deleted elements include the potential to apply for a 'Concept Plan Phase' and a 'Preliminary Redevelopment Plan Phase' ahead of a 'Final Redevelopment Plan Phase'.

PROPOSED AMENDMENTS

Sections 125-212 and 125-213 of the City Code of Ordinances

•Amend Sec. 125-212. - Planned Development Zone (PD) to incorporate a Master PD and Final PD process.

•Delete Sec. 125-213. - Planned Unit Redevelopment Zone (PUR).

•Add a table of required submittal documents and definitions of such.

RECOMMENDATION:

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVES:

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

RESPONSIBLE STAFF:
Kev Freeman, Planning Director.

COORDINATED WITH:
Technical Review Committee (3/21/2024), City Attorney.

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Staff Report
Draft Ordinance

Form Review

Form Started By: Kev Freeman Started On: 03/22/2024 12:12 PM
Final Approval Date: 04/03/2024

CITY OF FORT PIERCE

PLANNING BOARD

APRIL 8th, 2024

TEXT AMENDMENT
PLANNED DEVELOPMENT

SUMMARY

Approval of text amendments to City Code Sec. 125-212 and 125-213.

BACKGROUND

The proposed amendment seeks to set out standards for a flexible Planned Development application, review, and approval process.
The current Code at Sections Sec. 125-212. - Planned Development Zone (PD) and Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) set out alternative processes for Planned Unit Development. The existing differentials in required application submittal documents and definitions of such are causing confusion. In addition, the submittal requirements do not take the cost of development plan preparation and the process of development planning fully into account.

SUMMARY

Approval of text amendments to City Code Sec. 125-212 and 125-213.

BACKGROUND

It is proposed to eliminate in entirety Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) from the Code of Ordinances and incorporate elements of the deleted section into an amended Sec. 125-212. - Planned Development Zone (PD) code. The deleted elements include the potential to apply for a ‘Concept Plan Phase’ and a ‘Preliminary Redevelopment Plan Phase’ ahead of a ‘Final Redevelopment Plan Phase’

PROPOSED AMENDMENTS

Sections 125-212 and 125-213 of the City Code of Ordinances

- Amend Sec. 125-212. - Planned Development Zone (PD) to incorporate a **Master PD** and **Final PD** process.
- Delete Sec. 125-213. - Planned Unit Redevelopment Zone (PUR).
- Add table of required submittal documents and definitions of such.

REQUIRED PD ZONING APPLICATION PLANS AND DOCUMENTS	*MASTER PD (MPD)*	*FINAL PD (FPD)*
PREVIOUSLY APPROVED SITE PLAN(S)	X	X
PD SITE PLAN(S)	X	X
PD PHASING PLAN	(X)	X
ARCHITECTURAL DRAWINGS		X
FLOOR PLANS		X
LIGHTING PLANS		X
BOUNDARY SURVEY	X	X
TOPOGRAPHIC SURVEY	X	X
CONSTRUCTION PLANS		X
LANDSCAPE PLANS		X
TREE SURVEY		X
TREE MITIGATION PLAN		X
PROJECT NARRATIVE	X	X

X=Required, (X)= Draft, O=If required

REQUIRED PD ZONING APPLICATION PLANS AND DOCUMENTS	*MASTER PD (MPD)*	*FINAL PD (FPD)*
RECORDED DEED	X	X
LEGAL DESCRIPTION	X	X
STATEMENT OF PD BENEFITS	(X)	X
SITE LOCATION MAP	X	X
FINAL STORMWATER REPORT		X
MASTER STORMWATER REPORT	X	
STORMWATER MAINTENANCE		X
TRAFFIC IMPACT ANALYSIS	X	X
ENVIRONMENTAL ASSESSMENT	X	X
PRESERVE AREA MANAGEMENT PLAN		O
UTILITIES WATER & WASTEWATER SERVICE	X	X
PD ZONING DEVELOPMENT AGREEMENT	(X)	X
FINAL PLAT		O

X=Required, (X)= Draft, O=If required

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **AMENDMENT TO THE CITY'S CODE OF ORDINANCES – PLANNED DEVELOPMENT**

REVIEWER: **KEV FREEMAN, PLANNING DIRECTOR**

MEETING DATE: **APRIL 8TH 2024 – PLANNING BOARD**

STAFF REPORT

Requested Action: Consider an amendment to Sec. 125-212. Planned Development Zone (PD).

Location: Citywide.

Comprehensive Plan

1.2 *Objective:*

The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

Proposed Amendment:

The proposed amendment seeks to set out standards for a flexible Planned Development application, review, and approval process.

The current Code at Sections Sec. 125-212. - Planned Development Zone (PD) and Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) set out alternative processes for Planned Unit Development. The existing differentials in required application submittal documents and definitions of such are causing confusion. In addition, the submittal requirements do not take the cost of development plan preparation and the process of development planning fully into account.

It is therefore proposed to eliminate in entirety Sec. 125-213. - Planned Unit Redevelopment Zone (PUR) from the Code of Ordinances and incorporate elements of the deleted section into an amended Sec. 125-212. - Planned Development Zone (PD) code. The deleted elements include the potential to apply for a "Concept Plan Phase' and a 'Preliminary Redevelopment Plan Phase' ahead of a 'Final Redevelopment Plan Phase'.

The revised code establishes a 'Master Planned Development (MPD) and 'Final Planned Development' (FPD). The revision also sets out the minimum required documents for processing an MPD application and FPD application. The process for submittal and review of a MPD allows certain documents to be in conceptual form which permits property owners/applicants to propose a general plan of development without the necessity of producing final site plan and calculations to almost construction ready detail.

Upon approval of an MPD, or if the applicant chooses to move directly to, an FPD. The FPD requires certain plans and calculations to be submitted and approved which encompass the required detail to sufficiently regulate a site plan.

The availability of the Planned Development process is proposed to be restricted to properties greater than 5 acres unless the subject property is located within the defined Fort Pierce Redevelopment Area (FPRA).

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. Suggested amendments have been incorporated.

Staff Recommendation:

Staff recommend that the proposed amendment is moved to the City Commission with a recommendation of approval.

ORDINANCE NO. 24-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, INSERTING AN AMENDED AND REVISED SECTION OF CHAPTER 125 – ZONING, ARTICLE IV – BASIC ZONING DISTRICTS, SECTION 125–212 – PLANNED DEVELOPMENT ZONE (PD); DELETING EXISTING SECTION AT CHAPTER 125 – ZONING, ARTICLE IV – BASIC ZONING DISTRICTS, SECTION 125–213 – PLANNED UNIT REDEVELOPMENT ZONE (PUR); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125-212 – Planned Development Zone, is amended and revised to establish definitions, standards, submittal requirements and processes in respect of Master Planned Development and Final Planned Development zoning applications; and

WHEREAS, the option to apply for a Planned Development Zone is restricted to a minimum of five (5) acres in size for properties located outside the boundary of the Fort Pierce Redevelopment Area; and

WHEREAS, in order to encourage imaginative and flexible redevelopment the option to apply for a Planned Development Zone is allowed for properties located within the boundary of the Fort Pierce Redevelopment Area; and

WHEREAS, Section 125-213 – Planned Redevelopment Zone, is deleted in order to remove a duplicative and confusing processes; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2024, meeting, voted _____ to recommend _____of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125, Article IV – Basic Zoning Districts, Section 125-212 – Planned Development Zone (PD) is hereby amended, so the same shall read as follows:

Sec. 125-212. Planned Development Zone (PD).

