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

Technical Review Committee **1. a.**

Meeting Date: 03/21/2024

REQUESTED ACTION

Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

SUMMARY

Project #: 24-202000002

Applicant Blaine Bergstresser, P.E., is proposing an annexation of one (1) parcel into the City at 3804 Sunrise Blvd, more specifically at Parcel ID: 2433-123-0001-000-1. The parcel is approximately 11.34 acres with a County Future Land Use of RU, Residential Urban, and a County Zoning of RS-3, Residential - Single Family- 3 du/ac.

LOCATION

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

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 03/07/2024 12:41 PM
Final Approval Date: 03/07/2024

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

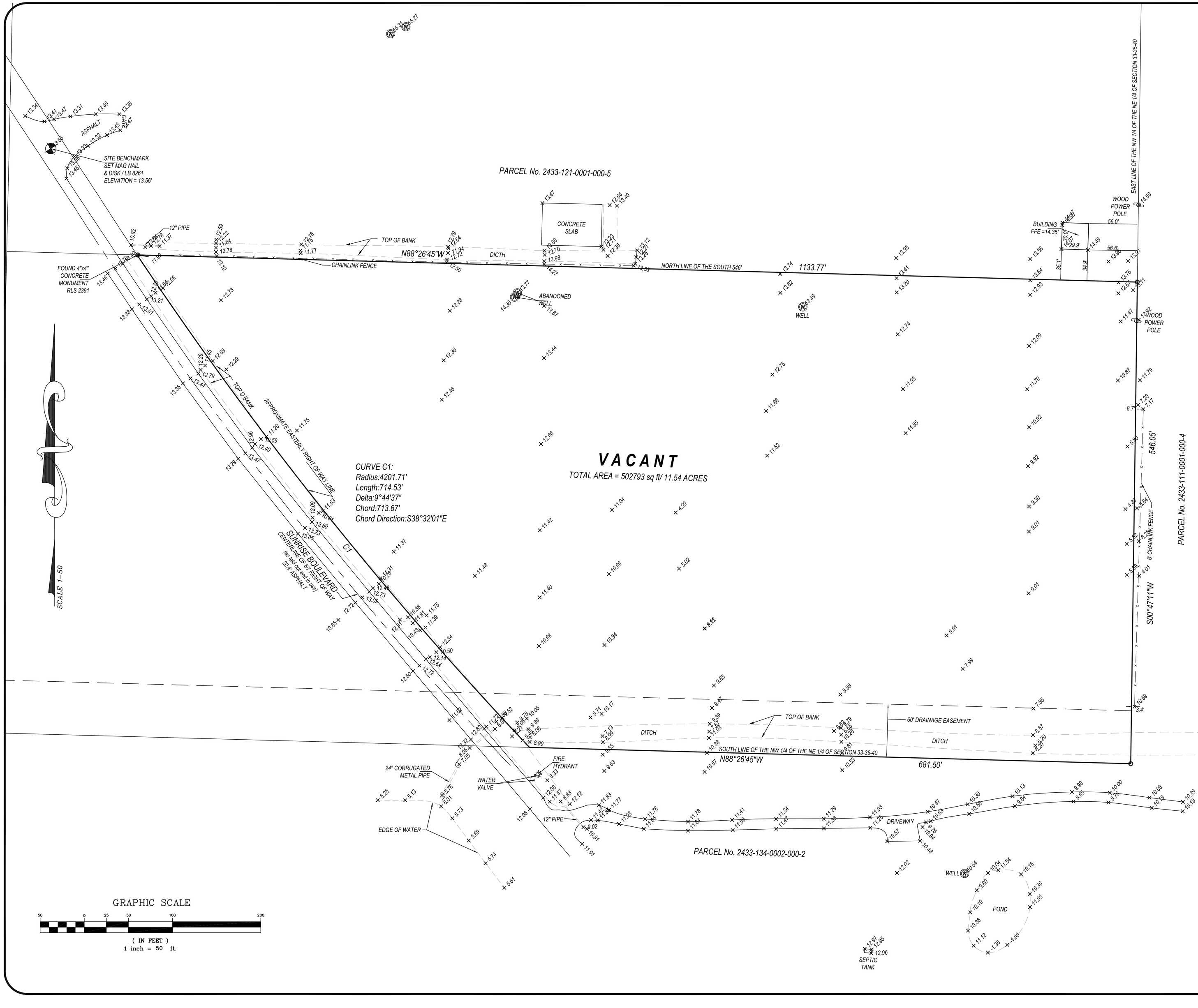
The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 21 day of December, 2023 by Peter Tan Le, President of Congregation of the Sacred Heart of Jesus Inc, a Florida Not for Profit corporation, on behalf of the corporation.

[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

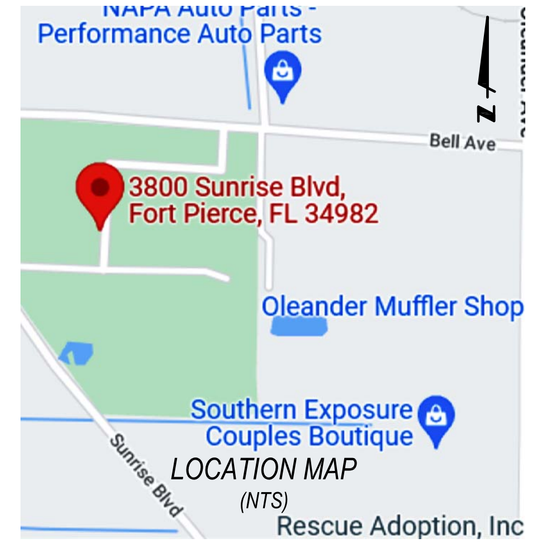


GRAPHIC SCALE

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

Technical Review Committee **1. b.**

Meeting Date: 03/21/2024

REQUESTED ACTION

Waiver of Distance - Convenience Store - 908 Avenue D

SUMMARY

Project #: 24-08000001

"9th Street Food Mart" has submitted a waiver of distance application for the sell of off premises consumption of beer and wine.

Please review and provide comments at least two days (March 19th) before the meeting date. All comments can be sent to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com. Should you require additional information, I can be reached at 772-467-3739.

LOCATION

908 Ave. D; Parcel ID: 2410-601-0086-000-6

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 02/27/2024 01:20 PM

Final Approval Date: 02/27/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

WAIVER OF DISTANCE

Property address or Location 908 AVENUE D FORT PIERCE FL 34950

Parcel ID #(s) 2410-601-0086-000-6

Project description Convenience Store (Grocery)

KHENOBI REAL ESTATE INVESTMENT, LLC
CHOYAH TROUTMAN

Property Owner(s)

411 N. US. Hwy #1

Street Address

FORT PIERCE FL 34950

City State Zip

CHOYAH@YAHOO.COM

Phone Number

(770)538-1786

Email Address TERRY.CALHOUN@CBRHODES.COM

COMMERCIAL PROPERTY MANAGER

MAHMOUD YASER, MGRM, YASER MAHMOUD, LLC.

Applicant/Representative, Title, Company

6556 NW chugwater circle

Street Address Port St. Lucie, Florida, 34983

City State Zip

772-446-2217

Phone Number

yaserr4370@gmail.com

Email Address

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

Choyah Troutman, Khenobi Real Estate Inv, LLC

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 25 day of JANUARY, 2024, by CHOYAH TROUTMAN who is personally known to me or has produced _____ as identification.

Terry M. Calhoun

Signature of Notary (seal)

NOTARY PUBLIC STATE OF FLORIDA
TERRY CALHOUN
Commission # HH 075164
Expires April 28, 2025
Bonded Thru Budget Notary Services

NOTARY PUBLIC STATE OF FLORIDA
TERRY CALHOUN
Commission # HH 075164
Expires April 28, 2025
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

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

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

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

❑ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☑ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☐ Complete, notarized

Application Type:

- ☑ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- ☐ Arcade

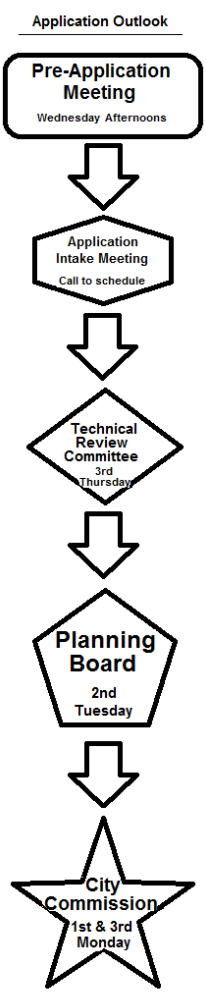
Business Information:

- ■ New Business
- ❑ Transfer from:_____ Open since:_____
  address *year*

Building Size 1800 Sq ft Maximum Occupancy 12 Total Seating 0 Parking Spaces 0

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 7:00-23:00	to 7:00-23:00	to 7:00-23:00	to 7:00-23:00	to 7:00-23:00	to 7:00-23:00	to 7:00-23:00



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

Business legal name: Yaser Mahmoud LLC

Store Name: 9th St Food Market

Type of business: Limited Liability Company

Type of items to be sold: Beer and wine for off premises consumption.

Location: 908 Avenue D Fort Pierce Fl 34950

Hours of Operation: 7:00 a.m to 11:00 pm 7 Days a week

Number of employees: 1

Square footage of the store: 1800 Sq Ft

Parking: Parking is not formally provided; adjacent empty lot is customarily used as a parking lot.

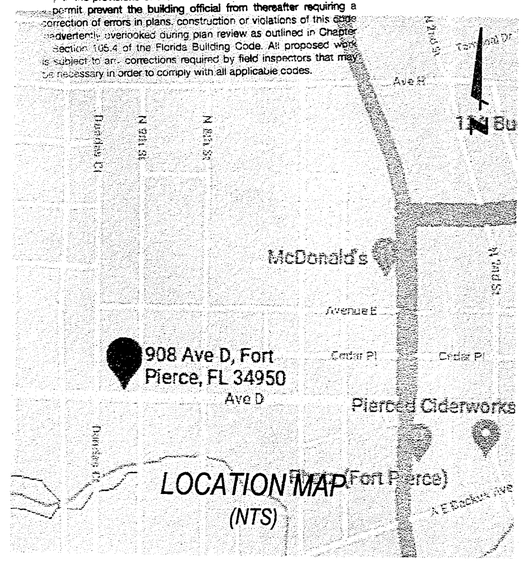
Landscape: There is no current landscape or any planned landscape.

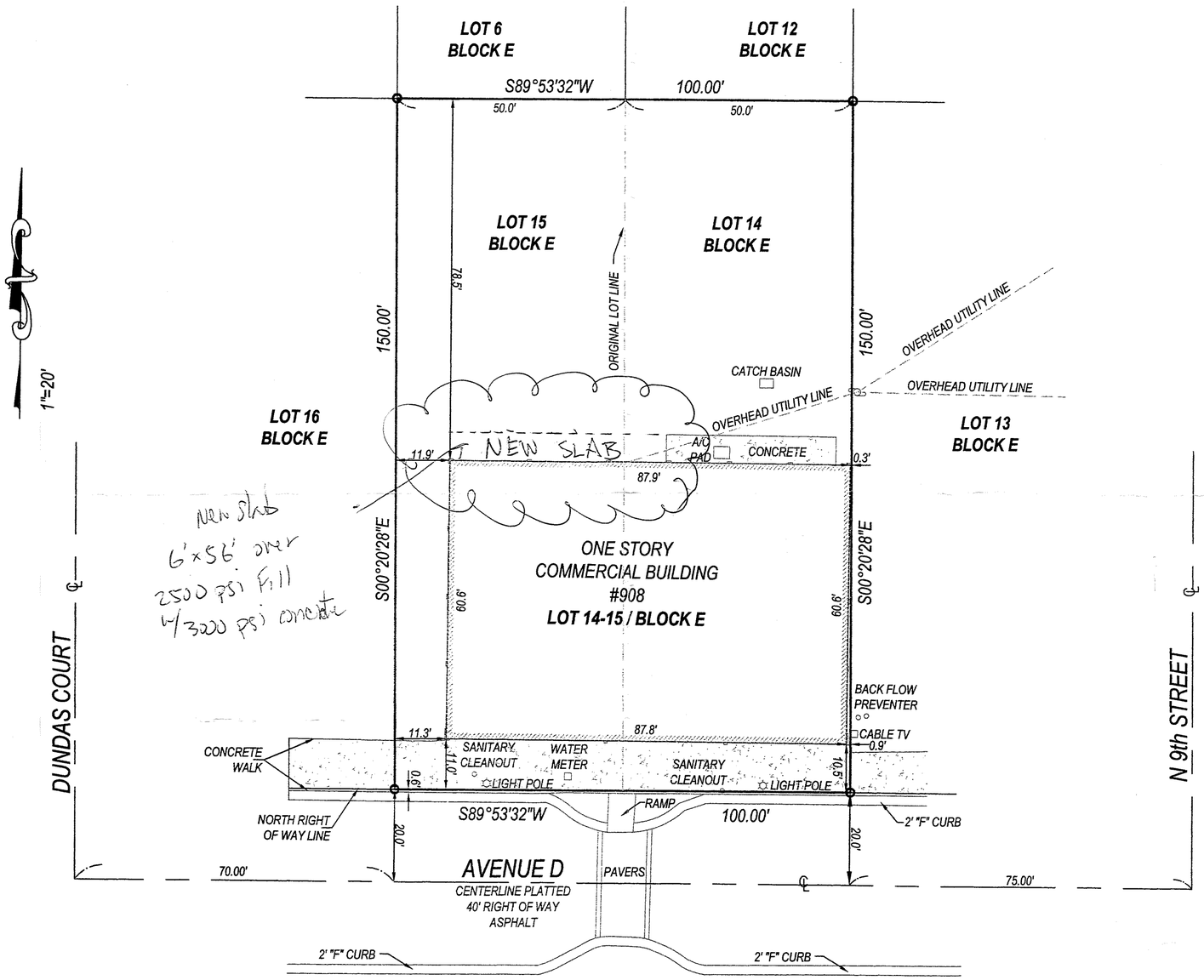
Lighting: There is no lighting on the adjacent empty lot used customarily as parking. There is lighting on the road side 3 Ft long from the main entry which consists of 1 electric lantern.

Alcohol license pursued: 2APS as beer and wine for off premises consumption's sell is a lawful business.

"REVIEWED FOR CODE COMPLIANCE"

...mit issued shall be construed to be a license to proceed with ... and not as authority to violate, cancel, alter or set aside ... the provisions of the technical codes, nor shall issuance of ... permit prevent the building official from thereafter requiring a ... correction of errors in plans, construction or violations of this code ... inadvertently overlooked during plan review as outlined in Chapter ... Section 105.4 of the Florida Building Code. All proposed work ... is subject to any corrections required by field inspectors that may ... be necessary in order to comply with all applicable codes.





GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft.

PROPERTY ADDRESS:
908 AVENUE D
FORT PIERCE FLORIDA 34950

These plans and all proposed work are subject to any corrections required by field inspectors that may be necessary in order to comply with all applicable codes.

FLOOD ZONE: "X"
PANEL NO: 12111C 0179K
DATE: FEBRUARY 19, 2020

CERTIFIED TO:
1. KHENOBI REAL ESTATE INVESTMENT LLC

LEGAL DESCRIPTION:
LOT 14 & 15, BLOCK E, FEE AND MAYS ADDITION TO FT. PIERCE, ACCORDING TO THE PLAT THEREOF FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 48, SAID SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL 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.
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.
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9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.

CITY OF FORT PIERCE
Reviewed: _____
Date: 1/21/21

City of Fort Pierce
JAN 28 2021
Engineering Dept.

01-02-21 DATE
CD DRAFT
MS FIELD
BOUNDARY SURVEY PURPOSE
S20120971 JOB#

SIGNED:
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

BOUNDARY SURVEY

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

R.A. LUHTA CONSTRUCTION, LLC

GENERAL CONTRACTOR

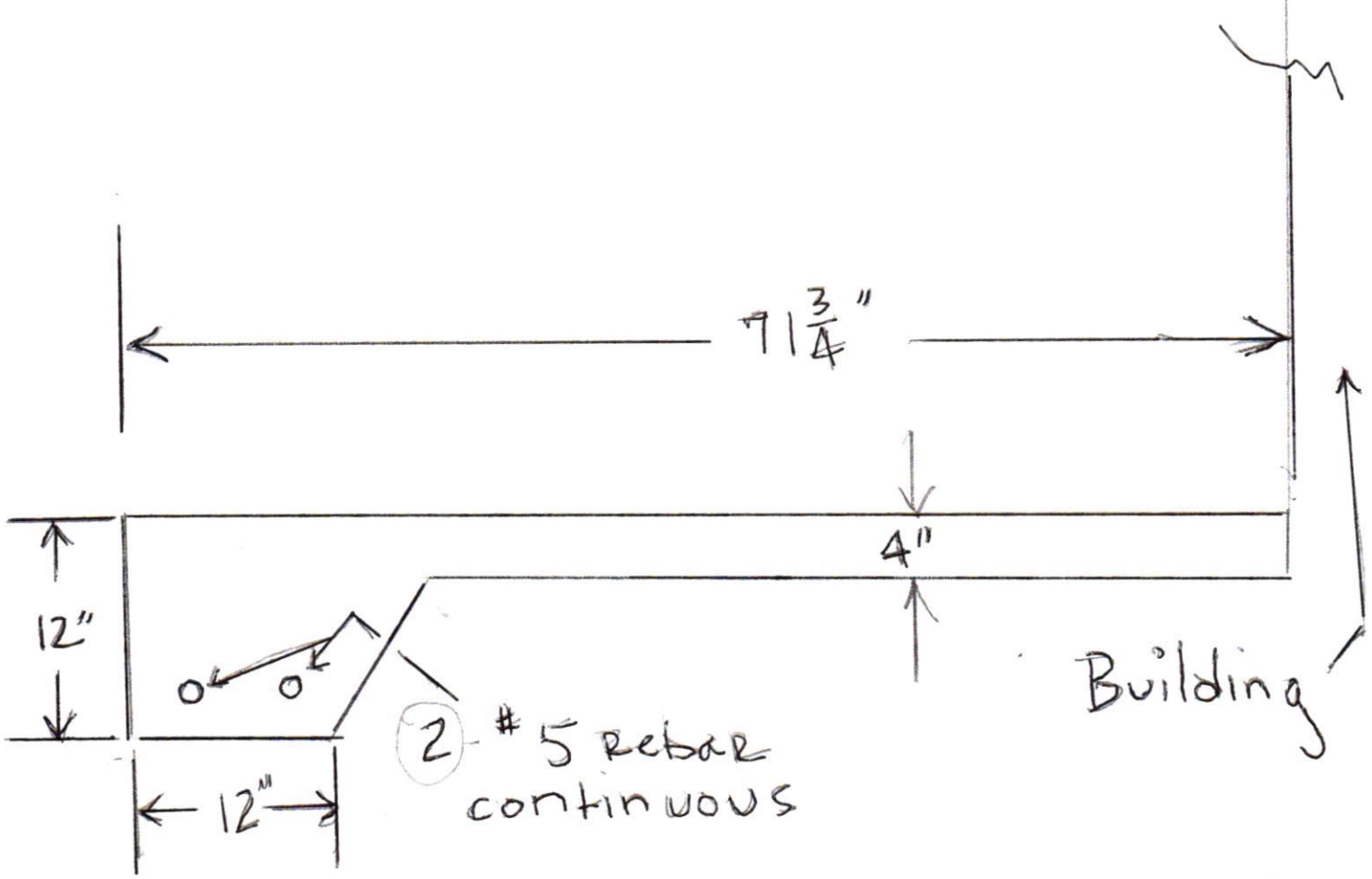
LICENSED AND INSURED

130 Dusk Way, Fort Pierce, Florida 34945 Office: (772) 288-2800; Fax: (772) 461-0560

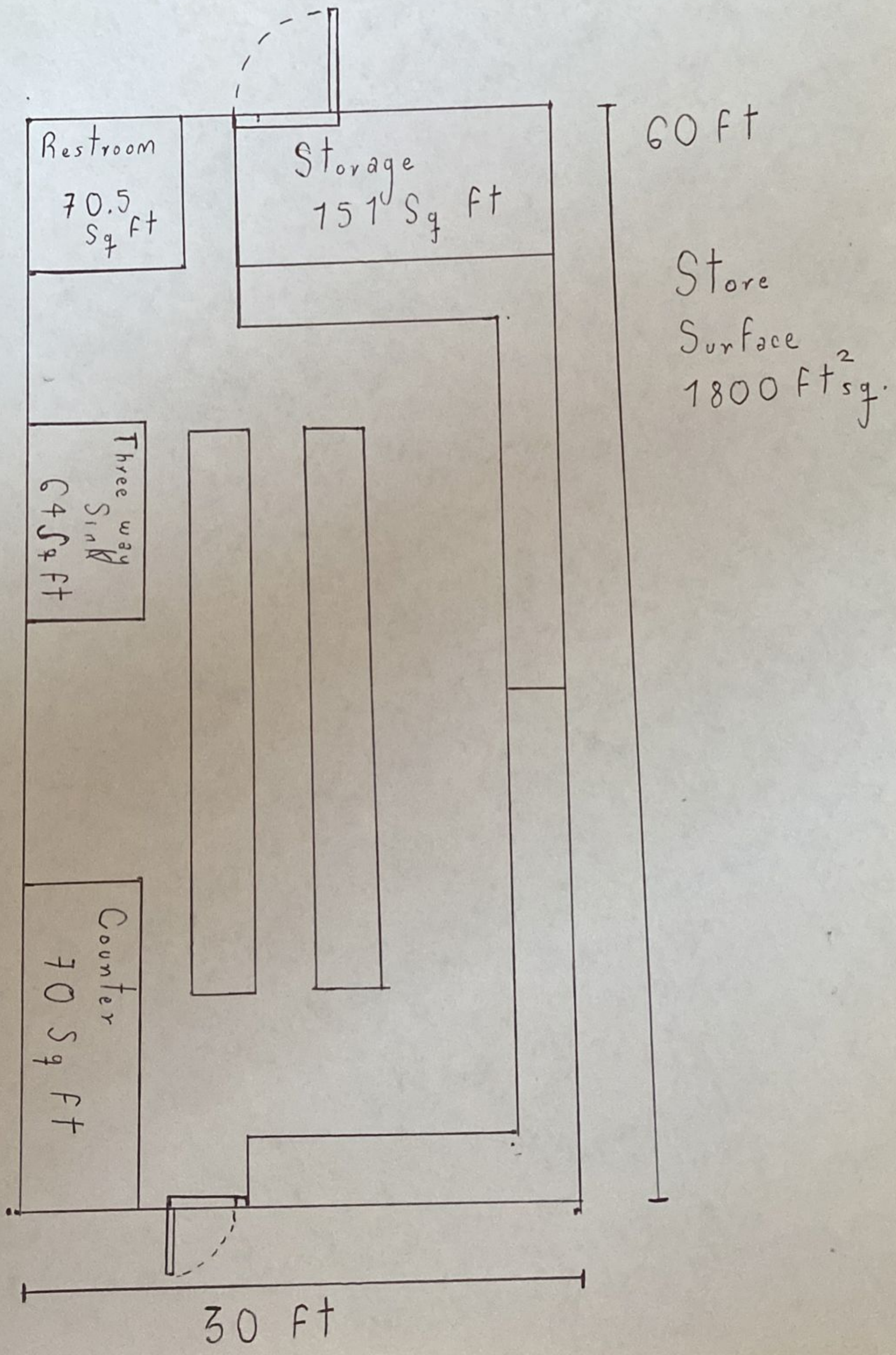
Mobile: (954) 818-6394

908 Ave D

SLAB DETAIL N.T.S.



Concrete - 3000 P.S.I. w/ fiber on
2500 P.S.I. Compacted fill.


Restroom
70.5 Sq ft
Storage
151 Sq ft
60 ft
Store Surface
1800 Ft sq.
Three way Sink
64 Sq ft
Counter
40 Sq ft
30 ft

Back Exit

Restroom

Storage

Shelves

Shelves

Shelves

Three Way Sink

Counter

Coolers

Coolers

Front Door

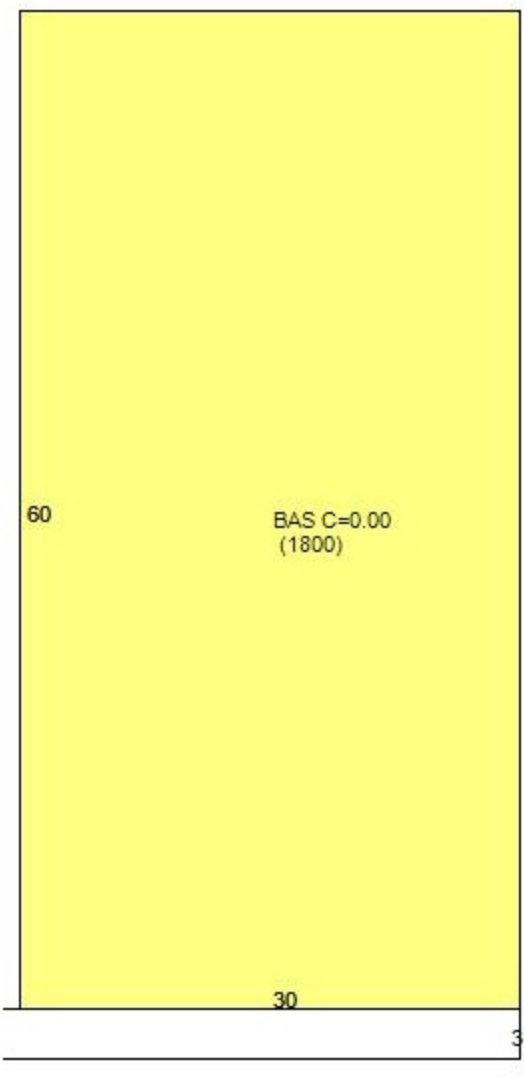
Sidewalk

60 ft

30 ft

Empty lot Parking Area

Main Road


60
BAS C=0.00
(1800)
30

Technical Review Committee **1. c.**

Meeting Date: 03/21/2024

REQUESTED ACTION

Variance - Estrada Residence - 205 S. 29th Street

SUMMARY

Project #: 24-12000001

Applicant Nancy Estrada Avila is requesting a variance for a fence up to 6-ft for her whole property at 205 S 29th Street, more specifically at Parcel ID: 2408-802-0019-000-6. The parcel has a Future Land Use is RL, Low Density Residential, and a zoning of R-3, Single-Family Moderate Density. The maximum fence size for this zoning district is 4-ft in the first 25-ft of the property from the front property line, and 6-ft after that.