~~(a) *Purpose.* The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a~~

~~voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:~~

~~(1) Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.~~

~~(2) Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.~~

~~(3) Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.~~

~~(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.~~

~~(5) Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.~~

~~(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.~~

~~(7) Promote flexibility and efficiency in site design for more desirable living and working environments.~~

~~(8) Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.~~

~~(9) Permit site specific requirements based on the unique characteristics of the individual site.~~

~~(10) Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.~~

~~(11) The terms Planned Development (PD) and Planned Unit Development (PUD) are deemed synonymous and may be used interchangeably throughout this Code of Ordinances.~~

~~(b) *General standards for approval.* The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration, for any use or any mixture of uses, The approval of planned development rezoning rests with the city commission. However, no rezoning or development plan may be approved unless the following conditions are met:~~

~~(1) *Comprehensive plan consistency.* Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted.~~

~~a. *Density.* In no event shall the density granted exceed the maximum gross density permitted under the underlying land use in the comprehensive plan.~~

~~(2) *Perimeter setbacks.* Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district, except where city commission finds that alternate perimeter setbacks would be appropriate. Conditions~~

~~under which alternate perimeter setbacks may be considered include, but are not limited to, the following:~~

~~a. Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property.~~

~~b. The minimum PD perimeter setback required by this section cannot be achieved due to an exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.~~

~~c. The perimeter setback may be reduced from the required distance by providing a landscape strip in lieu of the perimeter setback, except where driveways are located, meeting these requirements:~~

~~1. The strip shall be no less than five feet wide and include at least one tree for every 200 square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a 48-inch or higher, continuous, unbroken, solid, visual screen within one-year (maximum) after installation, except in clear vision areas required in section 125-308. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.~~

~~2. A wall, berm, or other durable, non-wood privacy fence may be included as part of the landscape strip, but not replace it.~~

~~d. The perimeter setback may be reduced from the required distance by no more than one half if the abutting property is similar in use, and intensity or density.~~

~~(3) *Open space.* In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).~~

~~(4) *Applicability to other code of ordinances not in conflict herein.* All building code, housing code, and other land use regulations of the city not directly in conflict herewith are applicable to the PD district.~~

~~(5) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.~~

~~(6) *Phasing.* When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases.~~

~~(7) *Other standards.* All planned developments will comply with regulations affecting signs referred to in section 125-310 and applicable portions of the city's regulations governing subdivisions except that in case of conflict.~~

~~(8) *Additional requirements.* The city commission may also establish additional requirements which it considers necessary to ensure that a planned development conforms to the intent of this section.~~

(9) *Variances are not necessary.* The specific development standards of the PD district are contained in the approved development plan for each planned development which normally takes into account those matters which might otherwise be the subject of variance review by the board of adjustment.

(c) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted in addition to other information submitted in accordance with section 125-132, the city's subdivision regulations or other city laws:

(1) *Written documents.*

a. *Project narrative; a statement describing the planned development.* This statement should include a description of the character of the proposed development as it relates to the development objectives of the city and the city's comprehensive plan as well as the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units.

b. *Unified control and property ownership.* All land intended to be included in the planned development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of ownership may include a copy of the recorded deed, a title policy or an opinion of title. If necessary, material which presents firm evidence of unified control, such as unity of title, on a form approved by the city, shall be submitted with the application.

c. *Phasing.* A development phasing schedule indicating:

1. The approximate date when construction of the project can be expected to begin.
2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

d. *Quantitative data for the following.* Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

f. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site plan.* A site plan with the following information must be submitted:

a. The existing site conditions, shorelines, flood plains, unique natural features and forest cover.

b. A landscape and irrigation plan per section 125-314.

c. Proposed lot lines and other divisions of land for management, use or allocation purposes.

d. The location, size and height of present and proposed buildings and structures.

e. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

f. The existing and proposed vehicular circulation system, including off-street parking and loading areas.
g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
h. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
i. Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.
j. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.
k. The location of existing wetlands, proposed preservation and conservation areas.
l. A statement describing any endangered or threatened species that may be located on the site and potential environmental impacts on flora and fauna.

(d) *Planned development review procedures.*

(1) *Pre-application conference.* The pre-application conference is an informal discussion between the applicant and the staff of any department that will be involved with the technical review of the proposed planned development. The applicant is encouraged to provide the following information related to the proposed development at the meeting.
a. Consistency with the adopted comprehensive plan.
b. Adequacy of utilities and other public facilities to serve the proposed development.
c. Relationship with the surrounding neighborhood.
d. Compliance concerns.

(2) *Site development plan.* Will include all information specified in this section. The procedure for reviewing the development plan is the procedure set forth in section 125-133, amendment procedures, and section 125-313, site plan review. If the proposed planned development also involves the subdividing of land which is regulated by the city, the preliminary plat should be reviewed concurrently with the development plan as specified in chapter 121. Approval of a development plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property.

(e) *Adherence to approved development plan.* Building permits for construction shall be issued only if consistent with an approved development plan. No building permit or certificate of occupancy shall be issued for a planned development except in conformity with all provisions of the approved final plan, as amended. All buildings and improvements in a particular phase need not be complete before the issuance of a certificate of occupancy for a completed building in that phase unless otherwise required by the final plan as approved.

(f) *Modification of an approved PD site plans.* Changes to approved PD site plans are either major modifications or minor modifications. A major modification shall require the approval of the city commission, while a minor modification may be done administratively by the planning director (or designee).

(1) *Modification review criteria.* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD plan are to be viewed as a major modification. Once a determination has been made that a proposed modification constitutes a major modification, the applicant shall follow the same procedure as a new planned development request. An application for a major modification shall be filed in the planning department. Applications for a major modification of

~~PD plans may require an updated, revised PD site development plan or portions thereof indicating the effect of the proposed change, a narrative description of the modification and reasons such a change is necessary, and additional information as required by the planning director (or designee) to adequately review the proposed modification. The following alterations shall be considered a major modification, and reapplication as a new development plan will be required:~~

~~a. Increase or decrease in intensity of use. A change of five percent or more of usable floor area, or a change of five percent or more in the number of dwelling units, or a change of five percent or more of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum allowed by the future land use element of the comprehensive plan.~~

~~b. Any change in the location of the parking area, or a change of ten percent or more in the number of spaces approved.~~

~~c. Structural alterations significantly affecting the basic size and form of the building as shown on the approved plan including increase in building height of more than one story or 12 feet.~~

~~d. Any reduction in the amount of open space by five percent or more, or a substantial change in the location or characteristics of open space uses.~~

~~e. Substantial changes in location or type of pedestrian or vehicular accesses or circulation.~~

~~f. Any change which would increase traffic generation by more than ten percent.~~

~~g. Any change in land use or an increase in density within 500 feet of the PD boundaries, or within 200 feet of any part of the planned development which has been constructed or sold to an owner or owners different from the applicant requesting the change.~~

~~h. Any deviation exceeding 12 inches from the setbacks, area, or dimensional standards approved as part of the site development plan.~~

~~i. A change to the buffering material that negatively impacts the surrounding neighborhood.~~

~~j. Any change in the design and/or location of the stormwater facility that negatively impacts the surrounding neighborhood.~~

~~k. Any addition or reduction to the area of a planned development.~~

~~l. Changes proposed to three or more of the criteria that do not meet the threshold individually to be considered a major modification.~~

~~m. Any change in a condition specifically required by the city commissioners as part of the planned development approval.~~

~~(2) *Minor modification.* Any modification to an approved PD plan which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan are considered minor modifications. Upon determination that the proposed modification is a minor modification, the planning director (or designee) shall render a decision to the applicant within 15 working days after submission of a completed modification application. Applications for a modification shall include an updated, revised PD site development plan indicating the effect of the proposed change and a narrative description of the modification and the reasons why such a change is necessary.~~