LOCATION

205 S. 29th Street
Parcel ID: 2408-802-0019-000-6

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 03/07/2024 01:02 PM

Final Approval Date: 03/07/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
MAR 04 2024
CITY OF FORT PIERCE
PLANNING & ZONING

VARIANCE

Property Information

Property address or Location

205 S 29TH ST FORT PIERCE FL 34947

Parcel ID #(s)

2408-802-0019-000-6 Actual permit DPCR# 24-20000133

Project description

Two Gate entrance 6'ft and 6'ft fence

Reason for request

Security for my childrens and property

Existing Use: residential Date Property was Purchased: 10/23/2018

Alterations made to the site since purchase: add a driveway and pavers driveway on the front house,metal roof ,stucco wall,impact windows w doors,solar panels.

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

If yes, what changed since the denial?

NANCY ESTRADA AVILA	
Property Owner(s)	**Applicant/Representative, Title, Company**
205 S 29TH ST	
Street Address	Street Address
FORT PIERCE FL 34947	
City State Zip	City State Zip
(772)828-5997	
Phone Number	Phone Number
NATYCNAN@GMAIL.COM	
Email Address	Email Address

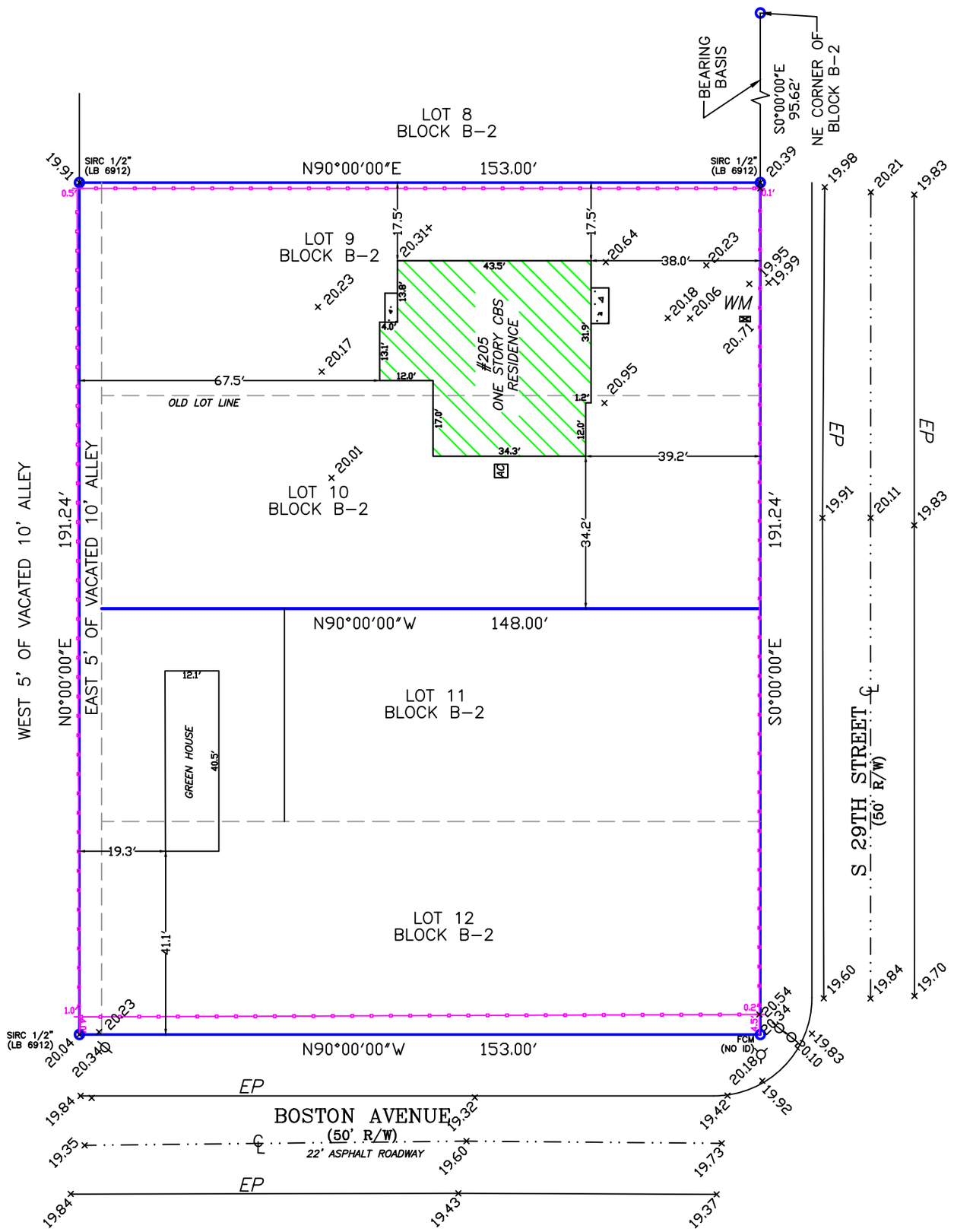
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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

SHEET 1 OF 2 (SURVEY SKETCH) ---------- SURVEY NOT COMPLETE WITHOUT ALL SHEETS

MAP OF BOUNDARY SURVEY PREPARED FOR NANCY ESTRADA AVILA AND RUBEN SERRANO RAMIREZ



NOTES:

ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT.
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE WESTERLY RIGHT OF WAY LINE OF S 29TH STREET.

ELEVATION NOTES:

ALL ELEVATIONS SHOWN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
PROPOSED FINISHED FLOOR ELEVATION IS SUBJECT TO CHANGE PER HEALTH DEPARTMENT.

EXISTING ELEVATION= +20.00 PROPOSED ELEVATION= 20.00 DRAINAGE ARROW =

NORTH ARROW & GRAPHIC SCALE

0' 1" = 30' 30'

PERMIT NUMBER AND CONTACT
N/A

JOB # – 2202-384	REVISION –
FIELD DATE – 03/08/2022	REVISION –
REVISION –	REVISION –
REVISION –	REVISION –
REVISION –	REVISION –
REVISION –	REVISION –

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
PHONE – (888) 396-7770
WWW.KINSURVEYORS.COM

LEGAL DESCRIPTION:
LOTS 9 AND 10, BLOCK 2, AND THE EAST 5 FEET OF VACATED ALLEY ADJACENT ON THE WEST, ORANGE PLACE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

JOB NUMBER: 2202-384

FIELD WORK DATE: 03/08/2022

PROPERTY ADDRESS:
205 SOUTH 29TH STREET, FORT PIERCE, FL 34947

FLOOD INFORMATION:
PANEL NUMBER: 12111C0178J
FIRM DATE: FEBRUARY 16, 2012
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
COMMUNITY NAME: FORT PIERCE, CITY OF
COMMUNITY NUMBER: 120286

AERIAL PHOTOGRAPH



SURVEYOR'S LEGEND

A/C = AIR CONDITIONING
BB = BEARING BASIS
BFP = BACKFLOW PREVENTER
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
C = CURVE
CATV = CABLE T.V. RISER
CB = CATCH BASIN
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLP = CONCRETE LIGHT POLE
CONC = CONCRETE
CP = CONTROL POINT
CPP = CONCRETE POWER POLE
D = DEED
DF = DRAINFIELD
ELEV = ELEVATION
EM = ELECTRIC METER
EOW = EDGE OF WATER
EP = EDGE OF PAVEMENT
F = FIELD
FCM = FOUND CONCRETE MONUMENT
FDH = FOUND DRILL HOLE
FFE = FINSHED FLOOR ELEVATION
FIP = FOUND IRON PIPE
FIPC = FOUND IRON PIPE AND CAP
FIR = FOUND IRON ROD
FIRC = FOUND IRON ROD AND CAP
FN = FOUND NAIL
FN&D = FOUND NAIL AND DISC
FND = FOUND
FPK = FOUND PK NAIL
FPKD = FOUND PK NAIL AND DISC
FRRSPK = FOUND RAILROAD SPIKE
GAR = GARAGE
HYD = FIRE HYDRANT
ID = IDENTIFICATION
L = LENGTH
LB # = LICENSED BUSINESS
LS # = LICENSED SURVEYOR
M = MEARSURED
MB = MAP BOOK
MES = MITERED END SECTION
MH = MANHOLE
MLP = METAL LIGHT POLE
OHW = OVERHEAD WIRES
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTOL POINT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RNG = RANGE
R/W = RIGHT OF WAY
S = SEPTIC
SEC = SECTION
SIR = SET IRON ROD AND CAP
SPKD = SET PK NAIL AND DISC
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TWP = TOWNSHIP
TR = TELEPHONE RISER
TYP = TYPICAL
WIT = WITNESS
WLP = WOOD LIGHT POLE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE

LINETYPES

= BOUNDARY LINE
= STRUCTURE LINE
= CENTERLINE
= EASEMENT LINE
= FENCE LINE
= OLD LOT LINE

SYMBOLS

= FIRE HYDRANT
= CATCH BASIN
= WATER METER
= SANITARY MANHOLE
= POWER POLE
= CABLE T.V. SERVICE
= GAS SERVICE
= ELECTRIC SERVICE
= LIGHT POLE
= TELEPHONE SERVICE
= WELL
= DRAINAGE MANHOLE
= BENCHMARK
= SANITARY SERVICE

SURVEYOR'S NOTES
1. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
2. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
3. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
4. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC OR ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. FENCES SHOWN ON SURVEY ARE FOR ILLUSTRATIVE PURPOSES ONLY. FENCE TIES SHOWN ARE RELATIVE TO THE CENTER OF SAID FENCE. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
6. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
7. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
8. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
9. THIS SURVEY MEETS AND/OR EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.
10. PRIOR TO SURVEY INFORMATION OBTAINED WAS LEGAL DESCRIPTION FROM CLIENT OR FROM PUBLICLY PUBLISHED COUNTY TAX COLLECTOR SITE, RECORDED PLATS AND OR SECTION CORNER RECORDS IF APPLICABLE.
11. IF ONLY A DIGITAL SURVEY COPY IS REQUIRED A SURVEY REPORT WILL BE PLACED IN FILE. THE DIGITAL SURVEY IS NOT FULL AND COMPLETE WITHOUT THE SURVEY REPORT FILE.

SURVEYOR'S SIGNATURE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR BELOW. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES. THE SURVEYOR HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

3.31.22
DATE

BILL HYATT
SURVEYOR AND MAPPER #4636
STATE OF FLORIDA

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

CERTIFIED TO:
NANCY ESTRADA AVILA
RUBEN SERRANO RAMIREZ

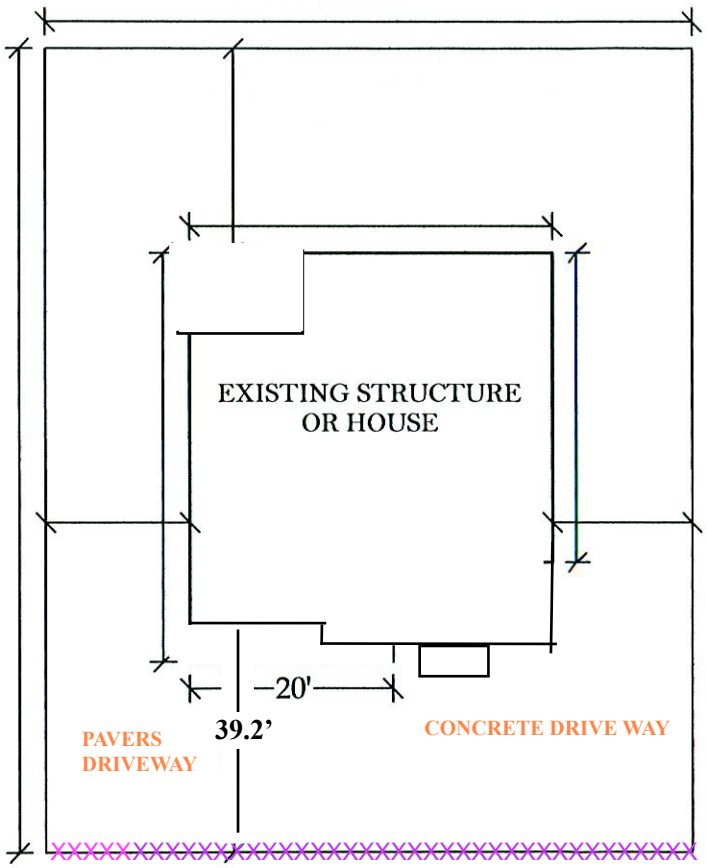
KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #140
VERO BEACH, FL 32967
PHONE - (888) 396-7770
WWW.KINSURVEYORS.COM

CITY OF FORT PIERCE
BUILDING DEPARTMENT
FENCE FORM
(772) 467-3725
FAX (772) 467-3849

Owner Name NANCY ESTRADA
Property Address 205 S 29TH ST FORT PIERCE, FL 34947

*FENCES NOT PERMITTED ON VACANT LOTS

BACK



FRONT

PLOT PLAN
1" = 20' SCALE

FENCE MINIMUM STANDARDS

INDIVIDUAL LENGTH AND HEIGHT TO BE SHOWN ON PLAN
EX x 50' 6' CL x
INDICATED FENCE AS X X X X X



TYPE ALUMINUM HORIZONTAL
TOTAL LENGTH 94 LF
HEIGHT 6 FT
GATE N° 2 SIZE 6' LOC

PROPOSED FENCE SECTION MUST BE CLOUDED
ANY FENCES GOOD SIDE OUT

INCIDENT/INVESTIGATION REPORT

Agency Name: *Fort Pierce Police Department*			Case#: *22-07-00602*
ORI: *FL 0560100*			Date / Time Reported: *07/24/2022 23:55 Sun*
Location of Incident: *301 S 25TH ST, Fort Pierce FL 34947*	Gang Relat: UNK	Premise Type: *Highway / Roadway /*	Zone/Tract: F220, PRK
			Last Known Secure: *07/24/2022 23:55 Sun*
			At Found: *07/24/2022 23:55 Sun*

INCIDENT DATA

#1	Crime Incident(s): *Weapons Other Violations WEF* (Com)	Weapon / Tools: *RIFLE*	Entry	Exit / Security / Activity
#2	Crime Incident ( )	Weapon / Tools	Entry	Exit / Security / Activity
#3	Crime Incident ( )	Weapon / Tools	Entry	Exit / Security / Activity

MO

VICTIM

# of Victims: *3* | Type: SOCIETY/PUBLIC | Injury: | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1	*State Of Florida*	*1,*					*N/A*	

Home Address | Email | Home Phone

Employer Name/Address | Business Phone | Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL/ NOT LAW ENFORCEMENT | Injury: None

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V2	[redacted]	*1,*	[redacted] Age *48*	*B*	*M*	*UK*	*Resident*	

Home Address: [redacted] *FORT PIERCE, FL 34951* | Email | Home Phone: [redacted]

Employer Name/Address | Business Phone | Mobile Phone

Type: INDIVIDUAL/ NOT LAW ENFORCEMENT | Injury: None

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V3	[redacted]	*1,*	[redacted] Age *54*	*W*	*M*	*UK*		

Home Address: [redacted] *FORT PIERCE, FL 34947* | Email | Home Phone: [redacted]

Employer Name/Address | Business Phone | Mobile Phone

PROPERTY

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found
("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
	[redacted]							
	[redacted]							
	[redacted]							
	[redacted]							
	[redacted]							
	[redacted]							

Officer/ID#: *Feeley-carim, Justice (9012)*

Invest ID#: *Feeley-carim, Justice (9012)* | Supervisor: *Campbell, Tyrone (DIS1, NS) (4803)*

Status | Complainant Signature | Case Status: *Inactive* *07/26/2022* | Case Disposition:

Incident Report Additional Name List

Fort Pierce Police Department

OCA: *22-07-00602*

Additional Name List

	Name Code/#	Name (Last, First, Middle)	Victim of Crime #	DOB	Age	Race	Sex
1)	*IO 1*	*ESTRADA, NANCY*		[redacted]	*24*	*W*	*F*
	Address	*205 S 29TH ST , FORT PIERCE, FL 34947-*		**H:** [redacted]			
	Empl/Addr			**B:** - -			
				Mobile #: - -			
2)	*IO 2*	[redacted]		[redacted]	*25*	*B*	*F*
	Address	[redacted], *FORT PIERCE, FL 34946-*		**H:** [redacted]			
	Empl/Addr	[redacted]		**B:** [redacted]			
				Mobile #: - -			
3)	*IO 3*	[redacted]		[redacted]	*25*	*B*	*M*
	Address	[redacted], *FORT PIERCE, FL 34950-*		**H:** [redacted]			
	Empl/Addr	[redacted]		**B:** - -			
				Mobile #: - -			
4)	*WI 1*	[redacted]		[redacted]	*32*	*B*	*F*
	Address	[redacted] *FORT PIERCE, FL 34947-*		**H:** [redacted]			
	Empl/Addr	[redacted] -					
				Mobile #: [redacted]			

INCIDENT/INVESTIGATION REPORT

Fort Pierce Police Department

Case # *22-07-00602*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

GRECCO (8100), LINDSTADT, T. (8499), GULLETT, J. (8600), SHARPE, S. (8997), MINCEY, S. (8802), VICIERE, J.R. (8861), GIL, J. (8928), VELASQUEZ, E. (9052), DONNELLY, J. (9009), BROCATO, S. (8926), WARREN, T. (8998), FEMMINELLO, D. (8839)

Suspect Hate / Bias Motivated: *None*

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 22-07-00602 *Fort Pierce Police Department*

NARRATIVE

shooting incident occured along 107 N 29th St towards Delaware Ave/S 29th St

On July 24th 2022 at approximately 2355 hours I, Officer Carim was at 2423 Orange Ave and I heard shooting activity in the area of 301 S 25th St (Dreamland park) approximately 30 or more consecutive loud rounds.

I investigated in the area of S 29th St around Delaware Avenue towards Atlantic Avenue and an Officer on scene spotted shell casings in the roadway between S 29th St/Delaware towards S 29th St/Citrus (26 rounds). We discovered our scene was lager and we had 10 more shell casings from S 29th St/Citrus to S 29th St/Boston Ave as well as 1 more shell casing between S 29th St/Boston Ave and S 29th St/Atlantic Ave. On scene, a victim walked up to Ofc. Viciere regarding vehicle damage at 107 N 29th St where another shell casing was recovered.

Please refer to Officers Gil, Brocato, Mincey, Donnelly and Warren`s supplements regarding on scene actions as they protected the crime scene, collected shell casings, took photographs and canvassed the area for witnesses.

Please refer to Officer Viciere`s supplement regarding the vandalism that occurred at 107 N 29th St for a bullet striking a vehicle and causing damage.

I contacted the residence of 205 S 29th St which was located about 100 yards away from majority of where the shell casings were between Delaware Ave to Boston Ave along S 29th St, this home is located between Citrus/Boston along S 29th St. This resident is now identified to me as Nancy Estrada Avila. Ms. Avila provided CCTV of the incident, however could not provide copies as she does not know how to. CCTV video displayed the following; Between 2350 hours to 0000 hours two vehicles were traveling South to North back and forth between this timeframe (white in color Audi 4D sedan, silver in color 4D sedan). At approximately 2355 to 2356 hours when the shooting activity was initially called out, the cameras display a black in color 2D charger speeding south along S 29th St between Boston and Citrus Ave where the vehicle goes off view for a few seconds while a black in color SUV suddenly stops in the street when going in the same direction of the black in color charger. The SUV turns slowly off the road way to avoid whatever was ahead, where majority of the shell casings were 50-100 yards ahead. Seconds later the black SUV does a U-turn and leaves the area, while a white in color Audi speeds by traveling north on S29th St from Citrus Ave. I believe these two vehicles exchanged gun fire but cannot prove it as it is not on CCTV footage and no witness`.

On scene, 36 shell casings were recovered from the roadway, 1 shell casing was recovered from a vehicle struck at 107 N 29th St, making it 37 total recovered shell casings from this incident. The following ammunition was recovered;

X1) Unmarked/unidentified bronze shell casing- on S 29th St between Atlantic/Boston
X9).45 Auto shell casings- on S 29th St between Boston/Citrus
X1) Unmarked/unidentified bronze shell casing- on S 29th St between Boston/Citrus
X1) 9MM ruger Norma gray shell casing- on S 29th St between Citrus/Delaware
X1) 9MM Luger bronze shell casings- on S 29th St between Citrus/Delaware
X2) 31/92 bronze long shell casings- on S 29th St between Citrus/Delaware
X1) 3/55 bronze long shell casings- on S 29th St between Citrus/Delaware
X21) 7.62x39 TulAmmo gray shell casings- on S 29th St between Citrus/Delaware

[redacted]

Shell casings on scene were recovered and placed into evidence to be processed for latent prints. Photographs on scene were taken and uploaded via Axon Capture. Video on scene of CCTV was taken with my work issued phone and will be uploaded via Axon Capture.

Based on my investigation, I cannot determine the reason of this shooting activity or where it exactly started at initially. No witnesses for this incident or suspect information, no vehicle tag numbers, minimal CCTV footage of the incident at this time. This report will be documented as a suspicious incident/Vandalism, nothing further to report and this will be INACTIVE.

BWC footage available.

INCIDENT/INVESTIGATION REPORT

Agency Name: *Fort Pierce Police Department*				Case#: *22-03-00693*	
ORI: *FL 0560100*				Date / Time Reported: *03/26/2022 08:05 Sat*	
Location of Incident: *205 S 29TH ST, Fort Pierce FL 34947*	Gang Relat: UNK	Premise Type: *Residence-single*	Zone/Tract: F220	Last Known Secure: *03/26/2022 01:00 Sat*	
				At Found: *03/26/2022 05:30 Sat*	

INCIDENT DATA

#1	Crime Incident(s): *Theft Of Automobile TVA* (Com)	Weapon / Tools: *NONE*			Activity
		Entry	Exit	Security	
#2	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	
#3	Crime Incident ( )	Weapon / Tools			Activity
		Entry	Exit	Security	

MO

VICTIM

# of Victims: *1* | Type: INDIVIDUAL/ NOT LAW | Injury: None | Domestic: N

	Victim/Business Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
V1	*ESTRADA, NANCY*	*1,*	[redacted] Age *24*	*W*	*F*	*UK*		

Home Address: *205 S 29TH ST , Fort Pierce, FL 34947-*	Email	Home Phone: [redacted]
Employer Name/Address	Business Phone	Mobile Phone

VYR	Make	Model	Style	Color	Lic/Lis	VIN
2017	*DODG*	*DURANGO*	*UT*	*BLK/BLK*	*77ASSZ, FL*	*1C4RDHAG8HC936223*

OTHERS INVOLVED

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)

Type: INDIVIDUAL/ NOT LAW ENFORCEMENT | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
IO	*SERRANO RAMIREZ, RUBEN RAMIREZ*		[redacted]	*W*	*M*		*Resident*	

Home Address: *205 S 29TH ST FORT PIERE, FL 34950*	Email	Home Phone: [redacted]
Employer Name/Address	Business Phone	Mobile Phone

Type: | Injury:

Code	Name (Last, First, Middle)	Victim of Crime #	DOB / Age	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status

Home Address	Email	Home Phone
Employer Name/Address	Business Phone	Mobile Phone

PROPERTY

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found ("OJ" = Recovered for Other Jurisdiction)

VI #	Code	Status Frm/To	Value	OJ	QTY	Property Description	Make/Model	Serial Number
1	*13VP*	*NONE*	*$0.00*		*1*	*MOTOR VEHICLE*	*DODGE/Durango*	
1	*03*	*S*	*$20,000.00*		*1*	*2017 BLK/BLK 77ASSZ FL*	*DODG Durango*	*1C4RDHAG8HC936223*
1	*03*	*R*	*$19,000.00*		*1*	*2017 BLK/BLK 77ASSZ FL*	*DODG Durango*	*1C4RDHAG8HC936223*

Officer/ID#: *Grecco, Brandy (DIS1, NS) (8829)* | Outstanding Stolen Val [Total Stolen]: $1,000.00 [$20,000.00], Tot Rec Val: $19,000.00

Invest ID#: *Montano, Charles L (DIS2, NS) (8815)* | Supervisor: *Mcdermott, Thomas (8051)*

Status | Complainant Signature | Case Status: *Inactive* *04/20/2022* | Case Disposition:

R_CSIIBR Printed By: MRODRIGUEZ9021, WS-B1MRQD2 Sys#: 591612 02/15/2024 16:19

INCIDENT/INVESTIGATION REPORT

Fort Pierce Police Department

Case # *22-03-00693*

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
DRUGS						

Assisting Officers

Suspect Hate / Bias Motivated:

INCIDENT/INVESTIGATION REPORT

Narr. (cont.) OCA: 22-03-00693 *Fort Pierce Police Department*

NARRATIVE

Responded to 205 S. 29th Street, in reference to a stolen automobile. No further information.

On March 26, 2022, at approximately 0805 hours, I responded to 205 S. 29th Street, in reference to a stolen automobile.