~~(3) Prior to build-out of 50 percent of the land in a planned development, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions of the planned development. After 50 percent or more of the land in the planned development has been built-out, the property owner may initiate any amendments to undeveloped portions of the planned development; however, amendments to developed portions of the planned development may only be initiated by:~~

~~a. The property owner, for an amendment to the planned development which is not applicable to all developed portions of the planned development;~~
~~b. Petition by the owners of more than 50 percent of the developed property in the PD district for an amendment to the planned development applicable to all of the developed portions of the planned development; or~~
~~c. City commission, where necessary to preserve the health, safety and welfare of the property owners in the planned development.~~

~~(g) *Status of previously approved PUD (Planned Unit Development zone) plans.* Any active or completed planned development project approved prior to the adoption of this section shall continue to be governed by the approved PUD plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PUD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PUD plan or to undertake a new development on part or all of the property, the application shall be made under the terms and procedures of the PD district.~~

~~(h) *Expiration of an approved PD plan.* Any planned development approval for a project which has failed to commence by securing a building permit for a vertical improvement in accordance with the approved PD plans within two years of final approval of the planned development, shall be considered expired. However, if the property owner obtains a building permit for a vertical improvement in accordance with the approved PD plans within two years after final approval of the planned development, the property owner's development rights under the PD approval shall be deemed vested and shall not expire. Extensions to the expiration date of the PD approval may be granted by the city commission in two-year increments. Any request for an extension to the expiration date of the PD approval must be submitted in writing to the planning director for review no later than the expiration date of the PD approval.~~

~~If the PD expires, the land will retain the PD zoning designation; however, the site development plan approved with the PD rezoning will be null and void. Either the previously approved or a new site development plan can be used to re-apply.~~

(a) *Purpose.* The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

(b) Definitions:

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Architectural Drawing means building elevations depicting color, height and architectural elements drawn and submitted by a licensed architect demonstrating the design concept of the project.

Boundary Survey means a boundary survey of the entire site including the legal description, parcel control number(s) and acreage, with a date of last field work within 180 days of the date of application. The boundary survey must be an original, signed and sealed by a licensed Florida Professional Surveyor and Mapper and must reference the current title commitment, list all easements and encumbrances of record, and show all those easements and encumbrances that affect the property and are plottable.

Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Construction Plans means land clearing and erosion control plans, the original signed and sealed by a licensed Florida professional engineer and if practicing through a duly authorized engineering business, the name, address, and certification of authorization number of the engineering business.

Environmental Assessment means a full assessment of native upland habitats, delineated wetlands, and listed species on property, the assessment shall include existing permits and note permits required.

Final PD (FPD) means approval of a Final PD shall authorize the applicant to submit Lot Site Plans or building permit applications in accordance with the terms and conditions of the approval. Permission to initiate construction of site improvements shall not be granted or building permits issued until all required documents are executed and all applicable conditions of approval satisfied.

Final Stormwater Report means a report prepared by a licensed Florida professional engineer, the report originally signed and sealed, will calculate the pre-development and post-development stormwater runoff discharge rate and provide calculations on how the water quality is to be treated (i.e. swales, exfiltration trenches, dry retention, wet detention, bioswales, etc.).

Floor Plans means a separate plan for each floor within the proposed structures including the identification of the proposed use(s) and the area of the proposed use(s). Include square footage of each typical residential unit.

Landscape Plans means plans prepared by a licensed landscape architect, the plans shall detail the size, species and locations of existing and proposed trees, shrubs and groundcovers, proposed tree mitigation, and tree replacement schedule, if required.

Legal Description means the full legal description including parcel control number(s) and total acreage.

Lighting Plans means a plan with photometric, light pole and fixture details to show compliance with the city's lighting requirements.

Master PD (MPD) means a preliminary planned development approval document. Approval of a Master PD shall authorize the applicant to submit the associated Final PD in accordance with the terms and conditions of the Master PD, including the timetable of development and phasing. Issuance of a development order for a Master PD shall not constitute approval to build or construct any improvements and is not the final approval necessary for construction of the development.

Master Stormwater Report means a report prepared by a licensed Florida professional engineer, the report originally signed and sealed, will discuss high-level calculations of the pre-development and post-development stormwater runoff discharge rate and provide a discussion on how the water quality is conceptually proposed to be treated (i.e. swales, exfiltration trenches, dry retention, wet detention, bioswales, etc.).

PD Site Plan means the proposed Master PD site plan or Final PD site plan including consistent data tables and detail sheets. The site plan should identify unit numbers and types, use areas, and access points. The Master PD site plan is not required to identify individual lots until submittal of a Final PD site plan, and shall detail at minimum, open space coverage, general areas of wetlands, preserve areas, general uses proposed, maximum commercial floorspace and range of residential density.

PD Phasing Plan means a clear depiction of the area and timing of distinct phases with descriptions of included infrastructure, landscaping, stormwater, and preservation areas to be included within each phase and confirmation that all elements will be functional.

PD Zoning Agreement means is an agreement between the city and the applicant that includes the methods and mechanisms of development of the PD.

Preserve Area Management Plan means a plan required if the environmental assessment identifies wetlands or native habitats that are required to be preserved on site. The Preserve Area Management Plan shall describe how the wetlands and native habitats are to be monitored and maintained.

Project Narrative means a summary including the history of the property and project, description, and justification of type of development being proposed, the

location and size of the subject property, current zoning and future land use, request for zoning and future land use, preserve and landscape areas, square footage nonresidential), number of residential units, and proposed density. If the application is for an amendment, the project narrative outlines the changes being requested.

Proposed Water Sources means proposed utilities and the available capacity, and irrigation water sources including any proposed use of wells.

Recorded Deed means a copy of the recorded deed(s) for the subject property.

Site Location Map means a map that shall, using a clear site boundary, include all adjacent and internal roadways, surrounding properties, existing and proposed zoning, and future land use designations.

Statement of PD Benefits means a statement, which shall be included within the project narrative, of proposed public benefits, to include a comparative analysis of developer benefits gained by the PD designation.

Stormwater Operation and Maintenance means a narrative of how the proposed stormwater system will be maintained and operated.

Timetable for development means a good faith breakdown of the stages of development of a PD which identifies the, order, start date, and completion date of each phase and the date of final buildout.

Traffic Impact Analysis means an analysis or statement originally signed and sealed by a licensed Florida professional engineer. Development projects shall be categorized as either exempt, de minimis, or with significant impacts.

Tree Mitigation Plan means a narrative and/or plan setting out the replanting scheme, types and species of trees and maintenance of the replanted trees and tree mitigation calculation if required.

Tree Survey means a Boundary/Topographic survey that identifies any hardwood native tree having a diameter of fourteen (14) inches DBH or greater and any palms which have a minimum clear trunk of ten (10) feet, tree species, DBH, horizontal location, tree identifier (number).

Topographic Survey means a survey of the project site that extends a minimum of 200 feet outside the proposed limits of construction (or until a discernible drainage basin boundary is reached). The topography must be collected at an interval adequate to generate one-foot contours. The date of the field survey must be within 180 days of the date of this application; the survey must be originally signed and sealed by a licensed Florida professional surveyor and mapper.

Utilities and Wastewater Service means confirmation of water and wastewater service.

(c) *General standards for approval.* The Planned Development (PD) district is designed to allow an applicant to submit a proposal for consideration for any use or any mixture of uses on property not less than five (5) acres in area or on property located within the Fort Pierce Redevelopment Area (FPRA). The approval of planned development rezoning rests with the city commission. However, no rezoning or PD may be approved unless the following standards are met:

(1) *Comprehensive plan consistency.* The proposed development shall be shown to be consistent with the goals, objectives, and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted.