Upon arrival, I made contact with the victim, Nancy Estrada Avila, who advised that her black 2017, Dodge Durango, bearing Florida Tag 77ASSZ, VIN #1C4RDHAG8HC936223, Decal #15957389 was stolen from her driveway, located directly in front of her residence. She indicated that her husband, Ruben Serrano Ramirez, went to leave for work this morning, at approximately 0530 hours and when he came outside, he noticed the vehicle was missing. Estrada-Avila advised that the vehicle was last seen at approximately 0100 hours this morning, when her parents were visiting.

Estrada-Avila stated that her and her Ramirez are the only ones that use the vehicle. She indicated that she did not have the vehicle keys in her possession, as they were inside the unlocked vehicle. She denied anyone else having access to the vehicle and indicated that all vehicle payments are up to date. Per 911 dispatch, the vehicle had not been towed. Estrada-Avila stated that the vehicle has damage to the left tail light and that there is a Sunpass sticker located in the center of the front windshield. There was no glass located in the driveway indicating that forced entry to the vehicle was made an a canvass of the area for video surveillance was conducted, which ended with negative results.

A Stolen Vehicle Affidavit form was completed and faxed over to 911 dispatch so that the vehicle could be entered into NCIC/FCIC as stolen. This report has also been forwarded to the Criminal Investigations Division, for further review and investigation. Nothing to follow.

BWC - Available

Incident Report Suspect List

Fort Pierce Police Department

OCA: *22-03-00693*

1

Name (Last, First, Middle)	Also Known As	Home Address
JUVENILE	*JUVENILE*	*JUVENILE*

Business Address *JUVENILE*

DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State
	15	*B*	*M*	*N*	*600*	*165*	*BLK*	*BRO*	*DBR*	*JUVENILE*

Scars, Marks, Tattoos, or other distinguishing features

JUVENILE

Reported Suspect Detail	Suspect Age	Race	Sex	Eth	Height	Weight	SSN

Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel / Mode of Travel

Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN

Notes

Physical Char

Incident Report Related Vehicle List

Fort Pierce Police Department

OCA: *22-03-00693*

1

VehYr/Make/Model	Style	Color	Lic/Lis /Decal	VIN
2017 DODG, Durango	*UT*	*BLK/BLK*	*77ASSZ FL 2022, 15957389*	*1C4RDHAG8HC936223*

IBR Status	Date	Location
Recovered	*03/27/2022*	*205 S 29TH ST, FORT PIERCE FL*

Condition	Value	Offense Code	Jurisdiction	State #	NIC #
	$19, 000.00	*0710*	*Locally*		

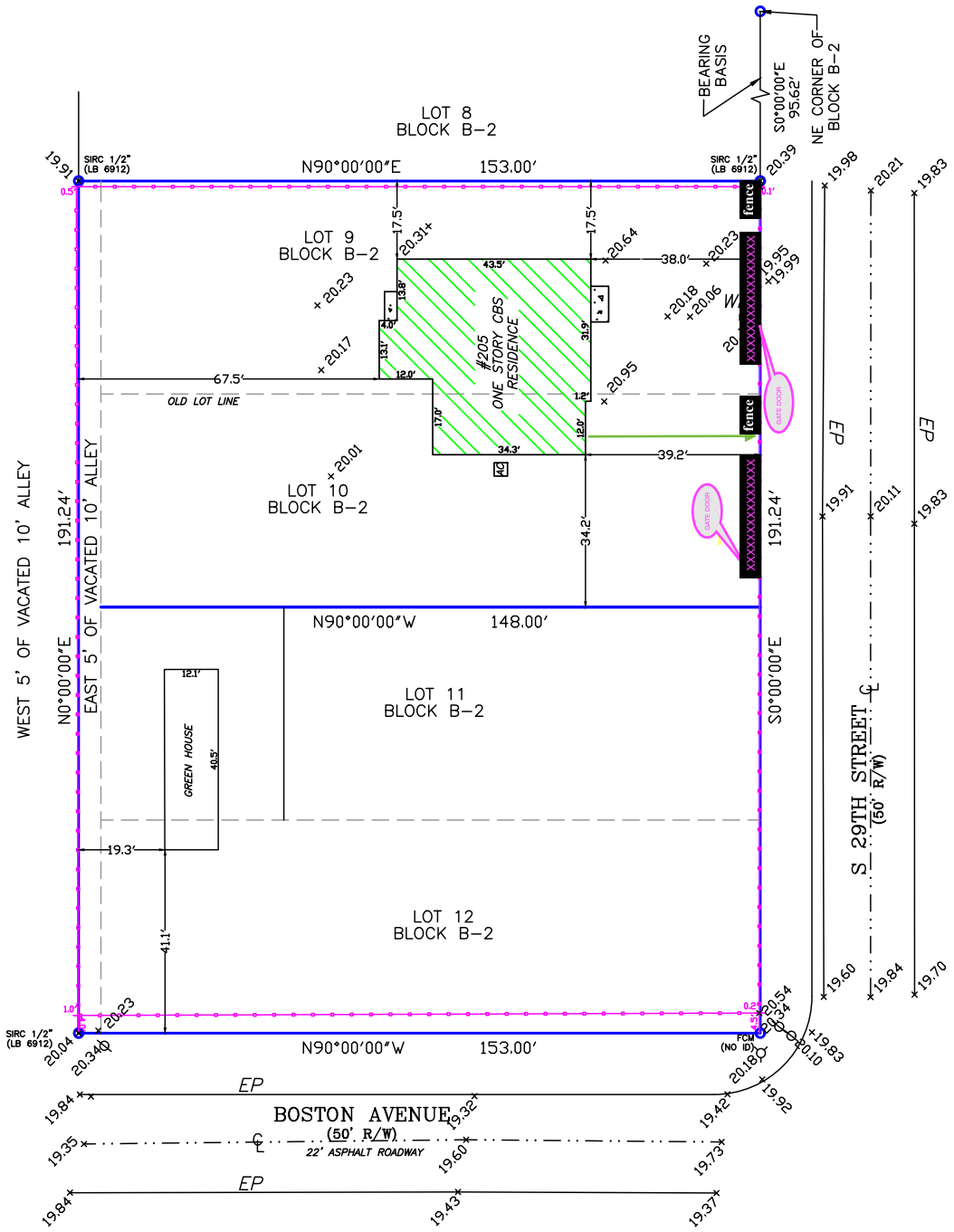
Name (Last, First, Middle)	Also Known As	Home Address
Estrada, Nancy		*205 S 29TH ST* *FORT PIERCE, FL 34947* [redacted]
Business Address		

DOB	Age	Race	Sex	Hgt	Wgt	Scars, Marks, Tattoos, or other distinguishing features
[redacted]	*24*	*W*	*F*	*502*	*180*	

Notes

SHEET 1 OF 2 (SURVEY SKETCH) ---------- SURVEY NOT COMPLETE WITHOUT ALL SHEETS

MAP OF BOUNDARY SURVEY PREPARED FOR NANCY ESTRADA AVILA AND RUBEN SERRANO RAMIREZ



NOTES:

ALL BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED, UNLESS OTHERWISE SHOWN.
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT.
BEARINGS ARE BASED UPON THE RECORD BEARING FOR THE WESTERLY RIGHT OF WAY LINE OF S 29TH STREET.

ELEVATION NOTES:

ALL ELEVATIONS SHOWN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
PROPOSED FINISHED FLOOR ELEVATION IS SUBJECT TO CHANGE PER HEALTH DEPARTMENT.

EXISTING ELEVATION= x20.00 PROPOSED ELEVATION= 20.00 DRAINAGE ARROW = →

NORTH ARROW & GRAPHIC SCALE

0' 1" = 30' 30'

PERMIT NUMBER AND CONTACT
N/A

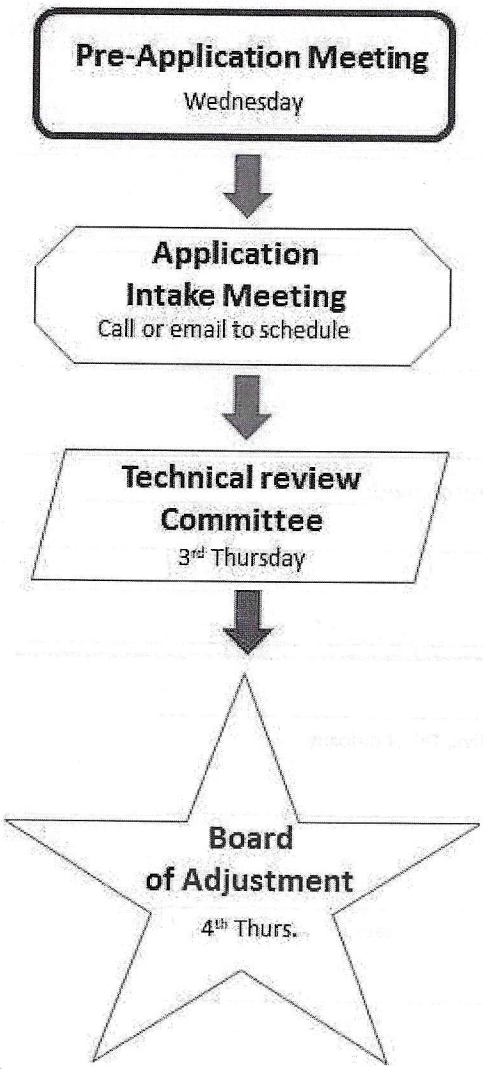
JOB # – 2202-384	REVISION –
FIELD DATE – 03/08/2022	REVISION –
REVISION –	REVISION –
REVISION –	REVISION –
REVISION –	REVISION –
REVISION –	REVISION –

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 6912

KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
PHONE – (888) 396-7770
WWW.KINSURVEYORS.COM

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Submittal Requirements:

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

- ☐ As-built Survey
- ☐ Floor Plan of Existing Buildings ✗
- ☐ Site plan, to scale, including all relative improvements, existing and proposed structures, landscaping, parking, fencing, signs, etc.
- ☑ Criteria Narrative
- ☐ Complete Application

Criteria:

To determine whether your request for Variance meets all the criteria in Section 125-100 of the City Code, please answer the following questions. Please provide answers to the questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

Criteria:To determine whether your request for Variance meets al the
criteria ni Section 125-100 of the City Code, please answer the following questions. Please provide answers to the questions on separate pages:

1.Describe those conditions peculiar on the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
My property is located on the 29th St in front of the dreamland park and also a corner street property where a lot of activities are made from sport torments, sales events and parties where we had cars park on front of our fence yard …
my street has a lot of transit on the day with cars and school bus on the afternoon…
Our min speed on the 29th street is 25mph where majority of the cars does not respect the speed limit sign and also the motorcycle guys that speed with their sport motors and we have this issue since we moved in.
My house is similar to to all my neighbors but my biggest concern are my two girls 3 & 4 years old safety which they don't have the age to understand the danger from the cars running and stranger walking across the street and the events that we had in the past.

2.Do special conditions or circumstances result from actions other than that of yours? Please explain

My property has different factors on why we asking to get approved 6” fence on the gate section in the first place are my 2 child safety and second as you can see on the survey we have 34 ft from the driveway where I park my personal car and my husband work trucks. we do not have the option to build the 6” fence after the 25 ft allow by code since the space we have is betwen our driveways and front house…you would see on the survey for better explanation.

3.Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

my husband and I when we bough the property on 2018 we were waiting for our first baby girl born 2019 and then 2020 second baby girl..
And during does years we never see or had any situation on our property that involves steeling or a stranger walking into our property so we thought it was a great place with security even if we always see the car speeding or the motorcycles guys speeding in groups…
but everything change and we start seeing few events that make us worry about our child safety and ours safety.
I submit a copy of the two police report that we made not to mention the last event at the end of 2023 where two stranger with a gun try hide on our property while the sherif officers where looking for them and this happen around 9:30 pm or 10 pm where I was having my girls almost ready to go sleep when my husband call me and with quite voice told me to lock the two doors because he saw two guys trying to hide under our RV truck…I felt very very unsecured and with my two girls that was day when we decided to have our home more secure and make the effort to afford at lest the front gate done and soon the get the entire fence done…
My property has a 4” fence and is very essay to get access from any angle and with my yard we not always have a clear view and who pass by.
The two report I share shows when we had our car stolen from the front of the house around 2am and we decided to put cameras since that incident.
the second police report was when we hear gun shooting very close to the house and cars speeding and that happen at night while we were ready to sleep and now we concern because our house has a big yard and very open access to walk in…and all those incidents we have the police in our house to get any video evidence…
I WORRY ABOUT MY GIRLS THEY LOVE THE YARD AND I SEE THEM PLAYING OUT SIDE I ALWAYS WATCHING BUT YOU NEVER KNOW WHEN THEY CAN GO OUT SIDE WITH OUT LETTING YOU KNOW AND A STRANGER BEING OUT SIDE OR MY GIRLS RUNNING BECAUSE THEY HEAR THE ICE CREAM TRUCK AND SOMETHING CAN HAPPEN BECAUSE ON THEIR AGES THEY KNOW BY NOW HOW TO OPEN DOORS AND ARE VERY INNOCENT AND I WANT TO FEEL I DID ALL I CAN TO PROTECT MY KIDS, MY PROPERTY AND MY BELONGS.

4.What is the minimum variance that would give the reasonable use of the land, building, or structure?
We are asking to approved us 2ft more so we can have a 6ft front fence with the gate and will do in the future for the entire fence property as well.

And the main reason is for my family safety but also our belongs which are work tools, generators and material from our roofing company since we used our property as our company office.
we have to make sure every night that our cars are lock and secured since the incidents we had in the past
we have 5 trucks and a RV and the main and front driveway give us the access to have our cars and work truck with the tools secure during the night.

5.Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The 6 ft gate will not interfier with public since we do not intend to block the public passage .

Technical Review Committee **1. d.**

Meeting Date: 03/21/2024

REQUESTED ACTION

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

SUMMARY

Project #: 24-41200002
The applicant is requesting approval for the alteration of existing parking. The subject property is approximately 0.64 acres and is located at 500 Boston Avenue in Fort Pierce, Florida.

LOCATION

500 Boston Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 03/07/2024 01:29 PM
Final Approval Date: 03/07/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 500 Boston Ave, Fort Pierce, FL 34950

Parcel ID #(s): 2410-701-0062-000-9

Project description: Applicant is requesting approval of the alteration of existing parking layout.

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: N/A Site Acreage: 0.64

Residential: Proposed Units: N/A Proposed Sq. Ft.: N/A Site Acreage: N/A

Fort Pierce Utilities Authority	Connor Kennedy, Planner, EDC
Property Owner(s)	**Applicant/Representative, Title, Company**
206 South 6th Street	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Fort Pierce FL 34950	Port St. Lucie FL 34987
City State Zip	City State Zip
(772)-466-1600	(772)-462-2455
Phone Number	Phone Number
jcisneros@fpua.com	connorkennedy@edc-inc.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

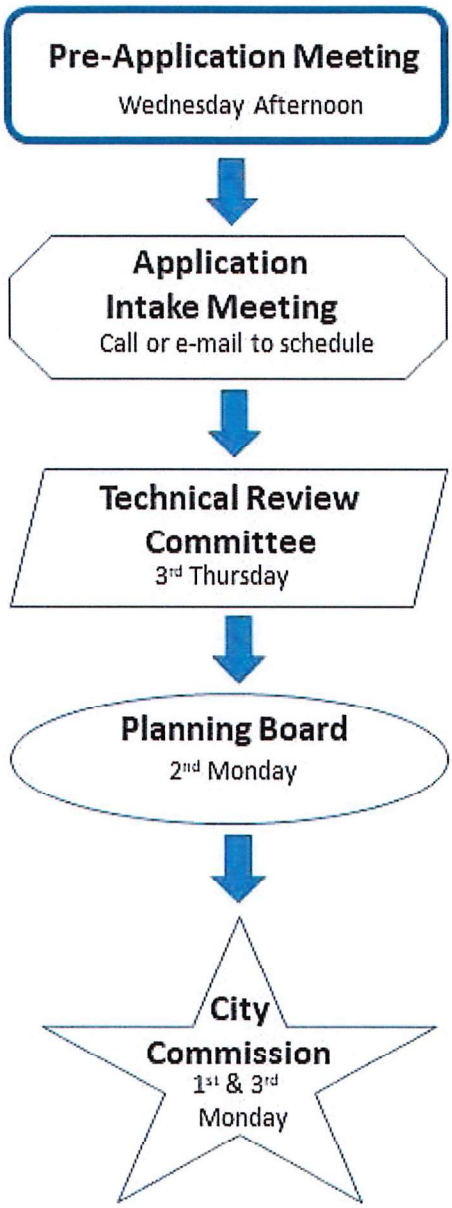
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

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

1150072

WARRANTY DEED
(FROM CORPORATION)

RAMCO FORM 33

This Warranty Deed *Made and executed the* 6th *day of* December, *A. D.* 1991 *by*

THE CITY OF FORT PIERCE, a Municipal corporation
~~existing~~ *existing under the laws of* Florida *, and having its principal place of business at* 100 North U.S. 1, Fort Pierce, FL 34950
hereinafter called the grantor, to THE CITY OF FORT PIERCE, for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY

whose postoffice address is P O BOX 3191
FORT PIERCE, FL. 34948-3191
hereinafter called the grantee:

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

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00 *and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* St. Lucie *County, Florida, viz:*

Lots 9, 10, 11 and 12, Block 6, CARLTON'S ADDITION TO FORT PIERCE, as per plat thereof recorded in Plat Book 1, at pages 167 and 168, of the Public Records of St. Lucie County, Florida.

1150072

91 DEC 10 PM 1:02

SUBJECT TO any easements, reservations and restrictions of record.

Rec Fee $ 6.00
Doc Assump $ _____
Doc Tax $ exempt
Int Tax $ _____
Total $ 6.00

DOUGLAS DIXON
St Lucie County
Clerk Circuit Court
By _____ Deputy Clerk

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST LUCIE COUNTY, FL

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

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances*

(CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: Cassandra Steele
City Clerk / Secretary

THE CITY OF FORT PIERCE
a Municipal Corporation

By _____
Mayor-Commissioner / President

Signed, sealed and delivered in the presence of:

Jeanne M. Gabriel

Patty Arendt

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared WILLIAM R. DANNAHOWER and CASSANDRA STEELE

well known to me to be the Mayor-Commissioner and City Clerk respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of December, A. D. 1991.

MY COMMISSION EXPIRES:
Notary Public State of Florida
My Commission Expires Nov. 16, 1992
Bonded thru Troy Fain Ins.

Patty Arendt
Notary Public
State of Florida at Large

This Instrument prepared by: JOHN T. BRENNAN, ESQ.
Address P O BOX 3779
FORT PIERCE, FL 34948-3779

PLEASE RETURN TO:
JOHN T. BRENNAN, ESQUIRE
COURTHOUSE BOX 69

ORB 0766 PAGE 2898

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

Property Identification

Site Address: 500 BOSTON AVE
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-701-0062-000-9
Jurisdiction: Fort Pierce

Use Type: 8900
Account #: 23490
Map ID: 24/10S
Zoning: General Co

Ownership

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

Legal Description

CARLTON`S ADDN BLK 6 LOTS 9, 10, 11 AND 12 (MAP 24/10E) (766-2898)



Current Values

Just/Market Value:	$1,567,200
Assessed Value:	$802,593
Exemptions:	$802,593
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	10,134
Gross Sketched Area (SF):	11,435
Land Size (acres):	0.64
Land Size (SF):	28,000

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 6, 1991	0766 / 2898	XX01	WD		$0

Building Information (1 of 1)

Finished Area: 10,134 SF

Gross Sketched Area: 11,435 SF

Exterior Data

View:
Building Type: HROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 1959
Effective Year: 1976
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

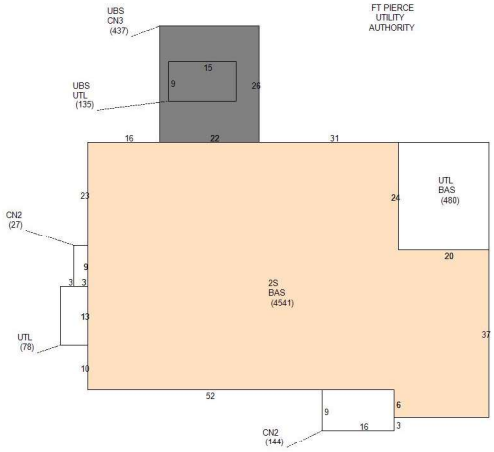
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Wood Laminat
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	4541	4541	300
BAS	BASE AREA	5021	5021	388
CN2	CANOPY	171	0	74
CN3	CANOPY	437	0	96
UBS	UPPER BASE AREA/+1	572	572	144
UTL	UTILITY ROOM	693	0	174

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1257	1959
ASP1 HIGH	1	16500	1976
VAULT HIGH Q	1	540	1976
SINGLE LIGHT	1	3	1988
DOUBLE LIGHT	1	1	1988
CONCRETE LOW	1	4156	1988

Current Year Values

Current Values Breakdown

Building:	$1,393,200
Land:	$174,000
Just/Market:	$1,567,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$764,607
Assessed:	$802,593
Exemption(s):	$802,593
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023		8000	City of Ft Pierce	$802,593

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0041	11.6	Fort Pierce Stormwater Charge	$800.40

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$1,567,200	$802,593	$802,593	$0
2022	$1,314,800	$729,630	$729,630	$0
2021	$663,300	$663,300	$663,300	$0
2020	$672,600	$672,600	$672,600	$0

Permits

Number	Issue Date	Description	Amount	Fee
F92-000329	Mar 23, 1992	Heat and Air Conditioning	$70,000	$70,000
F92-000546	May 20, 1992	Alterations/Remodeling	$35,000	$35,000
F01-1550	Apr 17, 2002	Additions to existing construction	$38,000	$505
RF2004415	Sep 28, 2004	Roof	$5,000	$0
BP12-1922	Nov 6, 2012	Re Roof Permit	$2,800	$155
BP17-1856	Jun 29, 2017	Air Conditioning Only	$34,750	$0
BP19-1592	May 16, 2019	Electric	$16,200	$0
BP21-0082	Jan 14, 2021	Repairs	$5,000	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LETTER OF JUSTIFICATION
FPUA 500 – Boston Avenue
Development Review Application
February 28, 2024

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. (EDC) is requesting approval of a Minor Site Plan Amendment for a project known as FPUA – 500 Boston Avenue. Applicant is requesting approval for the alteration of existing parking. The subject property is approximately 0.64 acres and is located at 500 Boston Avenue in Fort Pierce, Florida. The subject parcel information is identified below.

Parcel ID	Address	Acreage	FLU	Zoning
2410-701-0062-000-9	500 Boston Avenue	0.64	GC	C-3

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property has a Future Land Use designation of General Commercial (GC) and is located in the General Commercial (C-3) Zoning district.

To the north of the subject parcel lies a 1.29-acre parcel also owned by the Fort Pierce Utilities Authority. This parcel has a Future Land Use designation of General Commercial (GC) and lies in the General Commercial (C-3) Zoning district.

To the east of the subject parcel lies the 65-foot right-of-way of South 5th Street followed by a 0.24-acre parcel being used as vehicle storage. This parcel has a Future Land Use designation of General Commercial (GC) and lies in the General Commercial (C-3) Zoning district.

South of the subject property lies the 65-foot right-of-way of Boston Avenue followed by a 1.93-acre parcel containing a government office occupied by the US Marshals Service. This parcel has a Future Land Use designation of General Commercial (GC) and lies in the General Commercial (C-3) Zoning district.

West of the subject parcel lies the 60-foot right-of-way of South 6th Street followed by a 0.30-acre parcel containing a dental office. This parcel has a Future Land Use designation of General Commercial (CG) and is located in the General Commercial (C-3) Zoning district.

Included in this submittal, please find the required site plan along with additional supplemental material in support of this request.

DEVELOPMENT REVIEW REQUIREMENTS

The checklist is submitted along with this Justification Statement/Cover Letter. Because of the minor nature of this site plan, some were not included.

DEVELOPMENT REVIEW SITE PLAN SUBMITTAL CHECKLIST

- An environmental Impact Report is not included as the parcel has already been cleared and developed.
- Existing landscaping is not being altered.
- Existing lighting is not being altered.
- Traffic will not be impacted beyond what is already existing.
- A Capacity Analysis is not applicable as the existing structure is not changing.

DESIGN REVIEW REQUIREMENTS

This application is for the approval of the modification of existing parking and landscaping. There are no modifications being made to the building on site. As such, elevations remain consistent with what was previously approved for this site and the requirements set forth in the Design Review Application do not apply.



Figure 1: Front of Existing building located along the ROW of Boston Avenue.