(2) *Density.* In no event shall the density granted exceed the maximum gross density of the underlying Future Land Use and, if utilized, the allowable density bonuses permitted within the comprehensive plan.

(3) *Perimeter setbacks.* Setbacks at the perimeter of the development shall be determined by the city commission, consistent, compatible, and in character with adjoining properties and existing or approved development. The city commission will determine perimeter setbacks based upon the following factors:

a. Property in the abutting zoning district is located across a major roadway from the PD, and therefore, a reduced setback would have little or no impact on the character of the adjacent property.

b. The minimum PD perimeter setback required by this section cannot be achieved due to exceptional narrowness, shallowness, shape, topographic condition or physical or environmental feature uniquely affecting the subject property.

c. A PD perimeter setback shall provide a suitable landscape strip, except where driveways and pedestrian access points are located, or if a building elevation of a project is located directly on a street sidewalk, and meet these requirements:

1. The strip shall be no less than ten feet wide and include at least one tree for every 200 square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a six feet or higher, continuous, unbroken,

solid, visual screen within one year after installation, except in clear vision areas required by city code. The remainder of the required landscaped strip shall be completely covered with groundcover or grass.

2. A wall, berm with planting, or other durable, non-wood privacy fence may be included as part of the required 6 feet high landscape strip but shall not replace it.

d. A reduced PD perimeter setback for buildings located on, and accessed directly from, a street sidewalk shall provide pedestrian amenities such as, and not limited to, bike racks, benches, shade structures, canopies, and arcades.

(4) *Open space.* In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions, or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner, conservation areas or other areas intended for public purposes other than street or road rights-of-way.

(5) *Applicability to other code of ordinances not in conflict herein.* All building code, housing code, and other land use regulations of the city not directly in conflict herewith are applicable to the PD district.

(6) *Easements.* Easements necessary for the orderly extension and maintenance of public utilities and/or other special needs may be required as a condition of approval.

(7) *Phasing.* When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking, or the traffic flow of the completed phases.

(8) *Other standards.* All planned developments will comply with regulations affecting signs referred to in section 125-310 and applicable portions of the city's regulations governing subdivisions except that in case of conflict.

(9) *Additional requirements.* The city commission may also establish additional requirements which it considers necessary to ensure that a planned development conforms to the intent of this section.

(10) *Variances are not necessary.* The specific development standards of the PD district are contained in the approved development documents for each planned development. All matters which might otherwise be the subject of variance review by the board of adjustment shall be itemized and considered at time of PD approval.

(d) *Application requirements.* When an application is submitted to rezone property to a PD zoning district, the following items will be submitted according to the stage of PD rezoning.

(1) **Table (c)(1) *Required Planned Development plans and documents.***

REQUIRED PD ZONING APPLICATION PLANS AND DOCUMENTS	***MASTER PD (MPD)***	***FINAL PD (FPD)***
PREVIOUSLY APPROVED SITE PLAN(S)	*X*	*X*
PD SITE PLAN(S)	*X*	*X*
PD PHASING PLAN	*(X)*	*X*
ARCHITECTURAL DRAWINGS		*X*
FLOOR PLANS		*X*
LIGHTING PLANS		*X*
BOUNDARY SURVEY	*X*	*X*
TOPOGRAPHIC SURVEY	*X*	*X*
CONSTRUCTION PLANS		*X*
LANDSCAPE PLANS		*X*
TREE SURVEY		*X*
TREE MITIGATION PLAN		*X*
PROJECT NARRATIVE	*X*	*X*
RECORDED DEED	*X*	*X*
LEGAL DESCRIPTION	*X*	*X*
STATEMENT OF PD BENEFITS	*(X)*	*X*
SITE LOCATION MAP	*X*	*X*
FINAL STORMWATER REPORT		*X*
MASTER STORMWATER REPORT	*X*	
STORMWATER MAINTENANCE		*X*
TRAFFIC IMPACT ANALYSIS	*X*	*X*
ENVIRONMENTAL ASSESSMENT	*X*	*X*
PRESERVE AREA MANAGEMENT PLAN		*O*

UTILITIES WATER & WASTEWATER SERVICE	*X*	*X*
PD ZONING DEVELOPMENT AGREEMENT	*(X)*	*X*
FINAL PLAT		*O*

X=Required, (X)= Draft, O=If required

(2) *Planned Development review procedures.*

a. A PD zoning application may be reviewed sequentially in two stages; a Master PD (MPD) followed with a Final PD (FDP). However, the applicant has the option to move directly to an FPD. The MPD is primarily conceptual in design. The FPD includes a fully designed site plan and associated documents including detailed analysis and calculation.

b. A PD zoning application shall include appropriate plans and information as specified in table (c).1. of this section to meet sufficiency in accordance with the applicable stage of the PD zoning application.

c. The planning department shall review the PD zoning application for sufficiency. Should the application be found to be sufficient it will be forwarded to the Technical Review Committee (TRC). The recommendation of the TRC shall be forwarded to the Planning Board for review and recommendation to the city commission. Should the application be found to be insufficient, the applicant shall have 90 days from receipt of written notification of insufficiency to provide all the necessary information to remedy the insufficient application. The application shall be deemed withdrawn and denied unless the applicant responds, within the allotted timeframe, in one of the following ways:

1 The applicant provides all the information necessary to remedy an insufficient application; or

2 The applicant may provide documentation to establish that the applicant is continuing in good faith to remedy the insufficiencies; or

3. The applicant requests in writing that the application be processed in its present form. In this case the applicant acknowledges that the application has been determined by the Director to be insufficient, the applicant waives the right to supplement the application with additional information, and the applicant agrees to allow a decision on the application based on the information submitted. The application shall then be processed in its present form.

d. A final plat may be reviewed concurrently with an FPD.

f. The city commission shall hold a public hearing in accordance with section 125-37 in order to assess the MPD or FPD. The city commission shall approve, approve with conditions, or disapprove the MPD or FPD.

(e) *Modification of an approved PD:* Changes to an approved PD are either major modifications or minor modifications. A major modification shall require the approval of the technical review committee, planning board, and the City Commission, while a minor modification shall be processed administratively by review of the Technical Review Committee and thereafter by the Planning Director (or designee).

(1) *Major PD modification:* Generally, additions, deletions, changes in the use, density, sequence of development or other specifications of an approved PD are to be viewed as a major modification. The applicant shall follow the same procedure as a new PD zoning application request. Applications for a major modification of an approved PD will require at time of submittal a narrative description of the modification and reasons such a change is necessary, and additional information as required by the planning director (or designee) to adequately review the proposed modification. The following alterations shall be considered a major modification:

a. An increase in intensity of use of greater than five percent of usable floor area, in the number of dwelling units, of outside land area devoted to sales, displays, or demonstrations. In no case shall the intensity or density be increased over the maximum allowed by the future land use element of the comprehensive plan.

b. A change of ten percent or more in the number of approved car parking spaces.

c. An increase in occupiable building height of more than one story or 12 feet.

d. Any reduction in the amount of approved open space by five percent or more, or a substantial change in the location or characteristics of open space uses.

e. Substantial changes in the approved location or type of pedestrian or vehicular access or circulation.

f. Any change which would increase traffic generation by more than ten percent.

g. Any deviation exceeding 12 inches from the setbacks, area, or dimensional standards approved as part of the PD site plan.

h. A change to the buffering material that negatively impacts the surrounding neighborhood.

i. Any substantial change in the design and/or location of the stormwater facility.

j. Any addition or reduction to the area of a PD.

k. Any change in a condition specifically required by the city commissioners as part of the planned development approval.

(2) *Minor PD modification.* Any modification to an approved PD which does not constitute a major modification shall be considered a minor modification. Generally, minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD are considered minor modifications. Applications for a modification shall include a revised PD site plan indicating the impacts of the proposed change and a narrative description of the modification and the reasons why such a change is necessary. Upon determination that the proposed modification is a minor modification, the planning director (or designee) shall render a decision to the applicant within 30 working days after submission of a completed modification application.

(3) *Amendments to a PD prior to full buildout.* Prior to the build-out of 50 percent of the land in a FPD, the property owner shall have the right to initiate any amendments to any developed or undeveloped portions of the planned development. After 50 percent or more of the land in the planned development has been built-out, the property owner may initiate any amendments to undeveloped portions of the planned development; however, amendments to developed portions of the planned development may only be initiated by:

a. The property owner, for an amendment to the planned development which is not applicable to all developed portions of the planned development;

b. Petition by the owners of more than 50 percent of the developed property in the PD district for an amendment to the planned development applicable to all of the developed portions of the planned development; or

c. City commission, where necessary to preserve the health, safety, and welfare of the property owners in the planned development.

(4) *Expiration of an approved PD*. Approved MPD and FPD are subject to the following development timelines unless the MPD or FPD conditions of approval state otherwise:

a. An approved MPD shall expire two calendar years after approval by the city commission unless a longer period is agreed at time of MPD approval. The property owner may request an extension of the timeline through the same process as a major amendment to a PD. The request for the extension shall be submitted no later than thirty (30) days prior to the date of expiration and shall be accompanied with appropriate reasoning for the request.

b. An approved FPD or approved phase of the FPD which has failed to secure a building permit for a vertical improvement in accordance with the phasing timetable for development, agreed at FPD approval, shall be considered expired. Prior to expiration, the property owner may request an extension of the timeline(s) through the same process as a major PD amendment. The request for the extension shall be submitted no later than thirty (30) days prior to the date of expiration and shall be accompanied with appropriate reasoning for the request.

(5) *Expiration of FPD phasing*. An expired FPD which has completed one or more of the phases as approved in the FPD will retain the PD zoning. However, the phases which have not secured a building permit for a vertical improvement within the timetable for development agreed at FPD approval shall not receive any building permits until a major amendment to the FPD is approved through the major FPD amendment process.

(6) *Expiration of a PD*. Upon expiration of an MPD or expiration of an FPD which has not secured a building permit for vertical improvement for any part of the approved FPD the property owner will be required to process a new zoning application either for a major amendment to the existing PD zoning, or another zoning classification before any building permits or other approvals will be processed for the land subject to the expired MPD or expired FPD.

(7) *Status of previously approved PD (Planned Development zone) plans or PUR (Planned Unit Redevelopment zone) plans*. Any active or completed planned development project approved prior to the adoption of this section shall continue to be governed by the approved PD site plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. Any time limitations to which the approved PD plan may be subject shall also continue to apply. However, whenever any application is made to substantially modify (see major modification), the approved PD plan or to undertake a new development on part

or all of the property, the application shall be made under the terms and procedures of this section.

(f) Requirements of a Planned Development (PD) Zoning Agreement

(1) A Planned Development zoning agreement may include, but is not limited to, the following:

a. A legal description of the land subject to the agreement;

b. The names of the legal and equitable owners;

c. The duration of the agreement;

d. A development timeline;

e. Phasing requirements;

f. The development uses permitted on the land, including population densities, building intensities, and height;

g. A description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development;

h. A description of any reservation or dedication of land for public purposes;

i. A description of all local development permits approved or needed to be approved for the development of the land;

j. A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;

k. A list of any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and

l. A statement indicating that the failure of the agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

(2) A Planned Development Zoning Agreement may provide that the entire development or any phase thereof be commenced or completed within a specific period of time.

SECTION 2. Chapter 125, Article IV – Basic Zoning Districts, Section 125-213. – Planned Unit Redevelopment Zone (PUR) is hereby deleted, so the same shall read as follows:

~~**Sec. 125-213. Planned Unit Redevelopment Zone (PUR).**~~

~~(a) *Purpose.* The Planned Unit Redevelopment (PUR) zone is intended to encourage comprehensive redevelopment within existing residential and commercial areas of the city. It is designed to achieve a desirable environment through application of flexible and diversified land development standards in an overall site plan. It is further intended to promote economics in land development, maintenance, street systems and utility networks, resulting in the provision of needed housing and the redevelopment of older, less economically viable areas.~~

~~(b) *General standards for approval.* Prior to including a tract of land in the PUR zone or approving a final redevelopment plan, the city commission shall determine that:~~

~~(1) The planned unit redevelopment is an effective and unified treatment of the development possibilities of the project site while remaining consistent with the comprehensive plan, avoiding environmental hazards and making appropriate provisions for the preservation of natural features such as shorelands and wooded cover.~~
~~(2) The planned unit redevelopment will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services in terms of their capacities, operational costs or maintenance costs: water, sewer, storm drainage, electrical services, fire protection, police protection and schools.~~
~~(3) A need exists for the planned unit redevelopment at the proposed location and the applicant has the capacity to ensure completion of the project.~~
~~(4) The planned unit redevelopment complies with standards referred to in this section, additional zoning ordinance provisions and other city laws.~~
~~(c) *Potential uses.* The following uses are allowed in a planned unit redevelopment if the city commission considers them appropriate for the particular redevelopment being proposed, compatible with nearby uses, and consistent with the comprehensive plan and if other applicable standards are satisfied:~~

~~(1) Duplexes, triplexes and quadraplexes.~~
~~(2) Multifamily housing developments.~~
~~(3) Retail sales establishments, except stores selling automobiles, other large motorized vehicles or mobile homes.~~
~~(4) Motels/hotels.~~
~~(5) Personal service establishments.~~
~~(6) Finance, insurance and real estate service establishments.~~
~~(7) Business service establishments.~~
~~(8) Communication service establishments.~~
~~(9) Professional service establishments.~~
~~(10) Educational service establishments.~~
~~(11) Indoor amusement, entertainment and/or recreation establishments.~~
~~(12) Public and semi-public uses including outdoor park and recreation facilities.~~
~~(13) Temporary uses meeting the requirements in section 125-320.~~
~~(14) Such other uses the city commission may consider appropriate.~~
~~(d) *Basic use standards.* Area, width, depth, yard and lot coverage requirements for lots in a planned unit redevelopment shall be determined by the city commission on the basis of relevant characteristics of the use, the rest of the planned unit redevelopment and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities.~~

~~(e) *Open spaces.*~~

~~(1) In all planned unit redevelopments the area devoted to common open space, exclusive of aquatic areas, shall be increased ten percent beyond that which existed prior to the PUR.~~

~~(2) No area may be accepted as common open space within a planned unit redevelopment unless it meets the following requirements:~~

~~a. The location, shape, size and character of the common open space is suitable for the development.~~

~~b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate for the scale and character of the redevelopment based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.~~

~~c. The common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.~~

~~d. Waterfront access for the public, such as walkways, trails, waterfront seating or landscaped areas, will be provided, whenever possible, when consistent with the scale of the use, surrounding uses, security and proximity to the waterfront.~~

~~e. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet the ordinance requirements for other uses. No streets will be designated as common open space.~~

~~f. The redevelopment schedule which is part of the redevelopment plan coordinates the improvement of the common open space and the construction of buildings and other structures in the common open space with the building of residential dwellings in the planned unit redevelopment.~~

~~g. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the building and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the redevelopment plan.~~

~~(f) *Various environmental standards.*~~

~~(1) Uses having potential air-polluting sources such as stacks, burning facilities, concentrations of motor vehicles and dust-generating processes shall be located and designed to provide adequate separation of these sources from other development and especially residential neighborhoods, institutional uses and outdoor recreation areas. Any adverse air quality impacts of the use will be reduced to the extent practical.~~

~~(2) The redevelopment plan shall include provisions needed to control water and wind erosion during and after construction associated with the redevelopment. Runoff from impervious surfaces or other potential polluting sources in the redevelopment area shall be managed so as to reduce the adverse water quality impacts to the extent possible.~~

~~(g) *Transportation.*~~

~~(1) A suitable site layout will be used for all street and on-site drives, parking, loading and unloading areas, refuse collection and disposal points, sidewalks, bike paths and other transportation facilities. Suitability, in part, shall be determined by the potential impact of these facilities on safety, traffic flow and control and emergency vehicle movements.~~

~~(2) Principal vehicular access points shall be designed to permit smooth traffic flow and to minimize hazards to vehicular and pedestrian traffic. Minor streets within a planned unit redevelopment shall not be connected to~~

streets outside the redevelopment in such a way as to encourage their use by through traffic.