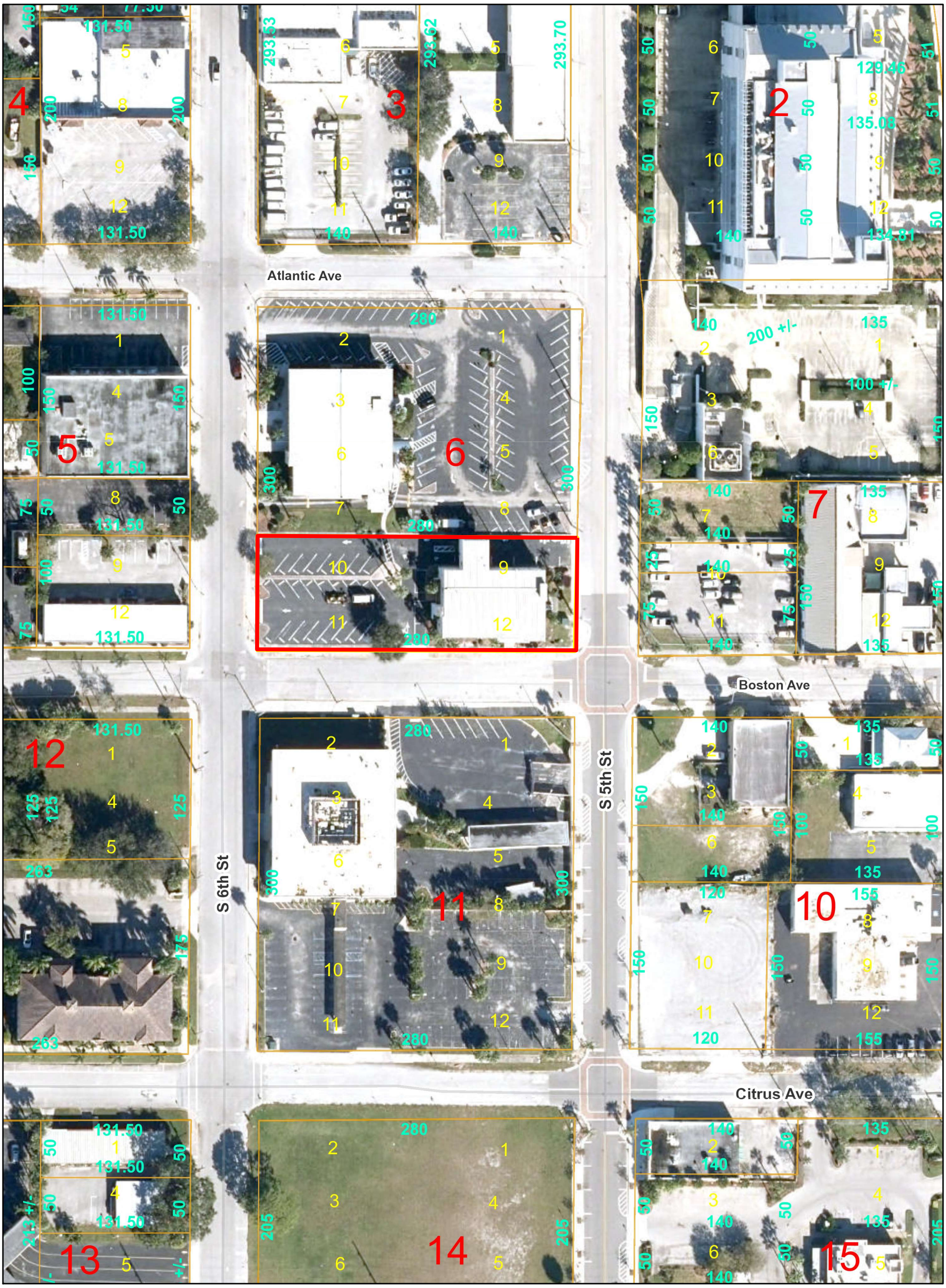
Figure 2: Rear of existing building accommodating drive-thru. Access is located along South 5th Street.

Included in this submittal, please find the required site plan along with additional supplemental material in support of this request.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application

Z:\EDC-2023\23-356 - FPUA - 500 Boston Avenue\ENGINEERING\Documents\Submittal Documents\Justification Statement\2024-02-28_FPUA_500_Boston_Ave_Justification_Statetement.docx

General Location Map: FPUA - 500 Boston Avenue



11/29/2023

1:1,128

0 60 120 240 ft

0 15 30 60 m

BOUNDARY AND TOPOGRAPHIC SURVEY

FOR FORT PIERCE UTILITY AUTHORITY

LOCATION MAP

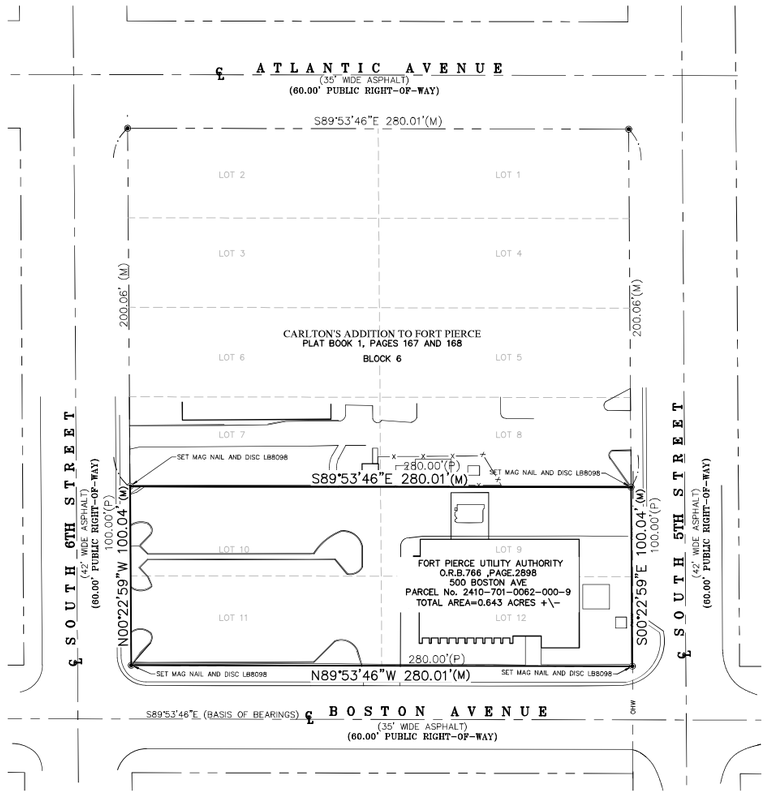


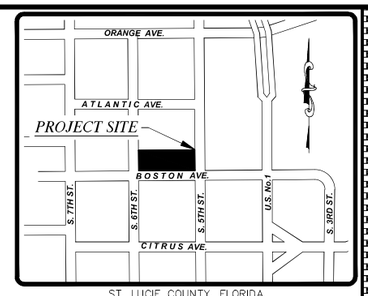


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

LOTS 9, 10, 11 AND 12, BLOCK 6 CARLTON'S ADDITION TO FORT PIERCE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGES 167 AND 168. OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON DECEMBER 18, 2023. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS DECEMBER 11, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING, INSTRUMENT No.115072, AND OFFICIAL RECORDS BOOK 766, PAGE 2898, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 0.643 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. BENCHMARKS UTILIZED ARE "AF6645" HAVING A PUBLISHED ELEVATION OF 13.56'
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0179K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2023. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

SYMBOL & ABBREVIATION LEGEND:

Ⓐ	AIR RELEASE VALVE	Ⓓ	DRAINAGE MANIFOLD	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PCP	PERMANENT CONTROL POINT
AL	ARC LENGTH	DIP	DUCTILE IRON PIPE	HWF	HOG WIRE FENCE	PRM	PERMANENT REFERENCE MONUMENT
ASPH	ASPHALT	EOP	EDGE OF PAVEMENT		HYDRANT	P.B.	PLAT BOOK
BFP	BACK FLOW PREVENTER	EOW	EDGE OF WATER	IN	INCH	(P)	PLAT DATA
	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)	EB	ELECTRIC BOX	INV	INVERT	P.O.B.	POINT OF BEGINNING
		EHH	ELECTRIC HAND HOLE (EHH)	IP	IRON PIPE	P.O.C.	POINT OF COMMENCEMENT (SURFACE)
CATV □	CABLE RISER	EM	ELECTRIC METER	IR	IRON ROD	P.C.C.	POINT OF COMPOUND CURVE
(c)	CALCULATED	ELEC. PANEL	ELECTRICAL PANEL	IR/C	IRON ROD AND CAP	P.C.	POINT OF CURVATURE
	CATCH BASIN	EL./ELEV.	ELEVATION		IRRIGATION CONTROL VALVE	P.T.	POINT OF TANGENCY
℄	CENTERLINE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L	LENGTH	P.O.T.	POINT OF TERMINUS
COR	CERTIFIED CORNER RECORD	F.O.	FIBER OPTIC		LIGHT POST	PVC	POLYVINYL CHLORIDE
CLF	CHAIN LINK FENCE	FOHH	FIBER OPTIC HAND HOLE	MAG/D	MAG NAIL MAG BRAND NAIL	PLS	PROFESSIONAL LAND SURVEYOR
CHD.	CHORD		FIBER OPTIC MARKER	Ⓜ	MAILBOX	R	RADIUS
CO O	CLEAN OUT	FIBER RISER	FIBER OPTIC RISER	MHWL	MEAN HIGH WATER LINE	RGE	RANGE
COMM RISER	COMMUNICATION RISER	(M)	FIELD MEASURED	MLWL	MEAN LOWER WATER LINE	RTK	REAL TIME KINEMATIC
CONC	CONCRETE	F.F.E.	FINISHED FLOOR ELEVATION		METAL LIGHT POST	RWV	RECLAIMED WATER VALVE
	CONCRETE LIGHT POST	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		METAL POWER POLE	RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT	FPL	FLORIDA POWER AND LIGHT	MP	METAL PIPE	R/W	REINFORCED CONCRETE PIPE
CPP	CONCRETE POWER POLE (CPP)	FT	FOOT	MON	MONUMENT	R/C	RIGHT-OF-WAY
	CONCRETE POWER POLE W/STREET LIGHT	FM	FORCE MAIN	N/D	NON DESCRIPT NAIL AND DISK	Ⓢ	RCD AND CAP
	CONCRETE SIGNAL LIGHT POLE	FND	FOUND	N.R.	NON-RADIAL	SV	SANITARY MANHOLE
	CMP CORRUGATED METAL PIPE	Ⓕ	FPL MANHOLE	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	SEC	SANITARY VALVE
	CURB INLET	SQ FT.	SQUARE FEET	No.	NUMBER		SECTION
	DECORATIVE LIGHT POST	GAS	GAS VALVE	O.R.B.	OFFICIAL RECORDS BOOK		PROPERTY CORNER
(D)	DEED	GIS	GEOGRAPHIC INFORMATION SYSTEMS	OHW	OVER HEAD WIRES		R/W CONTROL
D.B.	DEED BOOK	GND	GROUND	PG	PAGE		SIGN
Δ	DELTA/CENTRAL ANGLE		GUY WIRE ANCHOR	PCN	PARCEL CONTROL NUMBER		SPIGOT
ø	DIAMETER (DIA.)		HANDICAP	PK NAIL	PARKER-KALON NAIL		SPRINKLER VALVE
				PK/D	PARKER-KALON NAIL & DISK	STA	STATION
						TELE RISER	TELEPHONE RISER BOX
						TOE	TOE OF SLOPE
						TOB	TOP OF BANK/BERM
						T.O.N.	TOP OF NUT
						X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
						X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
						TWNSHP	TOWNSHIP
							TRAFFIC HANDHOLD
						TSCB	TRAFFIC SIGNAL CONTROL BOX
						TYP	TYPICAL
						U.E.	UTILITY EASEMENT
						SS	UNDERGROUND SANITARY
						DRN	UNDERGROUND STORM
						UNK	UNKNOWN
							UNKNOWN HANDHOLD
							UNKNOWN RISER BOX
						Ⓤ	UNKNOWN TYPE MANHOLE
						VCP	VITRIFIED CLAY PIPE
						W	WATER SERVICE METER (WM)
						WV	WATER VALVE (WV)
						Ⓦ	WELL
						WF	WOOD FENCE
							WOOD POLE STREET LIGHT
							WOOD POWER POLE

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING DECEMBER 11, 2023 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING PHOENIX LIDARMILL AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4545445.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON DECEMBER 11, 2023 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING PIX4DMAPPER VERSION 4.8.4 ON DECEMBER 12, 2023.
3. SENSOR(S) USED: ZENMUSE P1 45MP OR FC6310 18MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FLB3-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.31 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.0177 FT - Y:0.0210 FT - Z:0.0145 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 5 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.017 FT
   - CAMERA CALIBRATION/OPTIMIZATION: 0.02% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 195.8 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 97.39 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556

ENGINEERS ✪ SURVEYORS
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10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
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DRAWN BY	RB
CHECKED BY	MTO
FIELD CREW	JR
FILENAME	23-356 - FPUA - 500 BOSTON AVE.dwg
SCALE	1"=40'
DATE	January 22, 2024

DATE	
00/00/00	FOR FORMAT ONLY, THIS TEXT MUST NOT BE DELETE
	REVISION COMMENTS

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: F.P.U.A.

RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

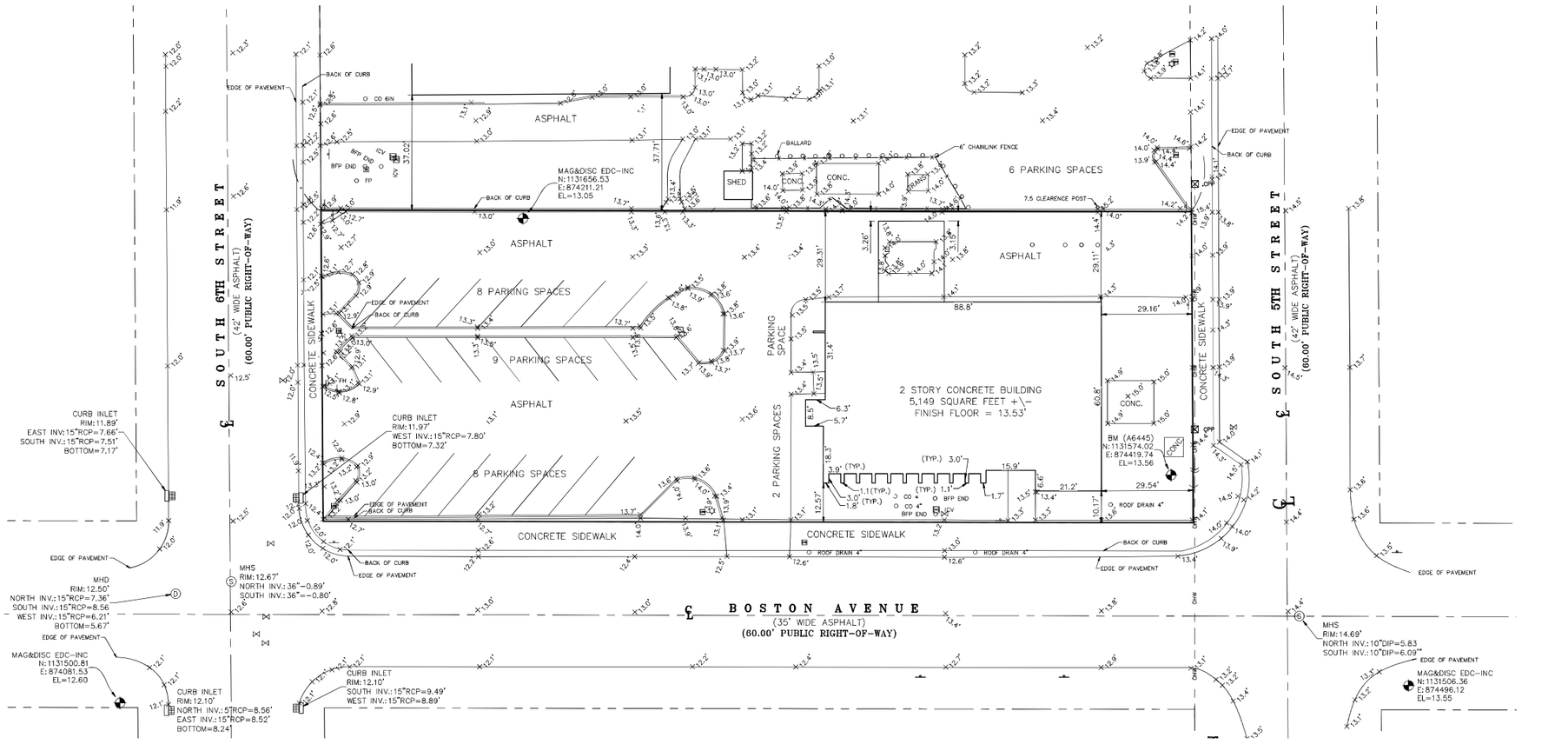
23-356

1 OF 2

C:\Users\RYAN\OneDrive\Desktop\EDC WORK\23-356 (cur)\23-356 - FPUA - 500 BOSTON AVE.dwg, 1/22/2024 6:41 AM
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BOUNDARY AND TOPOGRAPHIC SURVEY

FOR F.P.U.A.



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CHECKED BY	MTO
FIELD WORK BY	JR
FILENAME	23-356 - FPUA - 500 BOSTON AVE.dwg
SCALE	1"=20'
DATE	January 22, 2024

DATE	REVISION COMMENTS
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BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: F.P.U.A.

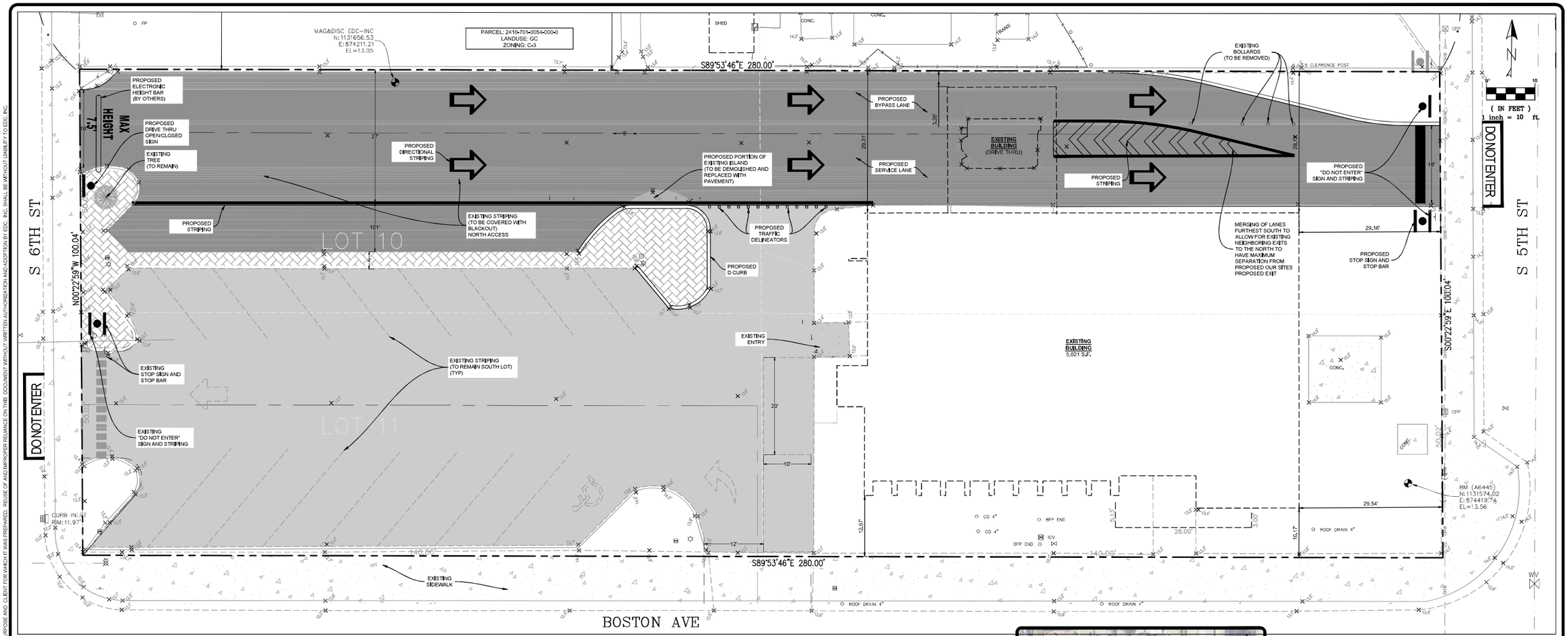
RECORD INFORMATION
SEC.10, TWNSHP.35 SOUTH, RGE.40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☏ 772-462-2455

23-356

2 OF 2

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SITE DATA

LEGAL DESCRIPTION

LOTS 9, 10, 11 AND 12, BLOCK 6 CARLTON'S ADDITION TO FORT PIERCE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGES 167 AND 168, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID #:	2410-701-0062-000-9
PROJECT NAME:	500 BOSTON AVE
OWNERSHIP:	CITY OF FORT PIERCE FT PIERCE UTILITIES AUTHORITY 100 N US HIGHWAY 1 FORT PIERCE, FL 34950
FUTURE LAND USE:	GC
ZONING:	C-3
LAND SIZE:	28,012 S.F. (0.64 AC)
BUILDING DATA	
GROSS SQUARE FOOTAGE	5,021 S.F. (0.12 AC)
EXISTING BUILDING	5,021 S.F. (0.12 AC)

SITE AREA DATA-EXISTING	28,012 S.F.	0.64 AC	100.00%
IMPERVIOUS DATA	**22,475 S.F.**	**0.52 AC**	**80.23%**
EXISTING PAVEMENT	17,454 S.F.	0.40 AC	62.31%
EXISTING BUILDINGS	5,021 S.F.	0.12 AC	17.92%
PERVIOUS DATA	**5,537 S.F.**	**0.13 AC**	**19.77%**
OPEN SPACE	5,537 S.F.	0.13 AC	19.77%

SITE AREA DATA-PROPOSED	28,012 S.F.	0.64 AC	100.00%
IMPERVIOUS DATA	**22,361 S.F.**	**0.51 AC**	**79.82%**
EXISTING PAVEMENT	7,738 S.F.	0.18 AC	27.62%
EXISTING BUILDINGS	5,021 S.F.	0.12 AC	17.92%
PROPOSED PAVEMENT	6,745 S.F.	0.15 AC	24.08%
PROPOSED CONCRETE	293 S.F.	0.01 AC	1.05%
PROPOSED PAVERS	2,564 S.F.	0.06 AC	9.15%
PERVIOUS DATA	**5,652 S.F.**	**0.13 AC**	**20.18%**
OPEN SPACE	5,652 S.F.	0.13 AC	20.18%

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
SOLID WASTE: CITY OF FORT PIERCE

PARKING DATA

PARKING REQUIRED	(5,021 @ 1 SPACE/300 S.F.)	17 SPACES
TOTAL REQUIRED PARKING SPACES		17 SPACES (1 HC)
STANDARD PARKING PROVIDED		17 SPACES (1 HC)

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO OFFSITE DRAINAGE AREA

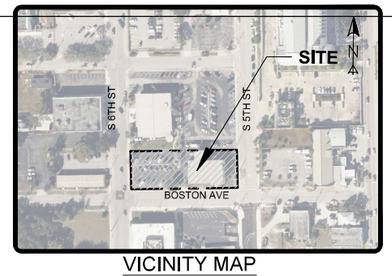
SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

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

TRAFFIC STATEMENT:
NO CHANGES TO TRAFFIC



VICINITY MAP
SCALE: 1:1,000

F.I.R.M. PANEL:
12111C0179K
CITY OF FORT PIERCE
120286
ZONE X

ZONING CODE FOR: GENERAL COMMERCIAL ZONE (C-3)							
	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
PER CODE	25'	15'	N/A'	N/A'	60% MAX.	65' MAX.	X% MIN.
PROPOSED	155'	29'	10'	N/A	17.92%	X'	X%

SURVEY NOTES:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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LEGEND

	EXISTING/PROPOSED METER		EXISTING UTILITY POLE
	PROPOSED MITERED END SECTION		DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXIST. DRAINAGE INLET
	EXISTING CONCRETE		STREET LIGHT
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED BLACK OUT	(#)	PARKING STALL COUNT
	PROPOSED CONCRETE		LANDSCAPE LIGHT BOLLARD
	PROPOSED PAVERS	(S)	PROPOSED SANITARY MANHOLE
			PROPOSED SIGN

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DATE	REVISION COMMENTS

EDC
DESIGNED BY
JR
DRAWN BY
23-356 boston ave r2.dwg
FILENAME
SP
LAYOUT
AS SHOWN
SCALE
08FEBRUARY2024
DATE

500 BOSTON AVE

SITE PLAN

FORT PIERCE FLORIDA

ENGINEERS ● SURVEYORS
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10250 SW VILLAGE PARKWAY - SUITE 201
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23-356

1 OF 1

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Fort Pierce Utilities Authority
206 South 6th Street
Fort Pierce, FL 34950

AGENT CONSENT FORM

Project Name: FPUA – 500 Boston Avenue

Parcel ID: 2410-701-0062-000-9

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 13th day of February, 2024, by Javier Cisneros (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Chymbee Keith
Printed Name of Notary

Chymbee Keith
Comm.#HH006056 (Notary Seal)
Expires: Sept. 28, 2024
Bonded Thru Aaron Notary

9/28/2024
My commission expires

Javier Cisneros
Owner's Signature

Fort Pierce Utilities Authority
Owner's Name

206 S 6th Street
Street Address

Fort Pierce, FL 34950
City, State, Zip

JCisneros@FPUA.com
Telephone / Email

Technical Review Committee **1. e.**

Meeting Date: 03/21/2024

REQUESTED ACTION

Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

SUMMARY

Project #: 24-07000002

Margareta Apartment Complex proposes to construct a 32-unit apartment complex on its 2.54 acres property. The property is located at 4101 Oleander Ave., with the parcel ID being 2433-414-0001-000-4.

Please review and provide comments at least two days before the meeting date. All comments can be sent to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com. Should you require further information, I can be reached at 772-467-3739.

LOCATION

4101 Oleander Ave.; Parcel ID: 2433-414-0001-000-4

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 02/27/2024 01:42 PM

Final Approval Date: 02/27/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 4101 Oleander Avenue

Parcel ID #(s): 2433-414-0001-000-4

Project description: This project proposes a 32 unit apartment complex on Oleander Avenue with required parking, a garbage enclosure, public utilities and stormwater facilities to attenuate and treat stormwater.