(3) Streets in a planned unit redevelopment may be dedicated to public use or may be retained in private ownership, except the city commission may require arterial and collector streets to be dedicated to the public. When considered appropriate by the city commission, city requirements concerning rights-of-way and street pavement widths may be reduced and those requiring curbs and gutters may be waived, notwithstanding provisions to the contrary in this Code of Ordinances.

(h) *Compatibility with adjacent development.* If topographical or other barriers near the perimeter of the planned unit redevelopment do not provide reasonable privacy for existing or potential uses adjacent to the redevelopment, the city commission shall require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms.

(i) *Landscaping.* The planned unit redevelopment shall comply with the provisions of a landscape plane approved by the city commission. This plan must at a minimum be consistent with landscaping requirements in section 125-314.

(j) *Unified control.* All land intended to be included in the planned unit redevelopment shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(k) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the final redevelopment plan unless the final redevelopment plan is first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement and maintenance of the property.

(4) If the property is not conveyed to a public agency then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;
b. A statement of the total area contained within such description;
c. A statement of the number of existing or proposed units situated on the subject property;
d. A statement of the number of dwelling units for which the application is made;
e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(l) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(m) *Other standards.* All planned unit developments will comply with regulations affecting signs referred to in section 125-310, and applicable with portions of the city's regulations governing subdivisions. In case of conflict the city commission shall determine the requirement for the PUR. The city commission may also establish additional requirements which it considers necessary to ensure that a planned unit redevelopment conforms to the intent of this section.

(n) *Special application requirements.* When an application is submitted to include property in a PUR zone, the following items will be submitted, in addition to other information submitted in accordance with section 125-132, the city's subdivision regulations or other city laws:

(1) *Written documents.*
a. A statement of planning objectives to be achieved by the planned unit redevelopment through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed redevelopment.
b. Material which presents firm evidence of unified control of the entire area within the proposed planned unit redevelopment, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.
c. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the planned unit redevelopment, such as land areas and dwelling units.
d. A redevelopment schedule indicating:
1. The approximate date when renovation or construction of the project can be expected to begin.
2. The stages in which the project will be built and the approximate date when each stage can be expected to begin.
3. The anticipated rate of redevelopment.
4. The approximate date when each stage in the redevelopment will be completed.
5. The area, location and degree of development of common open space that will be provided at each stage.
e. Quantitative data for the following. Total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; approximate residential gross densities; total amount of open space (including separate figures for common open space and usable open

spaces); and the total amount of nonresidential acreage (including a separate figure for commercial and industrial acreage).

f. A statement indicating the justification for a gross density in excess of 18 units per acre if such a density is being proposed.

g. Agreements, provisions and covenants which govern the use, maintenance and continued protection of the planned unit redevelopment and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(2) *Site plan and supporting maps.* Maps with the following minimum information must be submitted:

a. The existing site conditions, shorelines, floodplains, unique natural features and forest cover.

b. A grading plan for the site showing future contours for locations where the existing grade is to be changed by more than two feet.

c. A general landscape plan for the planned unit redevelopment.

d. Proposed lot lines and other divisions of land for management, use or allocation purposes.

e. The approximate location of present and proposed buildings and structures.

f. The location and size of all areas proposed to be conveyed, dedicated or reserved for streets, parks, playgrounds, public and semi-public buildings and similar uses.

g. The existing and proposed vehicular circulation system, including off-street parking and loading areas.

h. The existing and proposed pedestrian circulation system, including its interrelationships with the vehicular circulation system, indicating proposed treatments of points of conflict.

i. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

j. Enough information on land areas adjacent to the proposed planned unit redevelopment to indicate the relationship between the proposed redevelopment and adjacent areas, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.

k. The proposed treatment of the perimeter of the planned unit redevelopment, including materials and techniques used such as screens, fences and walls.

(o) *Special planned unit redevelopment review procedures.*

(1) Planned unit redevelopments will be reviewed in at least three phases: A preapplication conference, a preliminary redevelopment plan phase and a final redevelopment plan phase. The preapplication conference will involve a minimum of one informal discussion between the applicant and staff of the planning department on the proposed planned unit redevelopment.

(2) At the request of the applicant, an optional phase, a concept plan phase, will take place. For this phase, a map showing the general layout of uses in the proposed planned unit redevelopment will be submitted along with written material mentioned in this section in subsections (n)(1)(a), (c), (d) and (e) of this section. A public hearing will be held by the city planning board on the proposal and it will approve, approve with conditions or disapprove the concept plan.

(3) The preliminary redevelopment plan will include information specified in subsection (p) of this section. The procedure for reviewing the preliminary redevelopment plan is the procedure set forth in section 125-133 for amending this chapter. If the proposed planned unit redevelopment involves the subdividing of land which is regulated by the city, the preliminary plat should be reviewed concurrently with the preliminary

~~redevelopment plan. Approval of a preliminary redevelopment plan or approval of the plan with conditions shall occur concurrently with a change in zoning for the property. If the city planning board approved the concept plan or approved it with conditions, the board will not change its earlier opinion unless it determines that it is appropriate due to new information or due to differences between the concept plan and preliminary redevelopment plan.~~

~~(4) Within a year of the date of approval of a preliminary redevelopment plan or approval of the plan with conditions, the applicant shall file with the planning department a final redevelopment plan containing in final form the information required in the preliminary plan. This plan may be for the entire development or, when submission in stages has been authorized, for the first stage of the redevelopment. If the planned unit redevelopment involves the subdividing of land which is regulated by the city, the final plat should be reviewed concurrently with the final redevelopment plan.~~

~~(5) The staff of the planning department shall have a maximum of 35 days from the submission of a complete final redevelopment plan to review the plan and prepare comments concerning the plan. Prior to acting on the final redevelopment plan, the city commission shall hold a public hearing in accordance with section 125-38. The city commission shall approve, approve with conditions or disapprove the final redevelopment plan within 20 days of the public hearing, except the city commission with good cause demonstrated may allow an extension of time.~~

~~(6) If the city commission finds evidence of a significant deviation from the preliminary redevelopment plan, the city commission shall advise the applicant to submit an application for an amendment to the preliminary redevelopment plan. An amendment shall be reviewed using the same procedure as was used for the preliminary redevelopment plan, except that this chapter will not need to be amended. If no significant deviation from the preliminary redevelopment plan is found, the city commission will approve the portions of the planned unit redevelopment in the final plan.~~

~~(7) If an amended preliminary redevelopment plan is not submitted within 75 days of the city commission decision to require such an amendment, or if the amended preliminary redevelopment plan is not approved or approved with conditions, the city commission shall initiate proceedings for rezoning all of the property in the planned unit redevelopment.~~

~~(p) *Adherence to approved final redevelopment plan.* Building permits for construction shall be issued only if consistent with an approved final redevelopment plan.~~

~~(1) Minor changes not altering the intent and purpose of the approved final redevelopment plan may be approved by the planning director after such departmental comment as he deems appropriate. The director shall also advise the city commission of his administrative determination at the earliest practicable opportunity and such determination shall become effective unless the city commission thereupon finds that the proposed change is substantial in nature and advises the applicant to apply for an amendment of the approved redevelopment plan.~~

~~(2) Substantial changes in requested uses, density, phasing or other specifications of the approved redevelopment plan must be approved by the city commission after it has held a public hearing and after review of the proposed changes by the city planning board.~~

~~(3) The amendment of an approved redevelopment shall be in the manner provided for adoption of the redevelopment plan.~~

Secs. 125-213–125-234. - Reserved.

SECTION 3. The provisions of this Ordinance are declared to be severable and if

any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-NNN was duly advertised in the St. Lucie News Tribune on Sunday, _____, 2024 and Sunday, _____, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

Planning Board **6. e.**

Meeting Date: 04/08/2024

Re: Amendment to Sec. 125-187. - Allowed uses

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Zoning Text Amendment - City Code Sec.125-187 - Allowed Uses

SUMMARY:

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development.

The revised code places emphasis on encouraging the supply of housing through the innovative residential development process. It is intended that partner code amendments to section 125-243. Innovative Residential Developments will be moved forward to further aid the initiative.
Other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Amusement Centers (State Statues)

RECOMMENDATION:

Staff recommend that the proposed amendment is moved to the City Commission with a recommendation of approval.

ALTERNATIVES:

Approve with modification

or

Disapprove

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee (3/21/24).

Fiscal Impact

Budgeted Y/N: N
OTHER INFORMATION:
N/A

Attachments

Staff Presentation
Staff Report
Draft Ordinance
Innovative Residential Developments
Conditional Use Process

Form Review

Form Started By: Kev Freeman Started On: 03/22/2024 12:15 PM
Final Approval Date: 04/03/2024

CITY OF FORT PIERCE

PLANNING BOARD

APRIL 8th, 2024

TEXT AMENDMENT
ALLOWED USES

SUMMARY

Approval of text amendments to City Code Sec. 125-212 and 125-213.

PROPOSED AMENDMENT

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development.

The revised code places emphasis on encouraging the supply of housing through the innovative residential development process. It is intended that partner code amendments to section 125-243. Innovative Residential Developments will be moved forward to further aid the initiative.

PROPOSED AMENDMENTS

Other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Amusement Centers (State Statues)

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	O S1	O S2	A 1
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	C	-
-Duplex	-	-	-	-	I	C	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	C	C	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-

TEXT AMENDMENT – ALLOWED USES

RECOMMENDATION

Staff recommend that the Planning Board forward the proposed amendments to the City Commission with a recommendation of APPROVAL.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **AMENDMENT TO THE CITY'S CODE OF ORDINANCES – ALLOWED USES**

REVIEWER: **KEV FREEMAN, PLANNING DIRECTOR**

MEETING DATE: **APRIL 8TH 2024 – PLANNING BOARD**

STAFF REPORT

Requested Action: Consider an amendment to Sec. 125-187 – Allowed Uses.

Location: Citywide.

Comprehensive Plan

1.1.17 Policy:
The City shall discourage the proliferation of urban sprawl by assessing development for urban sprawl potential utilizing the criteria in F.S. § 163.3177(6)(a)(9)(a).

1.2 *Objective:*
The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

6.1 Objective:
The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households including households with special housing needs and rural and farmworker households.

6.1.6 Policy:
The City shall promote a variety of housing sizes, types, and price points through its future land use classifications and zoning districts to meet the needs of all population groups including school-age groups, working-age groups, and retirement-age groups.

6.1.8 Policy:
The Land Development Code shall be updated to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing

6.3 Objective:
The City shall provide adequate sites and distribution of housing for very-low income, low-income and moderate-income households.

Proposed Amendment:

The proposed amendment seeks to cure conflicts, add allowed uses in certain districts, and encourage innovative residential development.

The revised code places emphasis on encouraging the supply of housing through the innovative residential development process. It is intended that partner code amendments to section 125-243. Innovative Residential Developments will be moved forward to further aid the initiative.

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R 4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	O S1	O S2	A 1
-Detached House	P	P	P	P	P	P	P	P	C I	C I	C I	-	C I	C I	-	-	-	-	-	-	C I	-
-Duplex	-	-	-	-	I	C I	P	P	C I	C I	C I	-	C I	C I	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C I	P	P	P	C I	C I	-	C I	C I	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C I	P	P	P	C I	C I	C I	-	C I	C I	-	-	-	-	-	-	-

Other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Amusement Centers (State Statues)

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. Suggested amendments have been incorporated.

Staff Recommendation:

Staff recommend that the proposed amendment is moved to the City Commission with a recommendation of approval.

ORDINANCE NO. 24-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 125 – ZONING, ARTICLE IV – BASIC ZONING DISTRICTS, SECTION 125–187. – ALLOWED USES; TO AMEND THE USE TABLE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to Section 125-187 – Allowed Uses, is necessary to cure conflicts, add allowed uses in certain districts including, home occupations, boardinghouse~~,~~ and roominghouse, family entertainment centers, and urban farming; and

WHEREAS, an amendment to Section 125-187 – Allowed Uses, is necessary to, add the availability of innovative residential development as an allowed uses in certain zoning districts; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2024, meeting, voted _____ to recommend _____of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125, Article IV, Section 125-187, is hereby amended, so the same shall read as follows:

Sec. 125-187. Allowed uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the use table.

(b) *Permitted uses.* Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) Innovative Residential development. Uses identified with a “I” in the use table are permitted in the zoning district if the proposal conforms to the requirements for Innovative Residential Developments at section 125-243 of this code.

(~~d~~e) *Prohibited uses.* Uses identified with a "-" in the use table are expressly prohibited unless grandfathered or approved through the conditional use process as regulated by Article V. Conditional Uses.

(~~e~~f) *Planned development zone (PD) and planned unit redevelopment zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(~~f~~g) *Edgartown Settlement (ES) zoning district.* Permitted, conditional, and accessory uses shall be allowed in the ES district consistent with section 125-197.

(~~g~~h) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
RESIDENTIAL																							
Household Living																							
-Detached House	P	P	P	P	P	P	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	~~C~~ I	-	-
-Duplex	-	-	-	-	I	~~C~~ I	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	~~C~~ I	P	P	P	~~C~~ I	~~C~~ I	-	~~C~~ I	~~C~~ I	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	~~C~~ I	P	P	P	~~C~~ I	~~C~~ I	~~C~~ I	-	C I	~~C~~ I	-	-	-	-	-	-	-	-
-Mobile or Manufactured Home	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Manufactured Home Park or Subdivision	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mobile Home Park	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Mixed-Use Building or Development	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
Home Occupations ~~(per requirements of Section 125-318)~~	P	P	P	P	P	P	P	P	P	P	P	P	~~C~~ P	P	P	-	-	-	-	-	P	-	-
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Boardinghouse or Roominghouse	-	-	-	-	-	-	C	-	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC AND CIVIC																							
Community/Cultural (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
-College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-	
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
-Game and Wildlife	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-