Application Type

[X] Site Plan [ ] Conditional Use w/New Construction [ ] Conceptual Development Plan

[ ] Minor Amendment [ ] Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: _____ Proposed Sq. Ft.: 110,747 Site Acreage: 2.54

4101 Oleander Group LLC	Mr.Geza Szini-Sebo/ Jozsef Norbert Rau
Property Owner(s)	**Applicant/Representative, Title, Company**
17555 Collins Avenue, Apt 802	45 Osceola Avenue
Street Address	Street Address
Sunny Isles Beach, FL 33160	New York NY 11729
City State Zip	City State Zip
305-337-0183	631-374-7501
Phone Number	Phone Number
gmszini@gmail.com	jozsef_rau@yahoo.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

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



Site Plan submittal requirements:

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

- ❑ Complete application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- on plan ❑ Detailed project description
- on plan ❑ 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)
- on plan ❑ Lighting Plan (see Section 125-313)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

Project Narrative

This project proposes a 32 unit multi-family residential building. The architect has provided a design intent narrative in the application package – but you can see from the attached rendering this building features lap siding in a vernacular style, complete with gables for roofline articulation as well as providing for balconies and projections, to avoid blank, flat facades.

The site is designed to preserve trees wherever possible, in the design with stormwater retention and parking. The landscaping plan has been provided and designed to meet City requirements.



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4101 Oleander Avenue

Parcel ID #(s) 2433-414-0001-000-4

Project description This project proposes a 32 unit apartment complex on Oleander Avenue with required parking,a garbage enclosure, public utilities and stormwater facilities to attenuate and treat stormwater.

4101 Oleander Group LLC	Mr. Geza Szini-Sebo/ Jozsef Norbert Rau
Property Owner(s)	**Applicant/Representative, Title, Company**
17555 Collins Avenue, Apt 802	45 Osceola Avenue
Street Address	Street Address
Sunny Isles Beach, FL 33160	New York NY 11729
City State Zip	City State Zip
305-337-0183	631-374-7501
Phone Number	Phone Number
gmszini@gmail.com	jozsef_rau@yahoo.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.*

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CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
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/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

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

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

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

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

Staffan H. Lundberg Architect, LLC.

1341 Sea Hawk Lane, Vero beach, Florida 32963

Phone 772-538-5130

E-mail: staffanarchitect@gmail.com

11-06-2023

TO: City of Ft. Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: Project Name: Margaritavillas
Location: 4101 Oleander Avenue, Ft. Pirce

This letter represents our design intent for this project.

The project is surrounded by residential Development. The property to the north is a single family development under construction. To the south, east and west are existing single family homes.

The site has many old oak trees that the design has made every possible effort to preserve. To meet that challenge, the four story building became the best option.
The design is a coastal Florida vernacular with soft white stucco on the first two floors, Hardie Board siding at the top two floors with a soft blue or green color, window shutters in a darker blue or green color. Hip roofs with accent gable roofs over balconies. Roof coverings standing seam metal roof. These roofs are only at the perimeter of the roof as there are discussions of installing solar panels on the "flat" roof sections. Another Energy saving factor is to use ICF (concrete insulated panels) in the walls.

Sincerely,

Staffan H. Lundberg
Architect, LLC
FL. License NO AR 0008984


MARGARITAVILLAS

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

Property Identification

Site Address: 4101 OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Parcel ID: 2433-414-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 33081
Map ID: 24/33S
Zoning: Medium Den

Ownership

4101 OLEANDER GROUP LLC

17555 Collins AVE Apt 2006
Sunny Isles Beach, FL 33160



Legal Description

33 35 40 N 198 FT OF S 630 FT OFE 1/2 OF NE 1/4 OF SE 1/4-LESS CANAL AND RD R/W- (2.59 AC)

Current Values

Just/Market Value:	$352,700
Assessed Value:	$97,140
Exemptions:	$50,000
Taxable Value:	$47,140

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):	1,860
Gross Sketched Area (SF):	2,995
Land Size (acres):	2.58
Land Size (SF):	112,464

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 26, 2023	4983 / 0480	0001	WD	Nix Veronica	$650,000
Feb 20, 2009	3065 / 2702	0001	SPWD	Z2 Real Estate LLC	$99,000
Jun 9, 2006	2593 / 1023	XX00	SPWD	Solomon William A	$520,000
Aug 17, 2004	2052 / 0976	XX00	WD	Pipes (TR) (EST) Gilbert	$325,000
Jan 16, 1996	0995 / 1457	XX01	QC	Pipes Gilbert	$100

Building Information (1 of 2)

Finished Area: 1,860 SF

Gross Sketched Area: 2,218 SF

Exterior Data

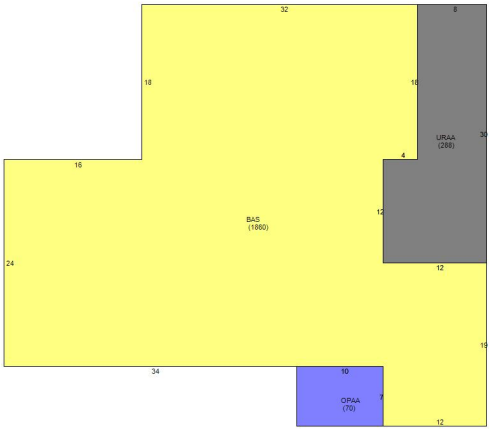
View:	Roof Cover: Metal	Roof Structure: Flat/Shed
Building Type: SFAV	Year Built: 1956	Frame:
Grade: SFAV-Avg	Effective Year: 1965	Primary Wall: Conc Block

Story Height: 1 Story | No. Units: 1 | Secondary Wall:

Interior Data

Bedrooms: 3 | Electric: AVERAGE | Primary Int Wall:
Full Baths: 1 | Heat Type: FrcdHotAir | Avg Hgt/Floor: 0
Half Baths: 1 | Heat Fuel: ELEC | Primary Floors: Hardwood
A/C %: 100% | Heated %: 100% | Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1860	1860	218
OPAA	Open Porch Attached Average	70	0	34
URAA	Utility Room Attached Average	288	0	84

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 777 SF

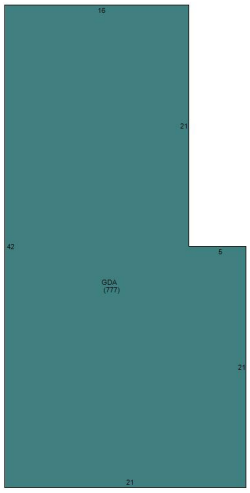
Exterior Data

View: | Roof Cover: Sheet Metal | Roof Structure: Gable
Building Type: DGAR | Year Built: 1990 | Frame:
Grade: DG | Effective Year: 1990 | Primary Wall: Wood/Sheath
Story Height: 1 Story | No. Units: 0 | Secondary Wall:

Interior Data

Bedrooms: 0 | Electric: | Primary Int Wall:
Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0
Half Baths: 0 | Heat Fuel: | Primary Floors:
A/C %: % | Heated %: % | Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	777	0	126

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$100,800
Land:	$251,900
Just/Market:	$352,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$255,560
Assessed:	$97,140
Exemption(s):	$50,000
Taxable:	$47,140

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023	2010	0500	Homestead Exemption	$25,000

Tax Year	Grant Year	Code	Description	Amount
2023	2010	0550	Homestead Exemption over $ 50,000	$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	1	Fort Pierce Stormwater Charge	$69.00
2013	0054	2.58182	North St. Lucie Water Management District	$59.38

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$352,700	$97,140	$50,000	$47,140

2022	$261,800	$94,311	$50,000	$44,311
2021	$145,700	$91,565	$50,000	$41,565
2020	$122,200	$90,301	$50,000	$40,301

Permits

Number	Issue Date	Description	Amount	Fee
RF2002-141	Dec 11, 2002	Roof	$5,030	$175
BP09-349	Mar 16, 2009	Alterations/Remodeling	$1,500	$105
bp21-4594	Sep 9, 2021	Roof	$5,500	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5186142 OR BOOK 4983 PAGE 480, Recorded 05/01/2023 08:49:07 AM Doc Tax: $4550.00

Prepared by and return to:
David Djebelli, Esq.
Law Offices of David Djebelli, P.A. d/b/a The Closing Law Firm
2100 Coral Way, Suite PH 701
Miami, FL 33145
(305) 661-3908
File Number: **22-154**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th day of April, 2023** between **Veronica Nix A/K/A Mary Veronica Nix, a single woman** whose post office address is **1150 Bell Avenue, Fort Pierce, FL 34982**, grantor, and **4101 Oleander Group LLC, a Florida Limited Liability Company** whose post office address is **17555 Collins Ave Apt 2006, Sunny Isles Beach, FL 33160**, grantee:

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

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

The North 193 feet of the South 630 feet of the East 1/2 of the Northeast 1/4 of the Southeast 1/4, in Section 33, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida; LESS canal and road rights of ways.

Parcel Identification Number: 2433-414-0001-000-4

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2022**.

****GRANTOR SIGNATURE ON PAGE TO FOLLOW****

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

Signed, sealed and delivered in our presence:

Witness
Printed Name: Shequita Jordan

Witness
Printed Name: Karen McCullough

Veronica Nix A/K/A Mary Veronica Nix

State of Florida

County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 26 day of April, 2023 by Veronica Nix A/K/A Mary Veronica Nix who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Shequita Jordan
My Commission Expires: 11-16-2024

SHEQUITA JORDAN
Notary Public - State of Florida
Commission # HH 261322
My Comm. Expires Nov 16, 2024
Bonded through National Notary Assn.

Florida Environmental Consulting, Inc.

Environmental Impact Report

For:

Margareta Apartments



Prepared for:

4101 Oleander Group, LLC
17555 Collins Avenue
Sunny Isles, FL 33160

TIMOTHY E. MASLIN · Environmental Assessment Associate · #77283 · Certified Environmental Specialist

7/31/2023

Timothy E. Maslin, C.E.S. / C.E.C.
Certification #77283

FEC Job #23-173

1835 20th Street • Vero Beach, Florida 32960
Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: TimM@FL-Env.com

Table of Contents

1.0 Executive Summary

2.0 Environmental Impact Report

2.1 Objective
2.2 Introduction
2.3 Materials and Methods
2.4 Soils
2.5 Hydrology
2.6 Flora
2.7 Fauna
2.8 Wetlands
2.9 Summary and Discussion
2.10 Conclusion and Recommendations
2.11 Qualifications of Individual Preparing Report

3.0 Appendix

3.1 Location Map
3.2 Soils Map
3.3 Topographic Map
3.4 Flood Map
3.5 LULC Map
3.6 National Wetland Inventory Map
3.7 LIDAR
3.8 Historic Aerials
3.9 Site Photos

1.0 Executive Summary

The **Margareta Apartments** property:

- is one parcel along Oleander Avenue in Fort Pierce, Florida.
- consists of 2.58 acres of disturbed, partially improved land.
- is zoned for general medium density residential units.
- was historically a citrus grove but has been subsequently cleared with a single-family residence constructed.
- is currently proposed for multi-family residential land development improvements.
- contains poorly drained sandy soils.
- is at an elevation of approximately 10 ft.
- is not in the flood plain.
- supports native live oaks, laurel oaks, and cabbage palms.
- does support the gopher tortoise.
- does contain jurisdictional wetlands, but not Waters of the United States.
- land development improvements may cause adverse environmental impacts to native oaks, cabbage palms, protected species, and wetlands.
    - Tree preservation is recommended.
    - Formal wetland delineation and wetland impact permitting is recommended.

Environmental Impact Report

1.1 Objective

In July of 2023 Environmental Specialists from ***Florida Environmental Consulting Inc***. performed an environmental impact study of the **Margareta Apartments** property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

1.2 Introduction

The subject property is Parcel ID **2433-414-0001-000-4** and is in section 33 of township 35, range 40e of **Saint Lucie County, Florida**. More specifically, the parcel is on the West side of Oleander Avenue, North of Tumblin Kling Road in the City of Fort Pierce. The property sums 2.58 acres of disturbed, partially improved land zoned for medium density residential purposes at 27°23'12.0"N 80°20'05.9"W. This property was historically in use as a citrus grove, but was subsequently cleared, and a single-family residence constructed. The parcels are currently proposed for multifamily residential land development improvements by ***4101 Oleander Group, LLC***. Please see the maps and other reference materials in the appendix of this report.

1.3 Materials and Methods

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included; Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP) Environmental Resource Analysis, and assessing the potential for species and habitats listed by the City, County, South Florida Water Management District (SFWMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

1.4 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the property contains 1 major soil type more specifically described as:

Soil 2, *Ankona and Farmton sands*, characterized as poorly drained sand with a water table typically 6-18 inches below the surface with no typical frequency of ponding or flooding, totaling 2.58 acres.

As mentioned above, the property was historically in use as a citrus grove but was subsequently cleared and a single-family residence constructed. As such it should be noted that these soils are disturbed. Please see the soils map in the appendix of this report for the general location of these soils.

1.5 Hydrology

This property is in hydrologic basin 17, the *Saint Lucie* basin, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat, with stormwater runoff sheet flowing down the remanent furrows to an onsite depressional area. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is at an elevation of approximately 10 feet and according to the Flood Hazard Map in the Appendix, this area is not in the flood plain and as such is considered to be in Flood Zone X, an area of minimal flood hazard.

Based on the lack of offsite hydrologic connections, Waters of the United States are not present onsite.

1.6 Flora

As noted in the introduction the parcels total approximately 2.58 acres of disturbed, partially developed land. The land use in this case is a limiting factor in vegetative diversity, however there was some remnant native vegetation observed. As such the Land Use Land Cover classification for the property is considered 1110, *Low Density Fixed Single Family Units*. While this is an accurate description of the land use, the habitats present onsite could be more specifically described as 2.54 acres of 3100 and 4200, *Herbaceous (Dry Prairie*) with *Upland Hardwood Forrest* areas along with a depressional area of 0.04 acres considered 6410, *Freshwater Marsh*. Please see the Aerial LULC Map and Site Photos in the Appendix.

The majority of the property was cleared and filled in the early 1940's for citrus production and has since been routinely maintained and supports mostly miscellaneous grasses and forbs.

However, regenerated forested areas now support some live oaks (*Quercus virginiana*), laurel oaks (*Quercus laurifolia*), cabbage palms (*Sabal palmetto*), muscadine grape (*Vitis rotundifolia*), and Brazilian pepper (*Schinus terebinthifolius*), as well as some landscaping trees and shrubs.

The flora of the freshwater marsh depressional area consisted of coastal plain willow (*Salix caroliniana*), rushes (*Juncus spp.*), and various other wetland grasses and forbs.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

Please see the Land Use Land Cover Map and Site Photos in the appendix of this report.

1.7 Fauna

Similarly, to the flora, the fauna was found severely limited by disturbance but included squirrels (*Sciurus carolinensis*), African agamas (*Agama agama*), ants (*Formicidae spp.*), spiders (*Arachnida spp.*), and bees (*Apidae spp.*), as well as exotic brown anoles (*Anolis sagrei*).

Additionally, there were multiple potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows observed along the northern property line. The gopher tortoise is a species listed by the FWC and is protected along with their burrows.

No other species of fauna listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern, was observed or suspected on site.

Please see the Site Photos in the Appendix of this report.

1.8 Wetlands

Based on topography and aerial interpolation, wetlands were suspected and this was confirmed in the field. Given the topographic features, further study was conducted in the depressional area. This feature was at a significantly lower elevation than the remainder of the property, and it was found to have indicators of hydrology, and a vegetative community of wetland obligate and facultative-wet vegetation. As such, this area was determined to support approximately 0.04-acres wetlands.

Based on the isolated nature of the onsite depressional marsh wetland, Waters of the United States are not present onsite. Please see the National Wetland Inventory Map in the Appendix of this report.

1.9 Summary and Discussion

In summary, the **Margareta Apartments** property is one parcel along Oleander Avenue in the City of Fort Pierce, Florida consisting of 2.58 acres of disturbed partially improved land. The property is zoned for general medium density residential units, was historically a citrus grove but has been subsequently cleared with a single-family residence constructed, and is currently proposed for multi-family residential land development improvements. The

property contains poorly drained sandy soils, is at an elevation of approximately 10 feet, is not in the flood plain, and does not support Waters of the United States. The property supports some regenerated native live oaks, laurel oaks, and cabbage palms and does support the gopher tortoise, as well as a small isolated jurisdictional wetland.

For discussion, as stated above the property does contain some native live oaks, laurel oaks and cabbage palms, and though these trees may be cleared with a permit, the City will request that micro-site-planning be looked into in an effort to save native trees as best practical. Mitigation may be provided for the removal of protected trees 14 inches and greater in diameter at breast height as well as cabbage palms 10' and greater in trunk height, either through a fee-in-lieu, supplemental plantings, or via transplanting.

Also, this property does support the gopher tortoise. Any proposed impacts within 25' of a gopher tortoise burrow will require special permitting from the FWC, as well as the relocation of any tortoise found along with associated mitigation fees. If suitable habitat is left undisturbed after site planning, some tortoises may remain on site. Gopher tortoises may be surveyed any time, however, gopher tortoise permitting, mitigation, and relocation should be initiated 90 days prior to any site work activity including bush-hogging and geotechnical work requiring clearing.

Finally, the property does support an isolated wetland, which appears to be less than the ½-acre mitigation threshold. As such any unavoidable impacts of the wetlands will not require compensatory mitigation but will require wetland delineation, jurisdictional review, and permitting.

1.10 Conclusion and Recommendations

In conclusion, land development improvements to the **Margareta Apartments** property, unless properly permitted, may cause adverse environmental impacts to native trees, protected species, and wetlands.

Onsite tree preservation is recommended, or mitigation may be required. Also, a formal gopher tortoise survey and relocation permitting is recommended. Finally, formal wetland delineation, jurisdictional review, and permitting are recommended during the site planning process.

Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

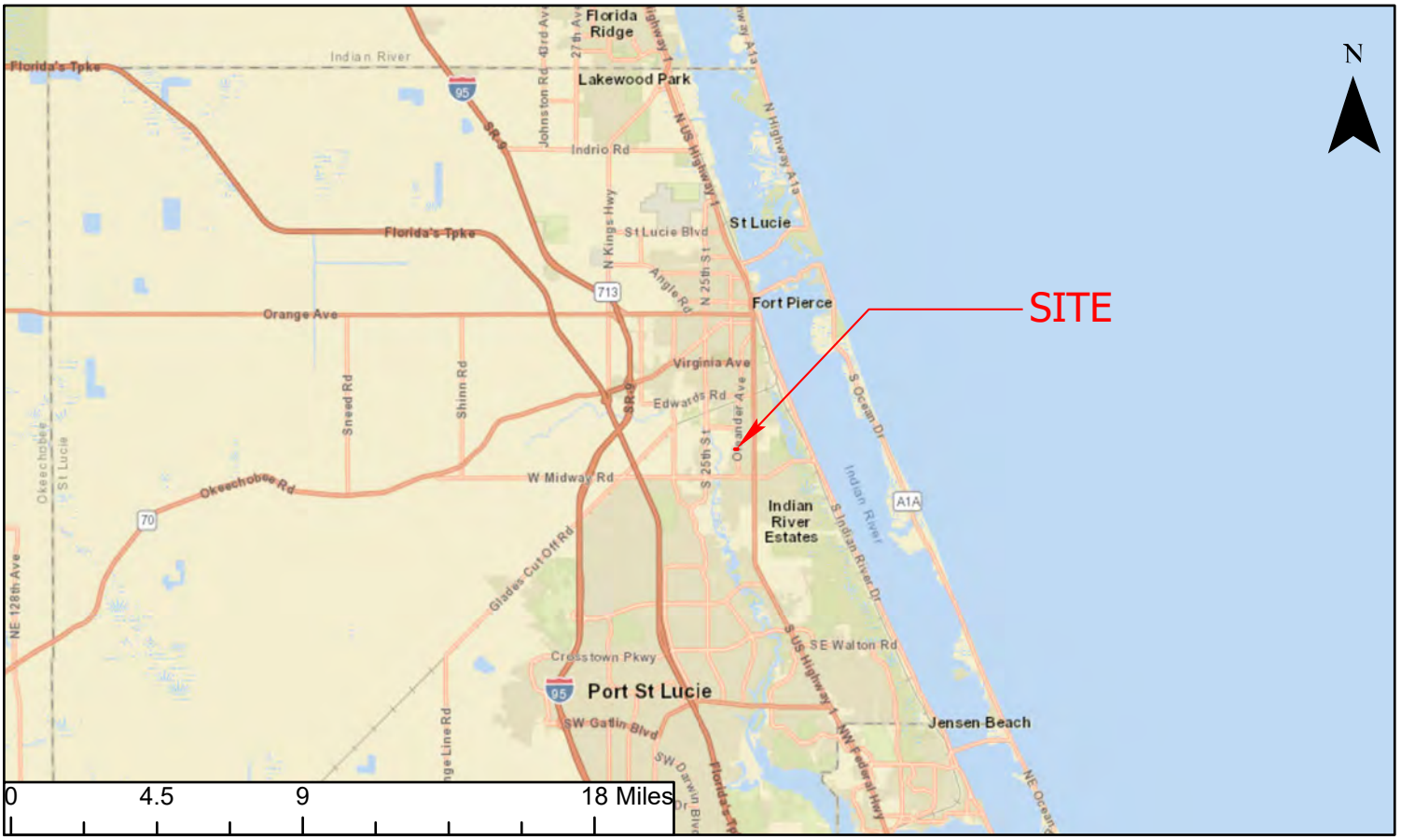
1.11 Qualifications of Individual Preparing Report

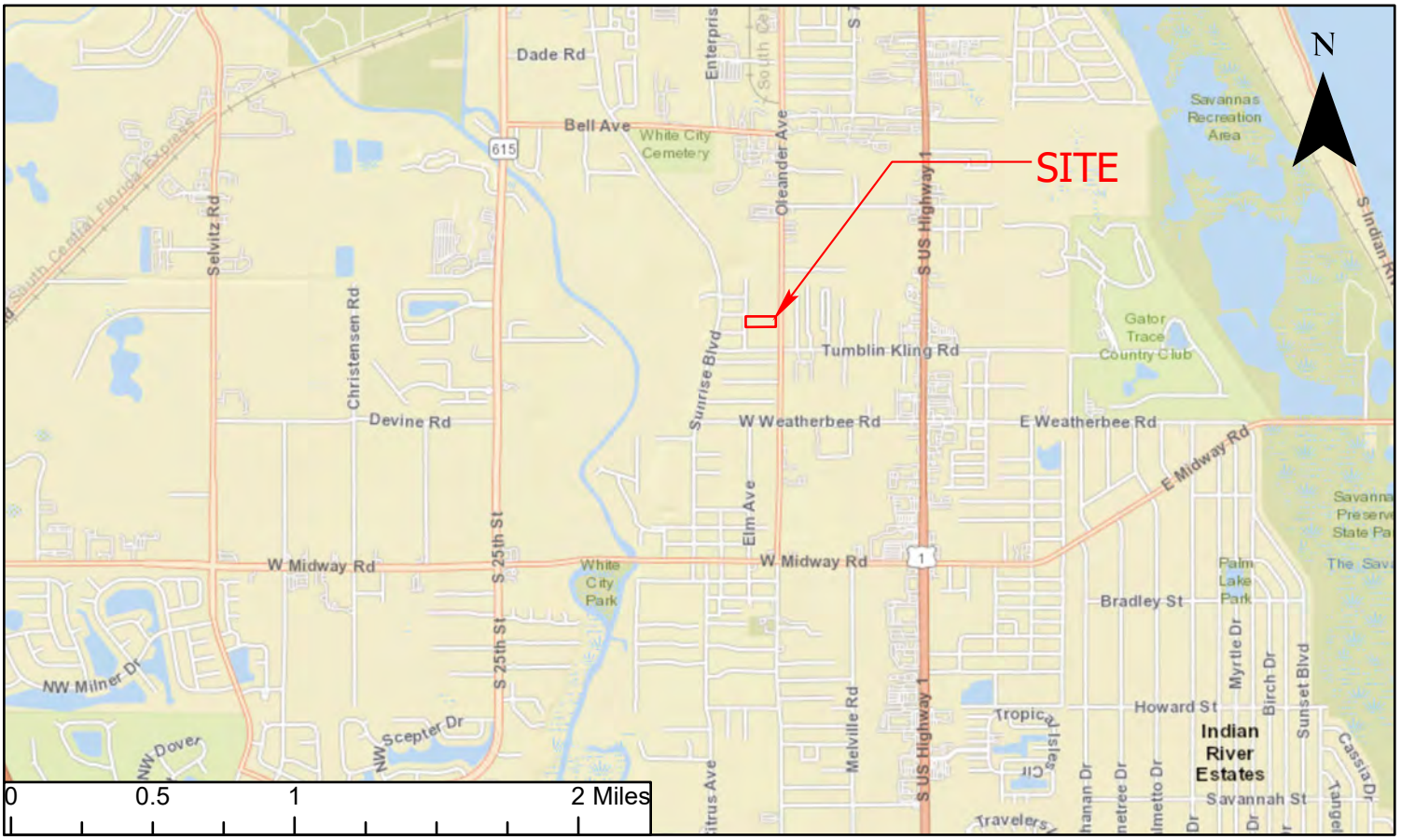
Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist.

Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 22 years of experience. Finally, he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

3.0 Appendix

3.1 Location Map
3.2 Soils Map
3.3 Topographic Map
3.4 Flood Map
3.5 LULC Map
3.6 National Wetland Inventory Map
3.7 LIDAR
3.8 Historic Aerials
3.9 Site Photos





LOCATION	MARGARETA APTS EIR	Florida Environmental Consulting Inc.	JOB NO. FEC-23-173	Revisions	Date
		1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	DESIGNED		
			DRAWN		
			CHECKED		
			DATE		
			SCALE		



Legend

Subject Parcel 2.58 Acres

Florida Soils

Ankona and Farmton sands

Nettles and Oldsmar sands

SOILS	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Parcel 2.58 Acres

TOPO	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



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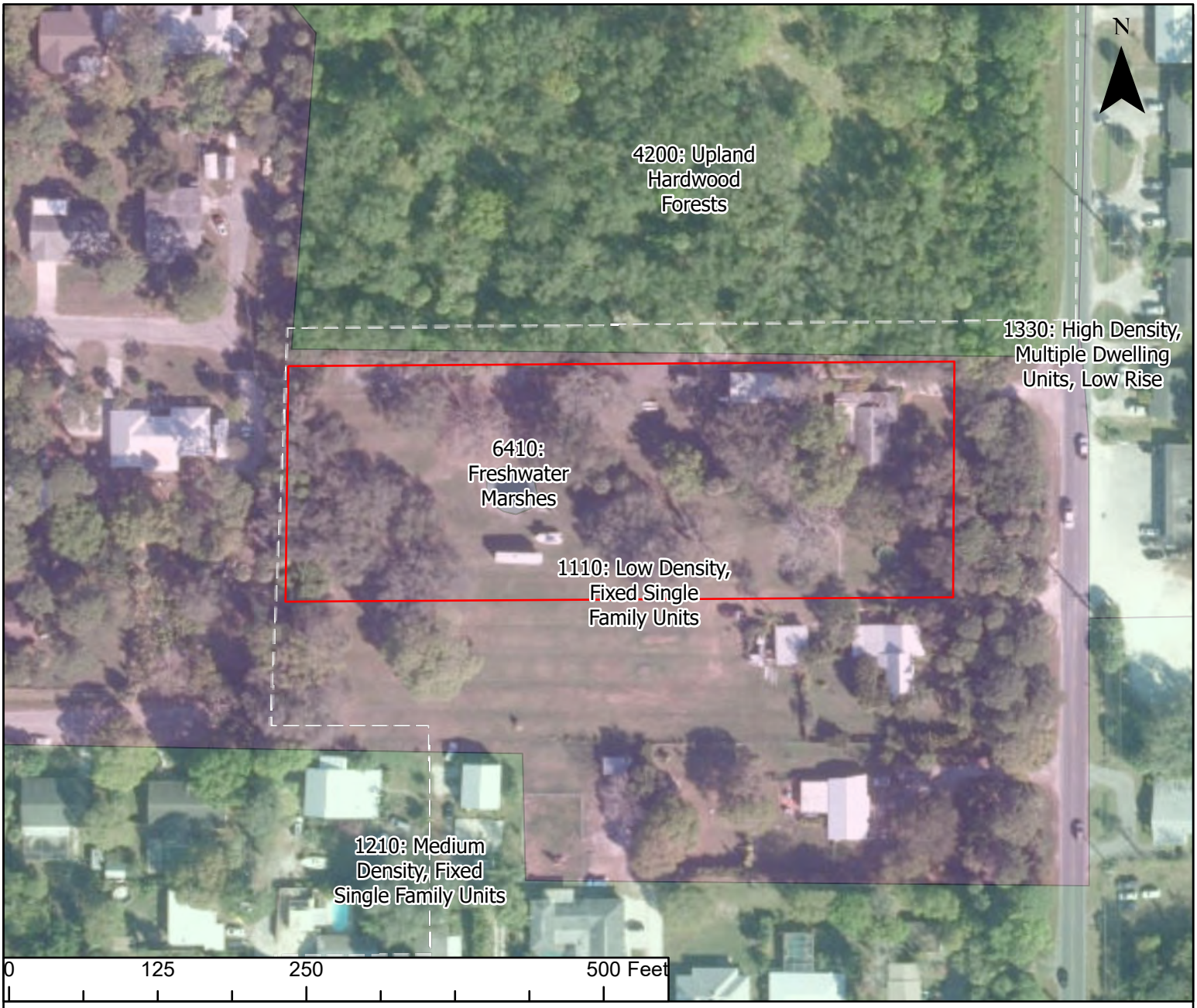
Subject Parcel 2.58 Acres

USA Flood Hazard

0.2% Annual Chance Flood Hazard

1% Annual Chance Flood Hazard

FLOOD HAZARD	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Parcel 2.58 Acres

Statewide Land Use Land Cover

- 1110: Low Density, Fixed Single Family Units,1110: Low Density, Fixed Single Family Units 2.54 Acres
- 1210: Medium Density, Fixed Single Family Units,1210: Medium Density, Fixed Single Family Units
- 1330: High Density, Multiple Dwelling Units, Low Rise
- 4200: Upland Hardwood Forests,4200: Upland Hardwood Forests
- 6410: Freshwater Marshes,6410: Freshwater Marshes 0.04 Acres

FIELD ADJUSTED LULC	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



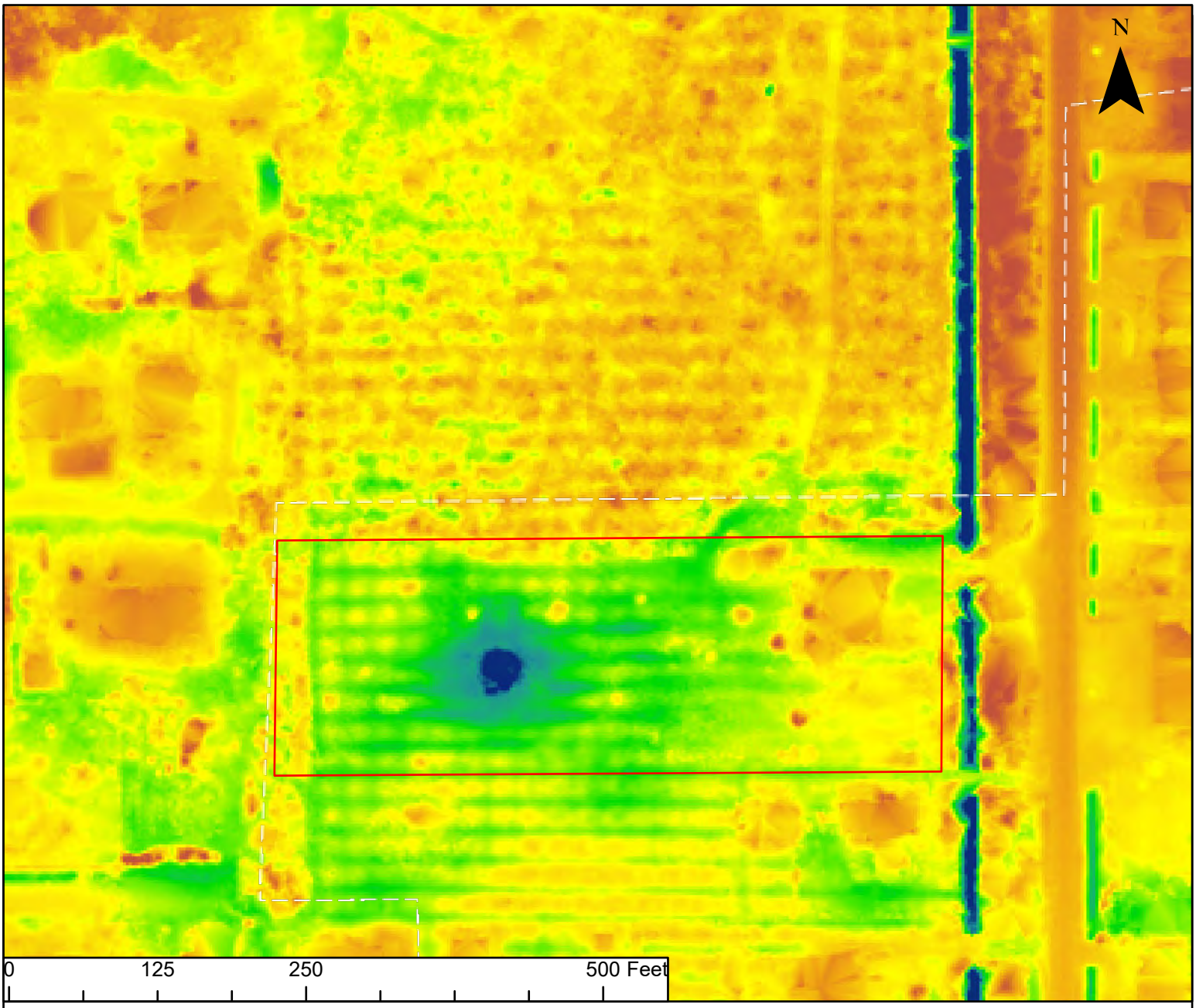
Legend

Subject Parcel 2.58 Acres

FL Wetlands

Freshwater Emergent Wetland

FIELD ADJUSTED NWI	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Parcel 2.58 Acres

2018 LIDAR	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Parcel 2.58 Acres

1944 AERIAL	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Parcel 2.58 Acres

1970 AERIAL	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: tinm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Parcel 2.58 Acres

1980 AERIAL	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Parcel 2.58 Acres

1992 AERIAL	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



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Subject Parcel 2.58 Acres

2012 AERIAL	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: tinm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Parcel 2.58 Acres

2023 AERIAL	MARGARETA APTS EIR	Florida Environmental Consulting Inc. 1835 20th Street• Vero Beach, Florida 32960 Phone: 772-299-4791 • E-mail: timm@fl-env.com	JOB NO. FEC-23-173 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date































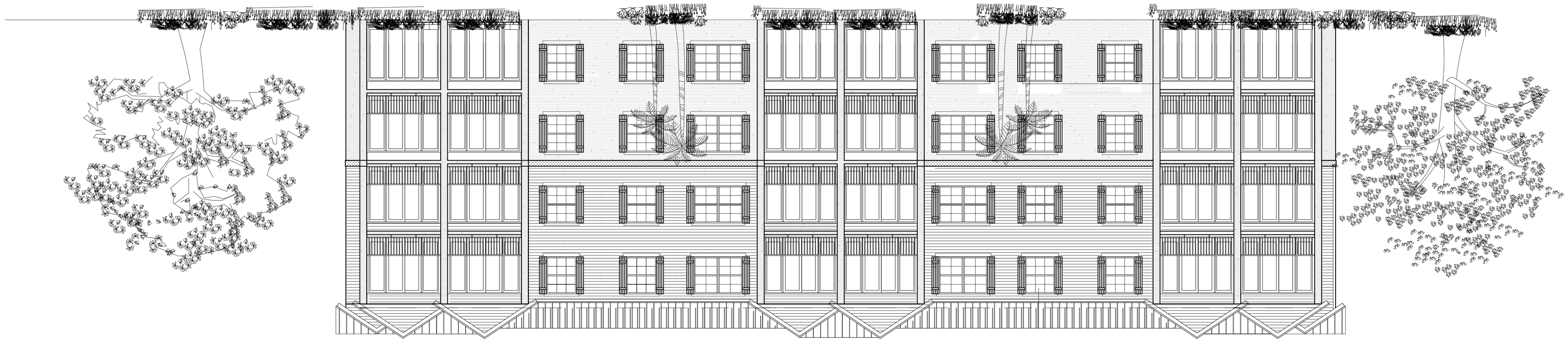
FRONT (EAST)ELEVATION

SCALE: 1/8" = 1'-0"



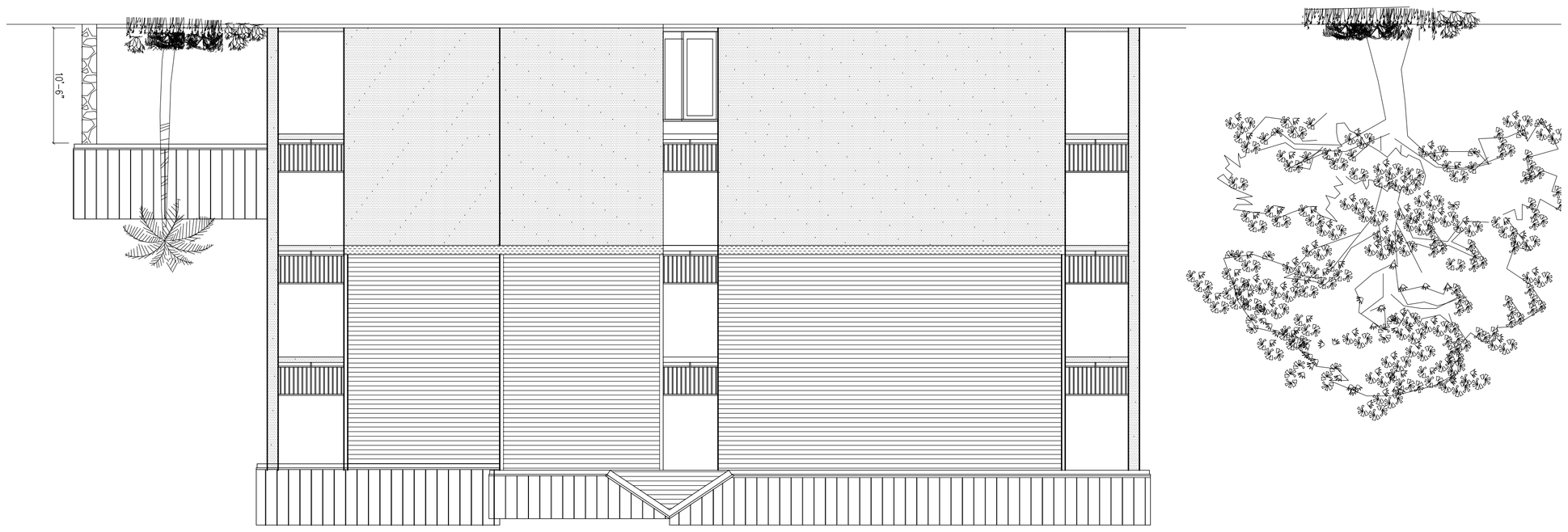
REAR ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



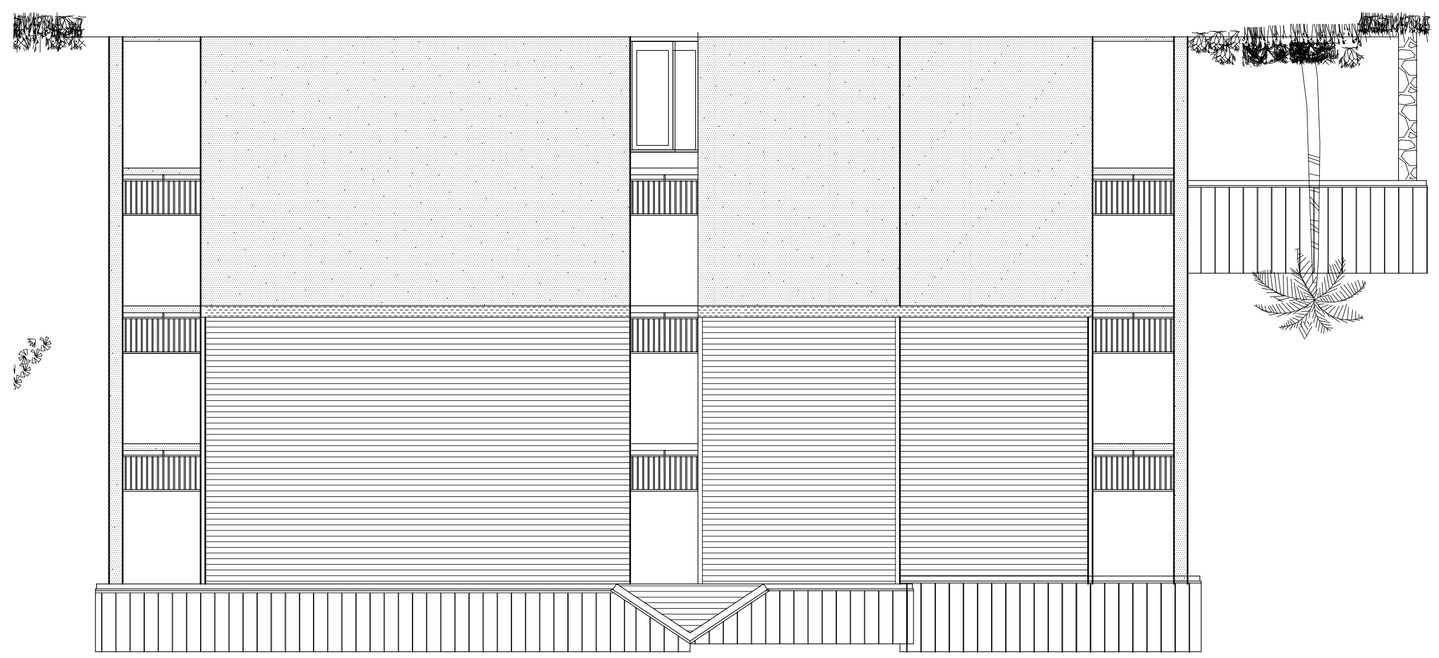
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



MARGARITTAVILLAS

A3

DRAWING NO.

FRONT ELEVATION

TITLE :

PROJ. NO.:	2023-02
DATE:	11-01-2023
APPROVED:	SHL
CHECKED:	SHL
DRAWN:	GSM
SCALE:	1/8"=1'-0"

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FLOOR PLANS
for
MARGARITTAVILLAS
4101 OLEANDER Avenue
FT. PIERCE, FLORIDA

STAFFAN H. LUNDBERG
ARCHITECT LLC
AR-0008984
1341 SEA HAWK LANE
VERO BEACH, FLORIDA 32963
(772) 538-5130
Staffanarchitect@gmail.com

NO.	REVISIONS	DATE

ENERGYLITE

GridLite™ GL3

SITE + AREA LED LUMINAIRE

PROJECT _____ SPECIFIER _____

SPECIFICATION _____ TYPE _____

CONSTRUCTION
- Die-cast, low-copper aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- 100% recycled aluminum

FINISH
- TGIC polyester super-durable powder coating with superior gloss, color retention and weather resistance
- Standard finishes provided at 3 mil nominal thickness, salt-spray-tested to 3,000 hours as per ASTM B117
- For marine-grade finish, consult factory. Provided at 5 mil nominal thickness, salt-spray-tested to 4,000 hours as per ASTM B117

ELECTRICAL
- 120-277 V Standard; 277-480V option available
- PF>0.9, THD<20%
- Parallel surge protection: enhanced 10kV standard, extreme 20kV optional (ANSI C136.2-2015)
- For series surge protection, consult factory
- Rated for operation -40°C to 40°C
- For 50°C option, consult factory

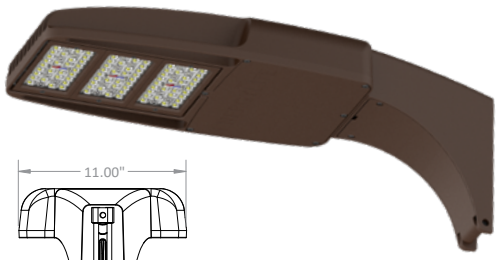
OPTICS + PERFORMANCE
- Up to 165 lumens per watt
- 12,000- to 40,000-lumen packages (82-325W)
- 5 customized distributions available
  - Type II Roadway Medium (Coefficient of Utilization: 0.793)
  - Type III Roadway Medium (Coefficient of Utilization: 0.852)
  - Type IV Wide Short (Coefficient of Utilization: 0.840)
  - Type V Square Short
  - Type V Square Medium
- Multiple shielding options available

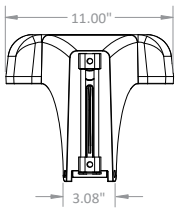
CONTROLS
- 0-10V dimming standard; DALI-2 option available
- Receptacle options:
  - ANSI C136.41 3-pin
  - ANSI C136.41 7-pin (for DALI-2 or 0-10V dimming)
  - Zhaga Book 18 (for next generation ambient light/motion sensing)
- Motion sensor option available – bi-level setting standard with low point of 50% and a 15-minute delay

MOUNTING
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters available for extended site arm

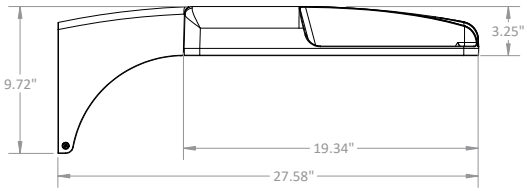
LISTINGS
- IDA Dark Sky Friendly ≤3000K, extended site arm or horizontal tenon
- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.31)
- cULus Listed for wet locations (E487976)
- DLC + DLC Premium listings (Family code: JJJOYL)
- Zhaga D4i listed
- ANSI C136.15 labeling available
- BAA Compliance available; †*Consult factory to confirm specific fixture code is compliant if this is a requirement*
- **Designed and assembled in U.S.A.**

WARRANTY
- 10-year warranty





Extended Site Arm
EPA: 0.69 sq. ft.
WEIGHT: 22.28 lbs.



/ / / / / / / / / /

FIXTURE	LUMENS	BEAM SPREAD	CRI	CCT	VOLTAGE	CONTROLS	SURGE	PHOTOCELL	FINISH	MOUNTING	OPTIONS
GL3	12L : 12,000 lm; 82W	2RM : Type II Roadway Medium	7 : 70 CRI	30 : 3000K	STD : 120-277V	10 : 0-10V	1PS : 10kV 5kA, 120-277V	70 : 7-pin	SBZ : Bronze (RAL8019)	ES : Extended Site Arm	*Field-Installed*
	15L : 15,000 lm; 108W	3RM : Type III Roadway Medium		40 : 4000K	HVL : 277-480V	DA : DALI-2	2PS : *20kV 10kA, 120-277V	0Z : Z receptacle	SGY : Grey (RAL7038)	HT : Horizontal Tenon	HSS : House-side Shield
	17L : 17,000 lm; 127W	4WS : Type IV Wide Short		50 : 5000K			2PH : *20kV 10kA, 277-480V	3Z : 3-pin + Z	SBK : Black (RAL9017)	TM : Trunnion Mount	FSS : Front-side Shield
	18H : 18.000 lm; 114W	T5Q : Type V Square Medium						7Z : 7-pin + Z	SWH : White (RAL9003)	KM : 3" Knuckle	CSS : Cul-de-Sac Shield
	20H : 20,000 lm; 126W	5QS : Type V Square Short						00 : none	MBZ : Marine Bronze (RAL8019)	KMS : 3" Knuckle at 45°; side wiring	SC : Shorting Cap
	23H : 23,000 lm; 151W								MGY : Marine Grey (RAL7038)	*Adapters*	*Factory-Installed*
	26H : 26,000 lm; 173W								MBK : Marine Black (RAL9017)	ES-WM : Extended Site Arm + Wall Mount Adapter	ZT1 : 0-10V Z Ambient Light Control
	29H : 29,000 lm; 188W								MWH : Marine White (RAL9003)	ES-RP : Extended Site Arm + Round Pole Adapter	ZT3 : 0-10V Z IR + ALC
	30H : 30,000 lm; 194W										ZT4 : 0-10V Z Occupancy, IR + ALC
	33H : 33,000 lm; 239W										ZT5 : 0-10V Zhaga Casambi BLE + ALC
	35H : 35,000 lm; 261W										
	37H : 37,000 lm; 278W										
	40H : 40,000 lm; 325W										

Notes: †Consult factory to verify BAA compliant products.
80 or 90 CRI, + additional CCTs available upon request
HVL + DALI-2 combination only available with 12L-17L and 18H-23H performance packages.

*Consult factory for lead time and availability.
HVL unavailable with ZT1, ZT3, ZT4 and ZT5 photocell receptacles.
HSS not compatible with 4WS optics, instead use SS.