Management Preserves																						
-Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																						
-Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Rail/Bus Terminal and passenger transit stations	-	-	-	-	-	-	-	-	-	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	-	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	~~C~~ P	-	-	-	-
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
-Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
-Brew Pub	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Coffee Shop	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Cafe	-	-	-	-	-	-	-	-	~~C~~ P	P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	C	-	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurant and Bar	-	-	-	-	-	-	-	-	C	~~C~~ P	C	P	P	P	P	C	C	C	-	C	-	-	C
-Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
-Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
Family Amusement Center												P	P	P									
-Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-

Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
-Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
-Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
-Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
-Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
-Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
-Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
-Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
-Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	C	-	-	-	-	-
Overnight Accommodations																							
-Bed and Breakfast	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	-	-	-	-	-	-	-	-
-Dwelling Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
-Hotel/Motel	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	C	-	-	-	-	-	-	-
-Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
-Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	C	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales and Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	C	P	P	P	P	C	C	-	-	-	-	-	-	-
-Art Gallery	-	-	-	-	-	-	-	-	-	~~C~~ P	~~C~~ P	P	P	P	-	C	-	-	-	-	-	-	-
-Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	P	-	-	-	-	-	-
- Flea Market (no accessory uses permitted)	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-
-Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-

-Office Supplies and Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
-Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales and Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	~~C~~ P	~~C~~ P	P	P	P	-	C	-	-	-	-	-	-	-
-Art Studio	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	C	-	-	-	-	-	-	-
-Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	C	-	-	-	-	-	-	-
-Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	C	-	-	-	-	-	-	-
-Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	P	P	P	C	P	P	P	C	C	-	-	-	-
-Laundry and Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	P	P	P	P	P	-	C	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales and Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales and Service																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	C	P	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	-	-	-	-	-

-Marine-Related Repair												P			P		P	P					
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	C	P	C	-	-	P	P	-	P	-	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	P	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	P	-	-	-	-
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
- Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	P	P	-	P	-	-	-	-
-Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Research Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	P	P	P	-	-	-	P
Warehouse and Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
-Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
-Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
Wholesale Trade	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P	-	-	-	-
Heavy Industrial (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
-Heavy Equipment Sales and Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
-Service of Heavy Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-
-Processing of Food and Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	-
OTHER																							
Aquaculture Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	-	C	C

Community Gardens – Urban Farming	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	-	-
Dock/Moorage Facility (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
-Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
-Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Navigational Aids	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Telecommunication Facility																							
-Antenna Support Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
-Antenna (on existing structure)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-NNN was duly advertised in in the St. Lucie News Tribune on Sunday, _____, 2024 and Sunday, _____, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

Sec. 125-243. Innovative residential developments.

(a) *Purpose.* Innovative residential developments are developments which achieve a more creative and imaginative housing environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.

(b) *General standards for approval.* The city commission shall approve an innovative residential development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions and other city laws.

(c) *Potential uses.* The following uses are allowed in an innovative residential development if the city commission considers them appropriate for the particular development being proposed and if other applicable standards are satisfied:

(1) Single-family dwellings, detached or attached, if each has its own separate lot.

(2) Duplexes, quadraplexes, triplexes and multifamily housing developments, when permitted in the zone as a semi-restricted use or a conditional use.

(3) Nonresidential uses permitted in the zone as a semi-restricted or conditional use when these uses are not an obstacle to providing a suitable living environment for residents of the innovative residential development.

(d) *Minimum site size.* Innovative residential developments shall be established on parcels of land which are suitable for the proposed development.

(e) *Residential densities.* Densities will not exceed the level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed may be up to eight units per acre in an R-3 zone, 12 units per acre in an R-4 zone and 18 units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:

(1) *Landscaping.* The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the innovative residential development will exceed the requirements in section 125-314 for landscaped area by ten percent, for amount of trees by ten percent and/or in terms of qualitative characteristics of the landscaping.

(2) *Siting.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.

(3) *Design.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the innovative residential development.

(f) *Basic use standards.*

(1) Area, width, depth, yard and lot coverage requirements for lots in an innovative residential development shall be determined by the city commission on the basis of relevant characteristics of the

use, the rest of the innovative residential development and the surrounding area, including those characteristics relating to use compatibility, physical feature constraints and utility and transportation capacities.

(2) No building within the innovative residential development shall be located closer than 15 feet to any street or street right-of-way. No building with residential dwellings shall be closer than 20 feet to any nonaccessory building, except single-family dwellings may be attached or less than 20 feet apart. Additional setback requirements may be imposed by the city commission to provide adequate light, ventilation, privacy and other appropriate features.

(3) The maximum building height shall not exceed those building heights presented in the applicable zoning district and the city commission may further limit heights.

(g) *Open spaces.* Innovative residential developments which receive density bonuses in accordance with subsection (e) of this section shall comply with the following provisions:

(1) In all such innovative residential developments at least 40 percent of the site, exclusive of aquatic areas, shall be devoted to open space. Of this required open space area, no more than 25 percent may be utilized privately by individual owners or users of the innovative residential development. At least 75 percent of the required open space area must be common open space.

(2) No area may be considered as common open space within an innovative residential development unless it meets the following requirements:

a. The location, shape, size and character of the common open space is suitable for the development.

b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate to the scale and character of the development based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.

c. The common open space will be suitably improved for its intended use, except that common space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.

d. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet the ordinance requirements for other uses. No streets will be designated as common open space.

e. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.

(h) *Compatibility with adjacent development.* If topographical or other barriers near the perimeter of the innovative residential development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the innovative residential development to be set back an adequate distance from the perimeter of the innovative residential development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms. In no case shall buildings in the innovative residential development be closer than 25 feet to an adjacent lot in an E-1, R-1, R-2, R-3, R-4 or R-5 zone.

(i) *Unified control.* All land intended to be included in the innovative residential development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(j) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To an association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the development plans unless the development plans are first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement and maintenance of the property.

(4) If the property is not conveyed to a public agency then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units situate on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(k) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(l) *Other standards.* All innovative residential developments will comply with regulations affecting signs referred to in section 125-310, and applicable portions of the city's regulations governing subdivisions. The city

commission may also establish additional requirements which it considers necessary to ensure that an innovative residential development conforms to the intent of this section.

(m) *Special application requirements.* When an application is submitted for conditional use approval of an innovative residential development, the following items will be submitted in addition to other information submitted in accordance with section 125-236, the city's subdivision regulations or other city laws:

(1) Statements describing in detail the character and intended use of the development.

(2) Material which presents firm evidence of unified control of the entire area within the proposed innovative residential development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

(3) A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the innovative residential development, such as land areas and dwelling units.

(4) A statement indicating the justification for any desired density bonuses.

(5) Agreements, provisions and covenants which govern the use, maintenance and continued protection of the innovative residential development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(6) Additional information needed to demonstrate compliance with the standards in this section and those referred to in section 125-242.

(Code 1983, § 22-82; Ord. No. H-186, § 30-82, 6-15-1981; Ord. No. 21-008 , § 3, 4-5-2021)

Sec. 125-235. Purpose.

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.

(Code 1983, § 22-74; Ord. No. H-186, § 30-74, 6-15-1981)

Sec. 125-236. Application for conditional use.

Application for a conditional use shall be made by filing an application on a form prescribed by the city and by filing an application for site plan review in accordance with the requirements set forth in section 125-313. Conditional use applications where there is no new construction associated with the use or where such construction is limited to changes in the interior of an existing building shall be exempt from site plan review except that the procedures and standards of section 125-313 shall apply to the review and approval of the conditional use except as otherwise provided in section 125-237.

(Code 1983, § 22-75; Ord. No. H-186, § 30-75, 6-15-1981)

Sec. 125-237. Procedure for the review and approval of conditional uses.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 125-37 prior to acting on the application for conditional use.

(2) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

(Code 1983, § 22-76; Ord. No. H-186, § 30-76, 6-15-1981; Ord. No. 20-006 , § 2, 3-16-2020)