SOLAIS LIGHTING GROUP
8655 Corporate Drive
Frisco, TX 75033
469.294.1516
solais.com
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4 STORIES 32 UNITS BUILDING

FIRST FLOOR PLAN (8432.55 ft ENCLOSING PATIOS & OVERHANG 310.55 ft)
6 – TWO BEDROOM UNITS
2 – ONE BEDROOM UNITS
8 UNITS TOTAL
SCALE 1/16" = 1'-0"



SECOND FLOOR PLAN (8432.55 ft. BALCONIES 810.55 ft.)
6 – TWO BEDROOM UNITS
2 – ONE BEDROOM UNITS
8 UNITS TOTAL
SCALE 1/16" = 1'-0"



MARGARITTAVILLAS

DRAWING NO.
A1

PRELIMINARY FLOOR PLANS 1st & 2nd FLOOR

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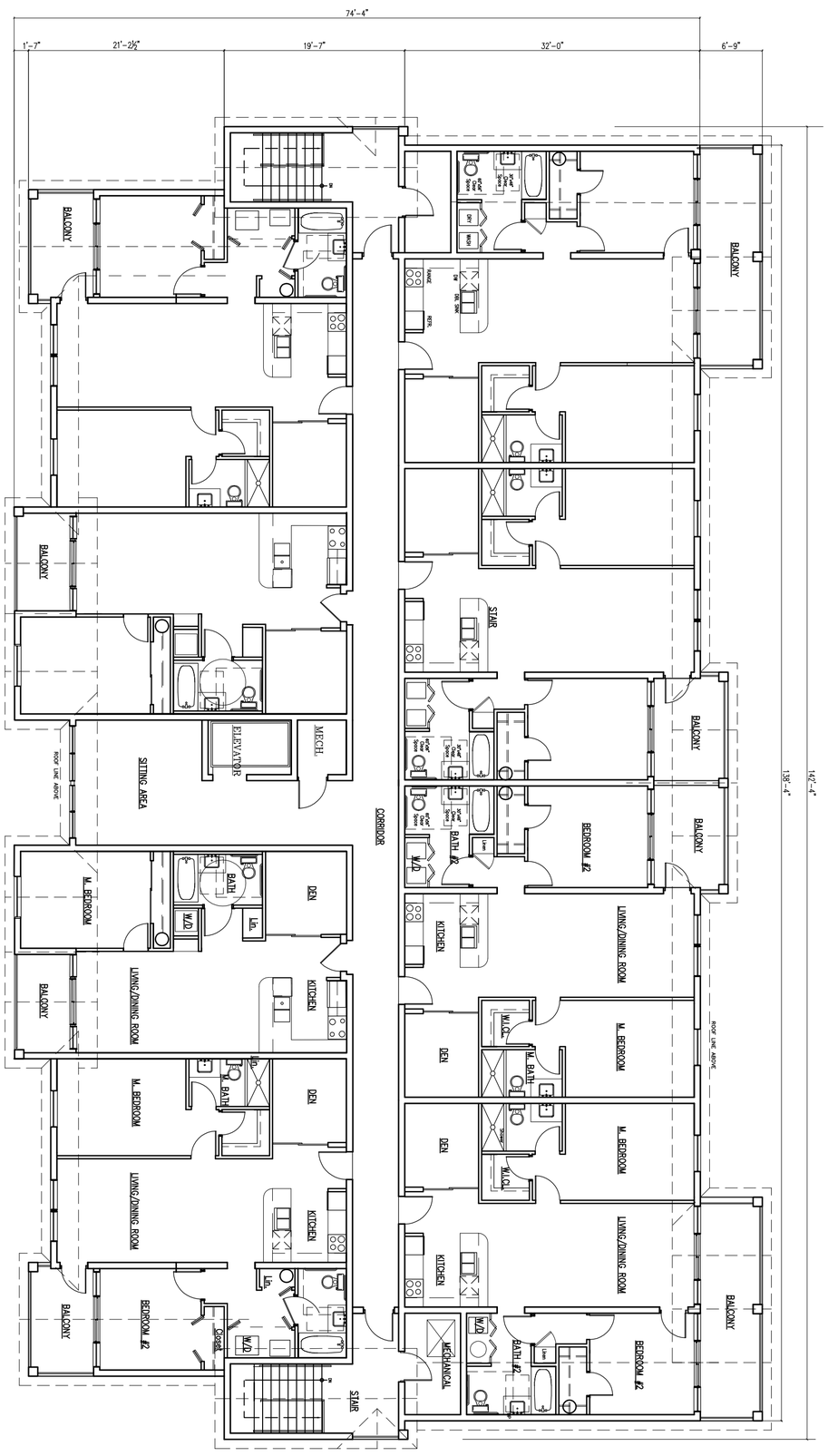
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SCALE:	AS SHOWN

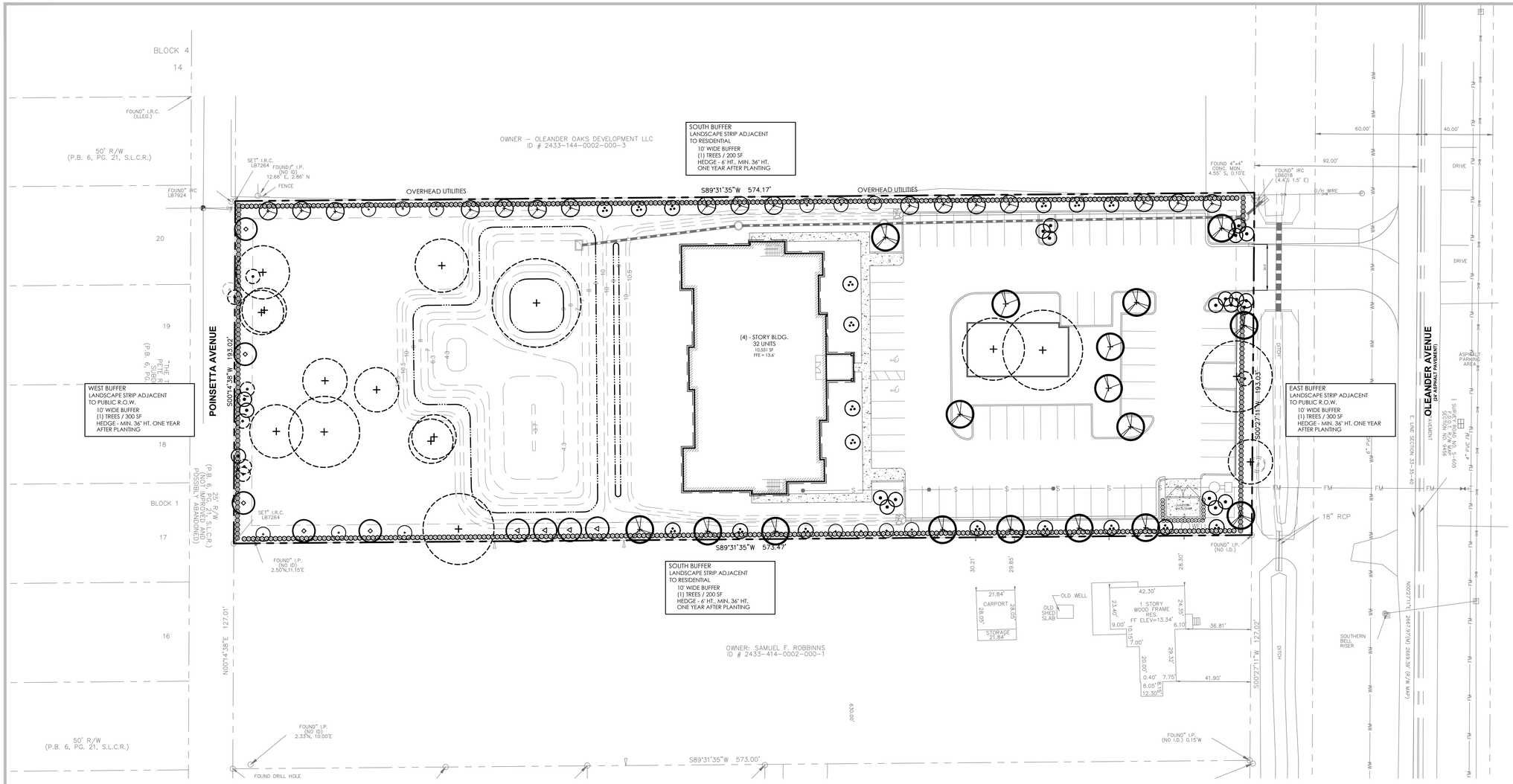
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FLOOR PLANS
for
MARGARITTAVILLAS
4101 OLEANDER Avenue
FT. PIERCE, FLORIDA

STAFFAN H. LUNDBERG
ARCHITECT LLC
AR-0006984
1341 SEA HAWK LANE
VERO BEACH, FLORIDA 32963
(772) 538-5130
Staffanarchitect@gmail.com

NO.	REVISIONS	DATE


74'-4"
1'-7"
21'-2½"
19'-7"
32'-0"
6'-9"
BALCONY
BALCONY
BALCONY



Landscape Calculations

	REQUIRED/ PERMITTED	PROVIDED
LANDSCAPE STRIPS ADJACENT TO PUBLIC R.O.W.		
EAST - OLEANDER AVENUE - 166 LF (193' LESS 27' DRIVEWAYS)		
10' WIDE LANDSCAPE STRIP (166 x 10 = 1,660 sf.)		
TREES: 1 / 300 SF	6 TREES	6 TREES
INCLUDES (2) EXISTING TREES		
(1) EXISTING PALMS		
(2) PROPOSED TREES		
(6) PROPOSED PALM		
plus 24" ht. hedge, 36" after one year		
WEST - POINSETTA AVENUE - 193 LF		
10' WIDE LANDSCAPE STRIP (193 x 10 = 1,930 sf.)		
TREES: 1 / 300 SF	7 TREES	7 TREES
INCLUDES (2) EXSTING TREES		
(6) EXISTING PALMS		
(3) PROPOSED TREES		
(2) PROPOSED PALMS		
plus 24" ht. hedge, 36" after one year		
LANDSCAPE STRIPS ADJACENT TO RESIDENTIAL		
NORTH - 575 LF		
10' WIDE LANDSCAPE STRIP (575 x 10 = 5,750 sf.)		
TREES: 1 / 200 SF	29 TREES	29 TREES
INCLUDES (29) PROPOSED TREES		
SOUTH - 574 LF		
10' WIDE LANDSCAPE STRIP (574 x 10 = 5,740 sf.)		
TREES: 1 / 200 SF	29 TREES	29 TREES
INCLUDES (1) EXISTING TREE		
(28) PROPOSED TREES		
INTERIOR VEHICULAR USE LANDSCAPE AREA		
VEHICULAR USE AREA: 26,182 SF (27,182 SF LESS 2X 500 SF EX TREES)		
1 SF / 15 SF OF VUA = 1,745 SF	1,745 SF	8,296 SF
(1) CANOPY TREE / 100 SF =	18 TREES	18 TREES
INCLUDES (2) EXSTING TREES		
(12) PROPOSED PALMS = 4 TREES		
(12)PROPOSED TREES		

Plant List

	SYM	KEY	BOTANICAL NAME/ COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
TREES		CES	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD	12' HT. 5' SPR.	45 GAL. MIN. 2.5 CAL. TREE FORM, 5' CT. MIN.	Y	M	13
		IA	ILEX X 'ATTENUATA' EAST PALATKA HOLLY	12' HT. 5' SPR.	45 GAL. MIN. 2.5 CAL. TREE FORM, 5' CT. MIN.	Y	M	17
		MG	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	14' HT. 5' SPR.	FIELD GROWN B&B 3" CAL., 5' C.T. MIN.	Y	H	5
		LI	LAGERSTROEMIA INDICA CRAPE MYRTLE	12' HT. 5' SPR.	FIELD GROWN B&B 2.5" CAL., 5' C.T. MIN.	N	M	18
		QV	QUERCUS VIRGINIANA LIVE OAK	14' HT. 5' SPR.	FIELD GROWN, B&B 3" CAL. 5' CT. MIN.	Y	H	14
		SP	SABAL PALMETTO SABAL PALMETTO	10 - 14' CT.	AS SHOWN, SLICKS STAGGER HEIGHTS	Y	H	19
	▽	SPM	SABAL PALMETTO SABAL PALMETTO	10 - 14' CT.	AS SHOWN, SLICKS STAGGER HEIGHTS	Y	H	19
		TD	TAXODIUM DISTICHUM BALD CYPRESS	12' HT. 5' SPR.	45 GAL. MIN. 2.5 CAL. TREE FORM, 5' CT. MIN.	Y	M	4
		UA	ULMUS ALATA WINDGED ELM	14' HT. 6' SPR.	FIELD GROWN B&b, 3" CAL. 5' CT, MIN.	Y	M	3
SHRUBS		CHR	CHRYSOBALANUS ICACO COCOPLUM	24" X 16"	3 GAL., 24" O.C.	Y	H	138
		VIB	VIBURNUM OBOVATUM WALTERS VIBURNUM	24" X 16"	3 GAL., 24" O.C.	Y	H	450
		SOD	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE SOD		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.
			EXISTING TREES TYP					
			EXISTING PALMS TYP					

▽ DENOTES PALMS COUNTING TOWARDS MITIGATION REQUIREMENTS.

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plot date:
file name:

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 941.351.8915
pcunningham.LLC@gmail.com

CONCEPTUAL LANDSCAPE PLAN

MARGARETA
4101 OLEANDER AVENUE
FT. PIERCE, FLORIDA

5		
4		
3		
2		
1	SUBMITTAL	12.08.2023

SCALE: 1"=30'-0"

PATRICK D. CUNNINGHAM
FL REG #: LA0001669

SEAL

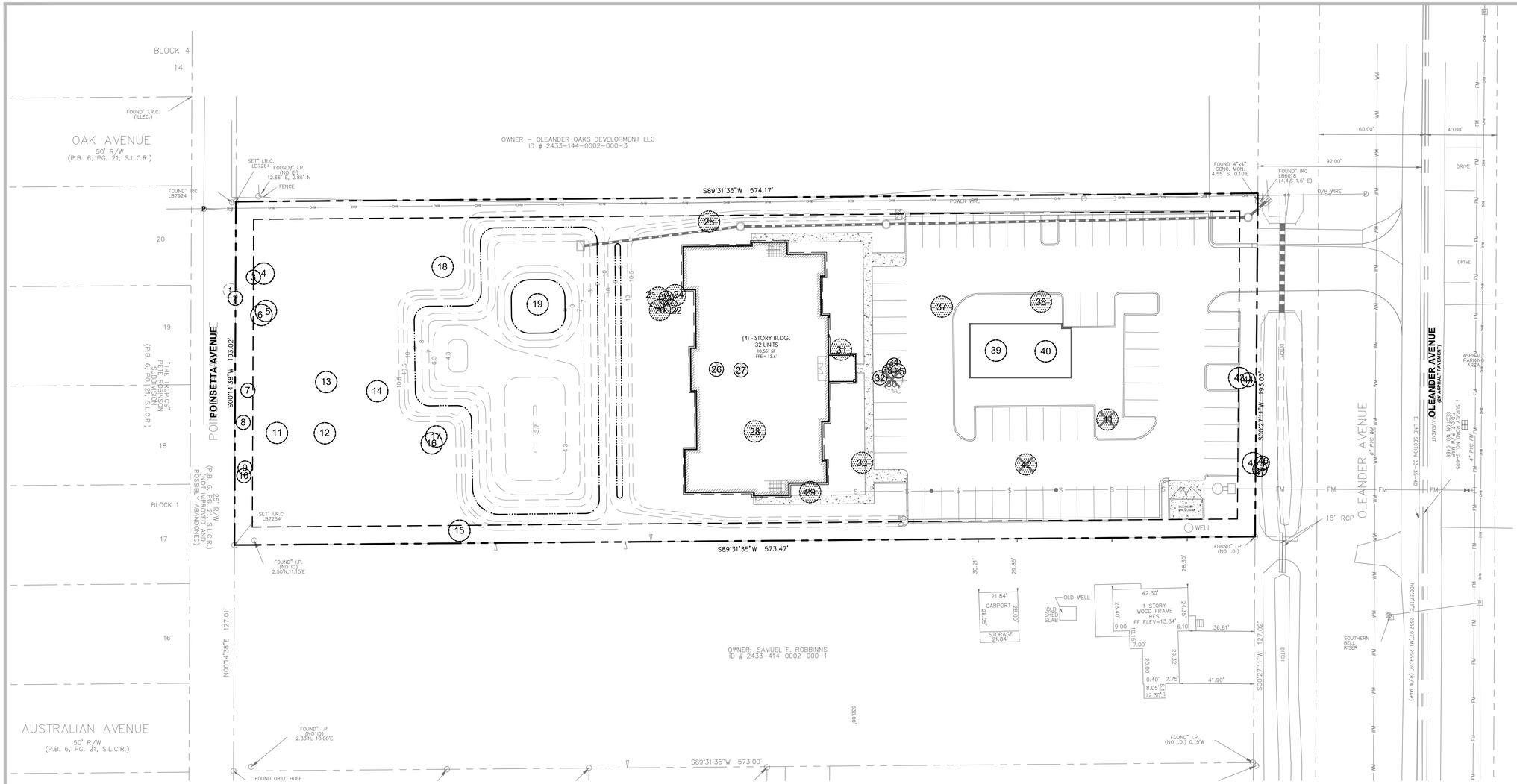
0 30 60

NORTH

SHEET

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Existing Tree Inventory List

TREE#	SPECIES	SIZE "	STATUS	ACTION	CREDTS
1	Palm Spp.	16 "	Specimen	REMAIN	Off Site
2	Palm Spp.	12 "	Specimen	REMAIN	+ 1 Palm
3	Palm Spp.	14 "	Specimen	REMAIN	+ 1 Palm
4	Oak Spp.	30 "	Protected	REMAIN	+ 27.5"
5	Oak Spp.	24 "	Protected	REMAIN	+ 21.5"
6	Oak Spp.	24 "	Protected	REMAIN	+ 21.5"
7	Palm Spp.	20 "	Specimen	REMAIN	+ 1 Palm
8	Palm Spp.	16 "	Specimen	REMAIN	+ 1 Palm
9	Palm Spp.	14 "	Specimen	REMAIN	+ 1 Palm
10	Palm Spp.	18 "	Specimen	REMAIN	+ 1 Palm
11	Oak Spp.	26 "	Protected	REMAIN	+ 26"
12	Oak Spp.	48 "	Protected	REMAIN	+ 48"
13	Oak Spp.	24 "	Protected	REMAIN	+ 24"
14	Oak Spp.	24 "	Protected	REMAIN	+ 24"
15	Oak Spp.	46 "	Protected	REMAIN	+ 43.5"
16	Oak Spp.	20 "	Protected	REMAIN	+ 20"
17	Oak Spp.	20 "	Protected	REMAIN	+ 20"
18	Oak Spp.	26 "	Protected	REMAIN	+ 26"
19	Oak Spp.	56 "	Protected	REMAIN	+ 56"
20	Oak Spp.	42 "	Protected	Remove	- 42"

TREE#	SPECIES	SIZE "	STATUS	ACTION	CREDTS
21	Oak Spp.	24"	Protected	Remove	- 24"
22	Palm Spp.	8 "	Specimen	Remove	- 1 Palm
23	Palm Spp.	8 "	Specimen	Remove	- 1 Palm
24	Oak Spp.	36"	Protected	Remove	- 36"
25	Oak Spp.	36"	Protected	Remove	- 36"
26	Palm Spp.	18 "	Specimen	Remove	- 1 Palm
27	Palm Spp.	18 "	Specimen	Remove	- 1 Palm
28	Oak Spp.	54"	Protected	Remove	- 54"
29	Oak Spp.	44"	Protected	Remove	- 44"
30	Oak Spp.	42"	Protected	Remove	- 42"
31	Oak Spp.	30"	Protected	Remove	- 30"
32	Palm Spp.	18"	Specimen	Remove	- 1 Palm
33	Palm Spp.	16"	Specimen	Remove	- 1 Palm
34	Palm Spp.	20"	Specimen	Remove	- 1 Palm
35	Palm Spp.	16"	Specimen	Remove	- 1 Palm
36	Oak Spp.	8"	Protected	Remove	- -
37	Oak Spp.	42"	Protected	Remove	- 42"
38	Oak Spp.	46"	Protected	Remove	- 46"
39	Oak Spp.	36 "	Protected	REMAIN	+ 33.5"
40	Oak Spp.	56 "	Protected	REMAIN	+ 53.5"

TREE#	SPECIES	SIZE "	STATUS	ACTION	CREDTS
41	Royal Poinciana	30 "	Non-Native	Remove	- -
42	Royal Poinciana	64 "	Non-Native	Remove	- -
43	Oak Spp.	48 "	Protected	REMAIN	+ 45.5"
44	Palm Spp.	20 "	Specimen	REMAIN	+ 1 Palm
45	Oak Spp.	20 "	Protected	REMAIN	+ 17.5"
46	Palm Spp.	18"	Specimen	REMAIN	Off Site
47	Palm Spp.	18"	Specimen	REMAIN	Off Site

EXISTING NATIVE TREES
PROTECTED TREES TO BE REMOVED
(8-IN. DBH TO LESS THAN 14-IN. DBH - NO MITIGATION REQUIRED)

● SPECIMEN TREES TO BE REMOVED
(14-IN. DBH OR GREATER - MITIGATION REQUIRED @ 1-IN. : 1-IN.)

▽ SPECIMEN CABBAGE PALMS TO BE REMOVED
(10-FT. C.T MIN. - MITIGATION REQUIRED @ 1 PALM. : 1 PALM

TREE CREDITS ARE CALCULATED AT (DBH PRESERVED - 2.5-IN. MIN. TREE CAL.) PER TREE SAVED. PALM CREDITS ARE CALCULATED AT (1) PALM SAVED = (1) PALM REMOVED.

Key

- EXISTING TREES - TO BE REMOVED LESS THAN 14-IN. DBH, THEREFORE DO NOT REQUIRE MITIGATION. — TO BE REMOVED
- EXISTING TREES - TO BE REMOVED NON-NATIVE TREE, THEREFORE DO NOT REQUIRE MITIGATION. — TO BE REMOVED
- (76) EXISTING TREES - TO BE REMOVED GREATER THAN 14-IN. DBH AND REQUIRE MITIGATION. — TO BE MITIGATED
- (70) EXISTING PALMS - TO BE REMOVED REQUIRE MITIGATION — TO REMAIN
- (10) (11) EXISTING TREES AND PALMS - TO REMAIN USED FOR TREE CREDITS TOWARDS REQUIRED LANDSCAPING.

48 HOURS BEFORE DIGGING CALL TOLL FREE 8-1-1 SUNSHINE811.COM NOTIFICATION CENTER

Tree Mitigation Calculations

	QUANTITY	DBH (INCHES)	MITIGATION REQ.
TO BE REMOVED			
PROTECTED			
LIVE OAKS (LESS THAN 14" DBH)	1 TREE	8 "	0"
NON-NATIVE			
ROYAL POINCIANA	2 TREES	94 "	0"
SPECIMEN			
LIVE OAKS (GREATER THAN 14" DBH)	10 TREES	396 "	- 396 "
SABAL PALMS	8 PALMS	N/A	- 8 PALMS

MITIGATION (REPLACEMENT)	REQUIRED	PROVIDED
TOTAL TREE MITIGATION REQUIRED INCL. *(16) EXISTING NATIVE OAK*	396 "	508 " *(00" SHORTFALL)* *508"*
TOTAL PALM MITIGATION REQUIRED INCL. *(10) EXISTING SABAL PALMS @ 10' ct min.* *(1) SABAL PALM @ 10' ct min.*	8 PALMS	8 PALMS *7 PALMS* *1 PALMS*

General Notes:

1. CALCULATIONS ABOVE ARE PER TREE REPLACEMENT CHART IN THE JURISDICTIONS LAND DEVELOPMENT REGULATIONS.
2. A TREE REMOVAL PERMIT WILL BE REQUIRED PRIOR COMMENCEMENT OF DEVELOPMENT ACTIVITY.
3. THE CONDITION OF THE TREES LISTED ARE BASED ON A VARIETY OF MATERIALS, AS WELL AS FIELD OBSERVATIONS, AND ARE TO BE USED AS REFERENCE ONLY AND IS NOT TO BE USE FOR TREE PERMITTING. A CERTIFIED ARBORIST, NOT THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ANY TREE EVALUATION REQUIRED BY THE CITY.
4. A CERTIFIED ARBORIST IS TO PROVIDE THE FINAL TREE DISPOSITION PLAN AT TIME OF TREE PERMITTING. THE VALUATION OF TREES SHALL BE APPRAISED USING THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISAL, LATEST EDITION.

Additional Notes:

1. TREE BARRICADES FOR TREES TO BE PRESERVED DURING CONSTRUCTION SHALL BE LOCATED AT THE DRIP LINE, UNLESS OTHERWISE APPROVED BY THE ENVIRONMENTAL REVIEW STAFF, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE AREA WITHIN THE DRIP LINE SHALL REMAIN UNDISTURBED.
3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN TECH DRIP LINE OF PRESERVED TREES:
   - A. IMPROVEMENTS, FILL, MACHINERY AND VEHICLE TRAVEL OR PARKING
   - B. UNDERGROUND UTILITIES
   - C. GRADE CHANGES, COMPACTION OF SOIL, OR EXCAVATION
   - D. STORAGE OR CONSTRUCTION MATERIALS.
4. THE TREE PROTECTION BARRICADES SHALL CONSIST OF CHAIN LINK FENCE (NEW OR USED) OR ORANGE SAFETY FENCE WITH A MINIMUM 5-FOOT HEIGHT, UNLESS OTHERWISE APPROVED BY THE BUILDING AND DEVELOPMENT SERVICES.
5. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIP LINE OF A TREE, AND/OR TREE REMOVAL.
6. NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMNT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED.
7. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF A CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR.

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 941.351.8915
pcunningham.LLC@gmail.com

EXISTING TREE INVENTORY PLAN

MARGARETA
4101 OLEANDER AVENUE
FT. PIERCE, FLORIDA

5		
4		
3		
2		
1	SUBMITTAL	12.08.2023

SCALE: 1"=30'-0"

PATRICK D. CUNNINGHAM FL REG #: LA0001669

SEAL

0 30 60 NORTH

SHEET L-2

plot date:
file name:

Additional Notes

1. QUALITY
PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II, STATE OF FLORIDA.

2. DROUGHT TOLERANCE REQUIREMENTS
A MINIMUM OF 75% TO 100% OF TOTAL CUMULATIVE LANDSCAPE PLANT MATERIAL USED TO MEET THE PROVISIONS OF THE I.R.C. L.D.R., CHAPTER 926, SHALL BE "HIGH DROUGHT TOLERANT," AS CLASSIFIED AND LISTED IN THE MOST RECENT EDITION OF THE "WATERWISE - FLORIDA LANDSCAPES - LANDSCAPING TO PROMOTE WATER CONSERVATION USING PRINCIPLES OF XERISCAPE" - FROM FLORIDA'S WATER MANAGEMENT DISTRICTS.

3. TREES:
A. CANOPY TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN GREATER THAN FIFTEEN (15) FEET IN DIAMETER, AND HAVING A TRUNK WITH OVER FIVE (5) FEET OF CLEAR WOOD.
B. CANOPY TREES SHALL HAVE A 2" DIAMETER AT 0.5' ABOVE GRADE AND BE A MIN. 12' IN HEIGHT WITH A MINIMUM CROWN SPREAD OF 4.5' AT TIME OF PLANTING.
C. PALMS SHALL BE CONSIDERED 1/3 OF A TREE AND, IF USED, THEY SHALL CONSIST OF NO MORE THAN ONE-THIRD OF THE TOTAL NEW TREE REQUIREMENT. ADDITIONALLY, 3 PALMS = 1 CANOPY TREE. SINGLE DATE PALMS (NOT PYGMY DATE PALMS) MAY BE SUBSTITUTED FOR A CANOPY TREE.
D. AT LEAST 50% OF ALL NEW REQUIRED TREES SHALL BE OF A NATIVE SPECIES, AND AT LEAST 75% - 100% OF ALL TREES SHALL BE RATED "DROUGHT TOLERANT."
E. REQUIRED UNDERSTORY TREES SHALL BE A MINIMUM OF SIX (6) FEET OVERALL IN HEIGHT AND ONE- AND ONE-HALF (1.5) INCHES DIAMETER AT ONE-HALF (0.5) FEET ABOVE GRADE AT THE TIME OF PLANTING. MULTI-TRUNK TREES SHALL HAVE A COMBINED ONE- AND ONE-HALF-INCH CALIPER FOR ALL TRUNKS AT SIX (6) INCHES ABOVE GRADE. PALM TREES USED AS UNDERSTORY TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX (6) FEET AND SHALL NOT COMPRISE MORE THAN ONE-THIRD OF THE TOTAL UNDERSTORY TREE REQUIREMENT.
F. A ROOT BARRIER IS REQUIRED FOR CANOPY TREES WITHIN 6-FT. OF A SIDEWALK, PAVED AREA, BUILDING, OR UNDERGROUND UTILITY .

4. SHRUBS/ HEDGES:
A. SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING, EXCEPT THAT SHRUBS OF NON-NATIVE VIBURNUM AND LIGUSTRUM SPECIES SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING.
B. SHRUBS, WHERE REQUIRED, SHALL BE PLANTED IN AN OFFSET DOUBLE ROW AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN, WHERE REQUIRED TO FORM A CONTINUOUS SCREEN, TO SATISFY A BUFFER OR OPAQUE FEATURE REQUIREMENT, SHRUBS SHALL BE PLANTED ON TWENTY-FOUR (24)-TO-THIRTY (30) INCH CENTERS, UNLESS A GREATER SPACING IS NECESSARY TO ACCOMMODATE LARGER SHRUBS AND IS APPROVED BY PLANNING DIVISION STAFF.
C. EXCLUDING SHRUBS USED IN OPAQUE FEATURES, AT LEAST 50% OF THE REQUIRED NUMBER OF SHRUBS SHALL BE OF NATIVE SPECIES.

5. MULCH AND GROUND COVERS
THE USE OF CYPRESS MULCH IS PROHIBITED. MULCH THAT IS NOT CYPRESS MAY BE USED. GROUND COVERS (NOT INCLUDING SOD GRASS) SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN ONE YEAR AFTER PLANTING. AT LEAST 50% OF THE AREA COVERED BY LIVING MATERIAL SHALL BE OF NATIVE SPECIES. REFER TO IRC LDC FOR A LIST OF NATIVE GROUND COVERS AND FLOWERS. THE COMPLETE COVERAGE OF AN AREA BY GROUND COVERS PRECLUDES THE USE OF MULCH THEREAFTER.

6. TURF GRASS
TURF GRASS AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN AND SHALL BE LIMITED TO A MAXIMUM OF 50% OF THE TOTAL IRRIGATED, LANDSCAPED AND VEGETATED PROJECT AREA, EXCLUDING RIGHTS-OF-WAY, ACTIVE RECREATION AREAS (E.G. PLAYFIELDS), AND SLOPES WITHIN DRY RETENTION AREAS. TURF GRASS SHALL BE PLACED SO THAT IT CAN BE IRRIGATED IN A SEPARATE ZONE. PREFERRED TURF GRASSES ARE THOSE QUALIFYING AS NATIVE.

7. IRRIGATION USAGE ZONES SHALL BE AS FOLLOWS:
A. GRASS AREA SHALL BE IN HIGH USAGE ZONES.
B. TREES & SHRUBS SHALL BE IN LOW USAGE ZONES.

8. THERE SHALL BE (6) DIFFERENT SPECIES OF TREES USED, AND (9) DIFFERENT SPECIES OF SHRUBS WITH (4) BEING NATIVE PER I.R.C. ORDINANCE, CHAPTER 926.

9. THE CONTRACTOR SHALL ATTEMPT TO PRESERVE AS MANY EXISTING TREES AS POSSIBLE AND FEASIBLE. TREES THAT ARE PRESERVED MAY BE CREDITED TOWARDS THE SITE TREE REQUIREMENT IF THEY MEET THE SPECIFICATIONS.

10. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF TREES, SIGNS AND LIGHTS SUCH THAT ALL SIGNAGE IS EASILY SEEN AND LIGHTING WORKS FOR ITS INTENDED PURPOSE. TREE PLACEMENT MAY VARY FROM THIS PLAN TO ACHIEVE THIS REQUIREMENT.

11. LANDSCAPE ISLANDS SHALL BE BACKFILLED AT LEAST TO TOP OF CURB, AND MAY BE BERMED TO A MAXIMUM HEIGHT OF 24" ABOVE ADJACENT PARKING LOT GRADE.

12. ALL LANDSCAPE MATERIAL IN SHOCK WILL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LAND CLEARING NOTES
A. ALL NATIVE UPLAND VEGETATION CONTRIBUTING TO THE STABILIZATION OF BANKS OR EXISTING CANALS, DITCHES OR NATURAL WATERCOURSES SHALL BE RETAINED.

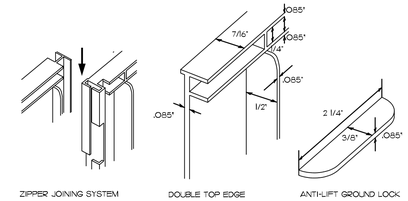
B. ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE SHALL BE REMOVED IN CONJUNCTION WITH ANY SITE DEVELOPMENT.

C. ANY ABANDONED FLOW WELLS EXISTING ON SITE SHALL BE PLUGGED IN CONJUNCTION WITH SITE DEVELOPMENT.

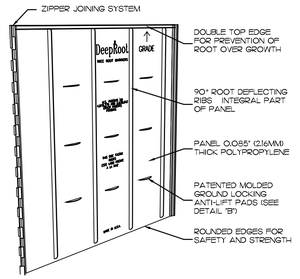
NOTES:
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING SIZES OF CYLINDERS FOR SURROUNDING ROOT BALLS (SURROUND PLANTING STYLE) OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

A. MATERIALS
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2, # UB 36-2 AND # UB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, L.P. 345 LORTON AVE. #103, BURLINGAME, CA. (800-458-7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS, OF 0.065" WALL THICKNESS IN MODULES 24" LONG BY 24" & 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST-CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS, RECYCLABLE. EACH PANEL SHALL HAVE:

B. CONSTRUCTION AND INSTALLATION
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE. ALL STREET TREES WITH TRUNKS CLOSER THAN 4 FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING. PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.
3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING



ZIPPER JOINING SYSTEM | DOUBLE TOP EDGE | ANTI-LIFT GROUND LOCK



24" DEEPROOT TREE ROOT BARRIERS
NOT TO SCALE

ALL EXISTING TREES TO BE PROTECTED DURING ANY LAND CLEARING AND/OR CONSTRUCTION AS FOLLOWS:

(A) PRIOR TO ANY LAND CLEARING OPERATIONS, TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO REMAIN WITHIN THE LIMITS OF LAND CLEARING OR CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF THE WORK.

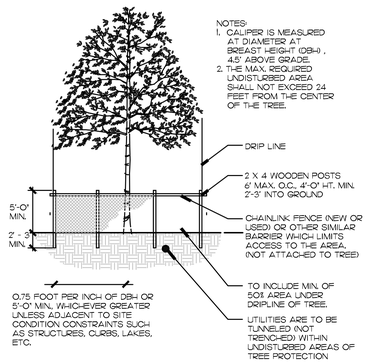
TREE PROTECTION SHALL COMPLY WITH THE JURISDICTIONS REGULATIONS.

(B) NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS.

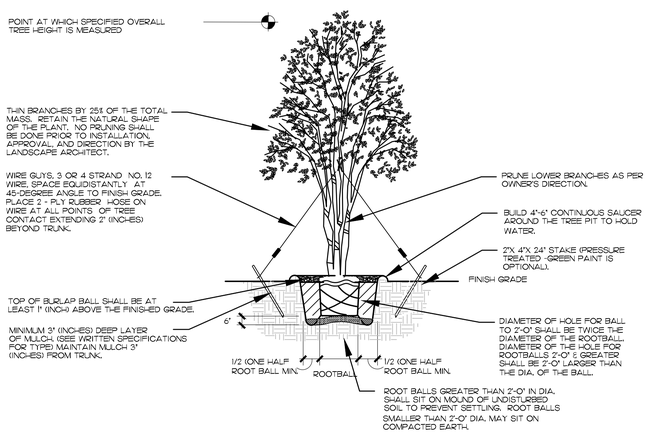
NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS OR PERMITS SHALL BE ATTACHED TO A PROTECTED TREE.

(C) PROTECTED TREES SHALL BE PRUNED TO RESTORE THIS NATURAL SHAPE AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY LOSS OF ROOTS AND TO STIMULATE ROOT GROWTH.

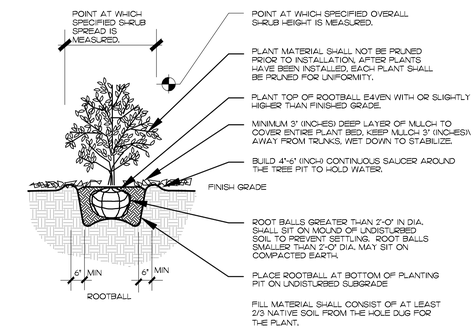
ANY DAMAGE TO TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER DAMAGE OCCURS.



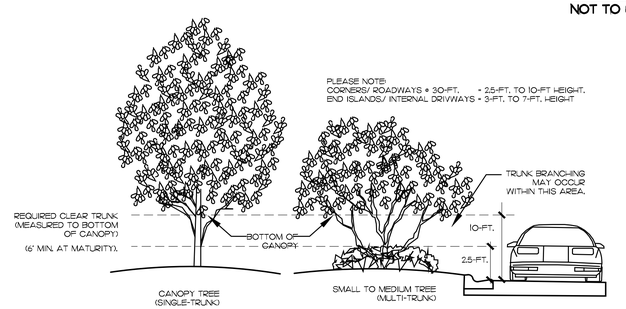
TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE



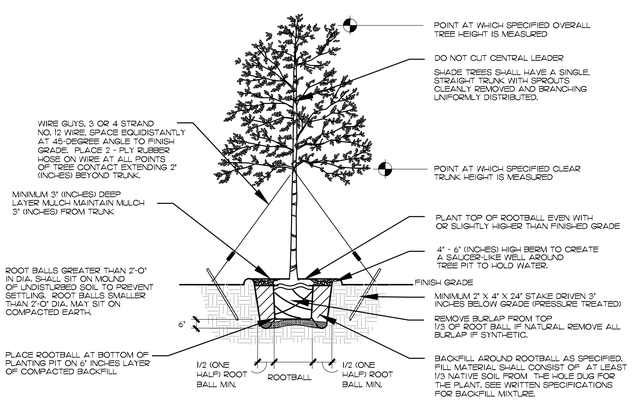
TYPICAL IRRIGULAR/MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE



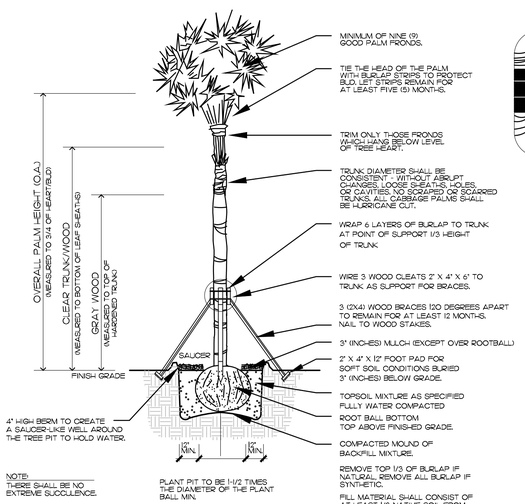
TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL
NOT TO SCALE

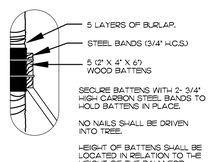


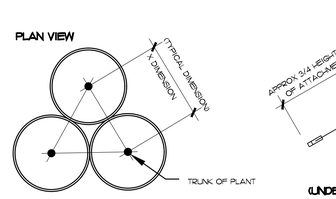
TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



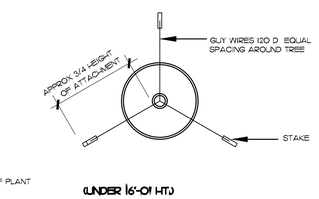
NOTE:
THERE SHALL BE NO EXTREME SUCCULENCE.

TYPICAL PALM PLANTING DETAIL
NOT TO SCALE





TYPICAL PLANT SPACING DETAIL
NOT TO SCALE



(UNDER 16'-0" HT.)

TYPICAL TREE GUYING DETAIL
NOT TO SCALE

48 HOURS BEFORE DIGGING
CALL TOLL FREE
8-1-1
SUNSHINE811.COM
NOTIFICATION CENTER

plot date:
file name:

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 941.351.8915
pcunningham.LLC@gmail.com

LANDSCAPE DETAILS

MARGARETA
4101 OLEANDER AVENUE
FT. PIERCE, FLORIDA

5		
4		
3		
2		
1	SUBMITAL	12.08.2023

SCALE: N.T.S.

PATRICK D. CUNNINGHAM
FL REG #: LA0001669

SEAL

NORTH

SHEET
L-3

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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	3	A	SINGLE	20430.57	1.000	GL3-20H-3RM-750 @ 25' MTG. HT.
	3	B	SINGLE	20617.21	1.000	GL3-20H-5QS-750 @ 25' MTG. HT.
LIGHTING TO BE SUPPLIED BY WAMPLER LIGHTING GROUP, CONTACT BRAD WAMPLER @ 256.996.2560 OR BRAD@WAMPLERLIGHTINGGROUP.COM						

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	2.60	11.3	0.1	26.00	113.00
Entrance	Illuminance	Fc	1.60	3.2	0.1	16.00	32.00

PROJECT:
Margareta Villas
Fort Pierce, FL

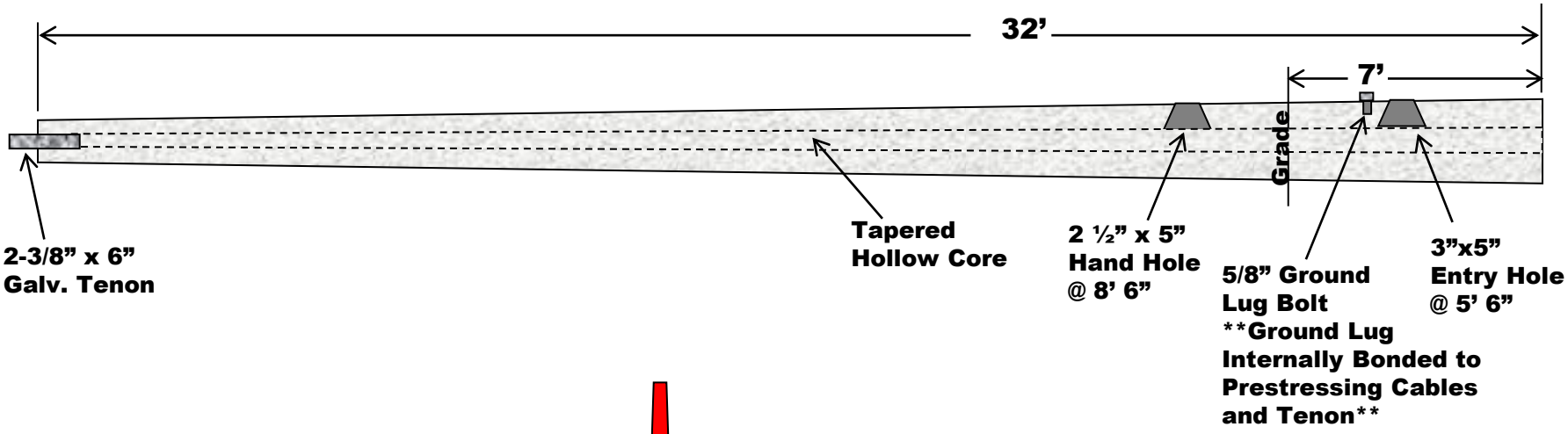
Wampler Lighting Group
83 High Avenue
Valley Head, Alabama 35989
Contact Brad @ 256.996.2560

PLAN DATE

DATE	DESCRIPTION	DRAWN BY
020524		JRC

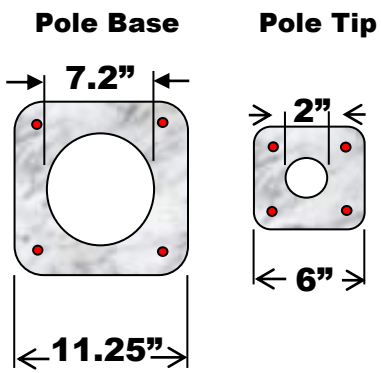
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Drawing Not to Scale

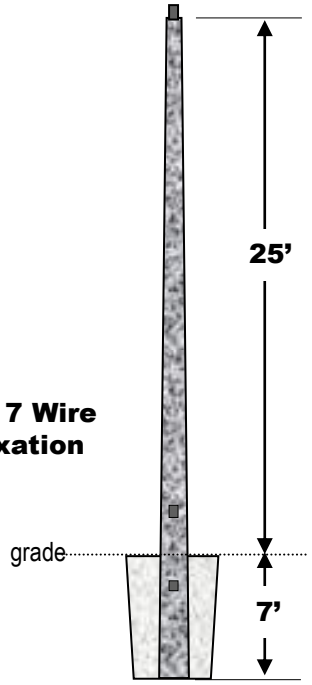


Seminole Pole incorporated

www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-524-2866



• =0.5" Diameter 7 Wire 270k Low Relaxation Cable



Part#: SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	9.0

Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900

SIMMONS & WHITE
2581 Metrocentre Blvd West, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

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ENGINEERING | PLANNING | CONSULTING | SINCE 1982

TRAFFIC IMPACT STATEMENT

4101 OLEANDER AVENUE MULTIFAMILY
FORT PIERCE, FLORIDA

Prepared for:

4101 Oleander Group
17555 Collins Avenue
Apt. 2006
Sunny Isles, FL 33160

Job No. 23-103

Date: August 10, 2023

Bryan G. Kelley, P.E.
FL Reg. No. 74006

Bryan G. Kelley, P.E., State of Florida, Professional Engineer, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E. on 08/10/2023 .

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

TABLE OF CONTENTS

1.0 SITE DATA. 3

2.0 TRAFFIC GENERATION 3

3.0 TRAFFIC ANALYSIS 4

4.0 CONCLUSION 4

1.0 SITE DATA

The subject parcel is located on the west side of Oleander Avenue north of Midway Road and contains approximately 2.58 acres. The proposed plan of development includes 32 multifamily dwelling units with an estimated build out year of 2028. The purpose of this traffic impact statement is to address the traffic impacts of the proposed development plan. Access to the site is proposed via a full driveway connection to Oleander Avenue. A site location map depicting the location of the project is attached to the report. For more information concerning site layout and geometry, please refer to the Site Plan prepared by MBV Engineering, Inc.

2.0 TRAFFIC GENERATION

The traffic to be generated by the proposed development is calculated in accordance with the rates provided in the ITE Trip Generation Manual, 10th Edition as shown on Table 1, Table 2, and Table 3 attached with this report. Table 1 shows the daily traffic generation associated with the proposed use. Tables 2 and 3 show the A.M. and P.M. peak hour traffic generation, respectively. The traffic generation associated with the proposed 32 multifamily dwelling units may be summarized as follows:

Proposed Development

Daily Traffic Generation	=	145 tpd
A.M. Peak Hour Traffic Generation	=	12 pht (3 In/9 Out)
P.M. Peak Hour Traffic Generation	=	12 pht (7 In/5 Out)

3.0 TRAFFIC ANALYSIS

Roadway Link Analysis

Figure 2 attached to the report depicts the estimated trip distribution for the proposed development. Based on City Code Section 105-5 and the trip generation of 12 peak hour trips, the radius of development shall be 1 mile.

Tables 4 and 5 calculate the project's significance for each of the roadway segments within the radius of influence for the A.M. and P.M. peak hours, respectively. The project was considered to have an insignificant impact if the project trips represented less than 1.0% of the LOS D volume threshold for each roadway segment. As shown in Tables 4 and 5, the impact to all roadway segments was considered insignificant and therefore no further traffic analysis is required.

Driveway Volumes

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)

AM =	3 / 9
PM =	7 / 5

As previously mentioned, site access is proposed via a full access driveway connection to Oleander Avenue. Due to the minimal traffic volumes as shown in Figure 3, no turn lanes are warranted or recommended.

4.0 CONCLUSION

The proposed plan of development will result in an increase of 145 trips per day, 12 AM peak hour trips, and 12 PM peak hour trips at project build out in 2028. A review of the traffic data revealed the project will have an insignificant impact to the surrounding roadway network and meets the requirements outlined in City Code Section 105-5 (Management and monitoring program).



Figure 1 – Site Location Map
4101 Oleander Avenue
Project # 23-103

SIMMONS & WHITE

4101 OLEANDER AVENUE

08/08/2023

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 stories (Apartment/Condo/TH)	221	32	Dwelling Units	4.54			145	0.0%	0	145	0%	0	145
			Grand Totals:				**145**	**0.0%**	**0**	**145**	**0%**	**0**	**145**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 stories (Apartment/Condo/TH)	221	32	Dwelling Units	0.37	0.23	0.77	3	9	12	0.0%	0	0	0	3	9	12	0%	0	3	9	12
			Grand Totals:				**3**	**9**	**12**	**0.0%**	**0**	**0**	**0**	**3**	**9**	**12**	**0%**	**0**	**3**	**9**	**12**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 stories (Apartment/Condo/TH)	221	32	Dwelling Units	0.39	0.61	0.39	7	5	12	0.0%	0	0	0	7	5	12	0%	0	7	5	12
			Grand Totals:				**7**	**5**	**12**	**0.0%**	**0**	**0**	**0**	**7**	**5**	**12**	**0%**	**0**	**7**	**5**	**12**

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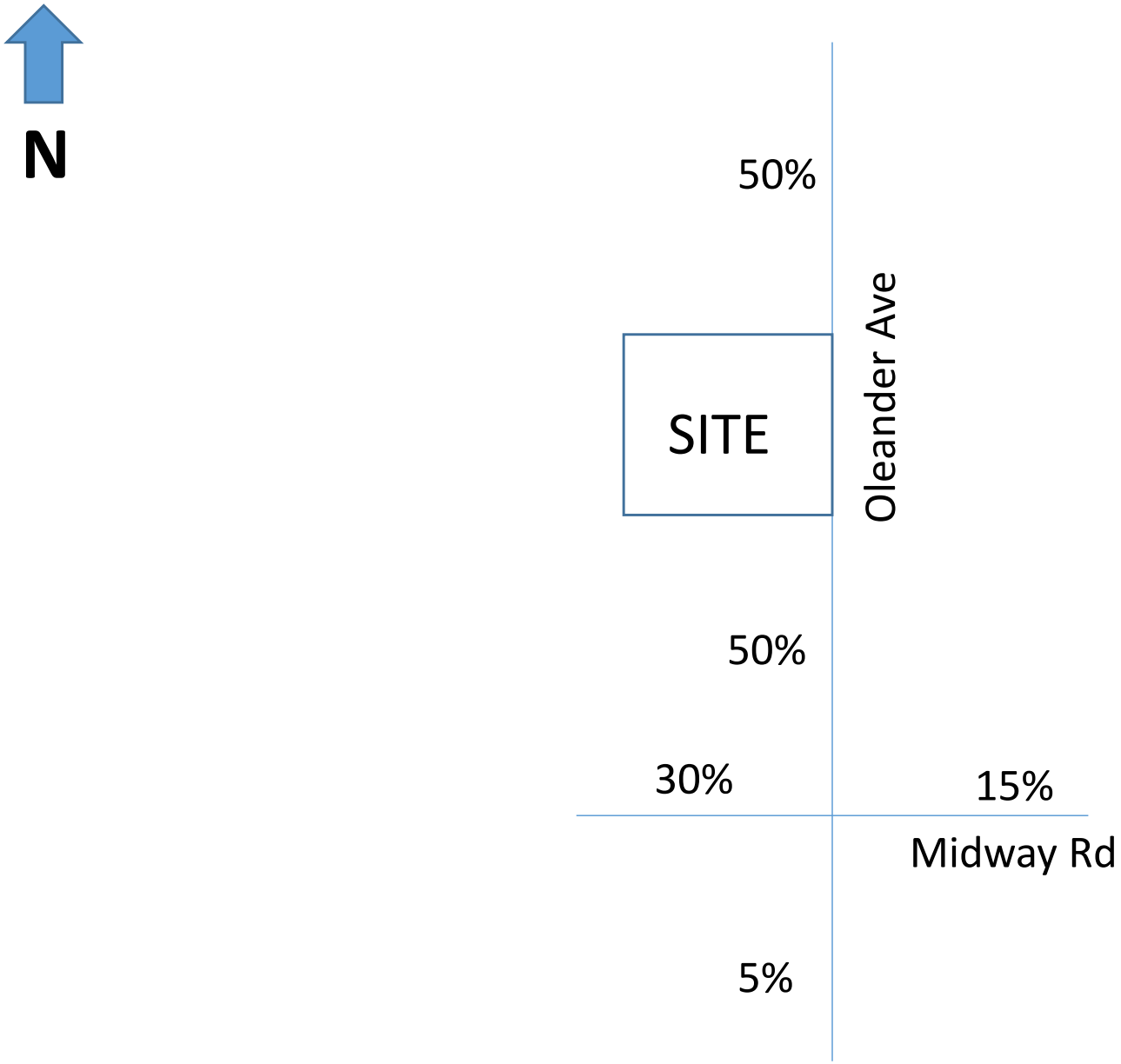


Figure 2 – Trip Distribution
4101 Oleander Avenue
Project # 23-103

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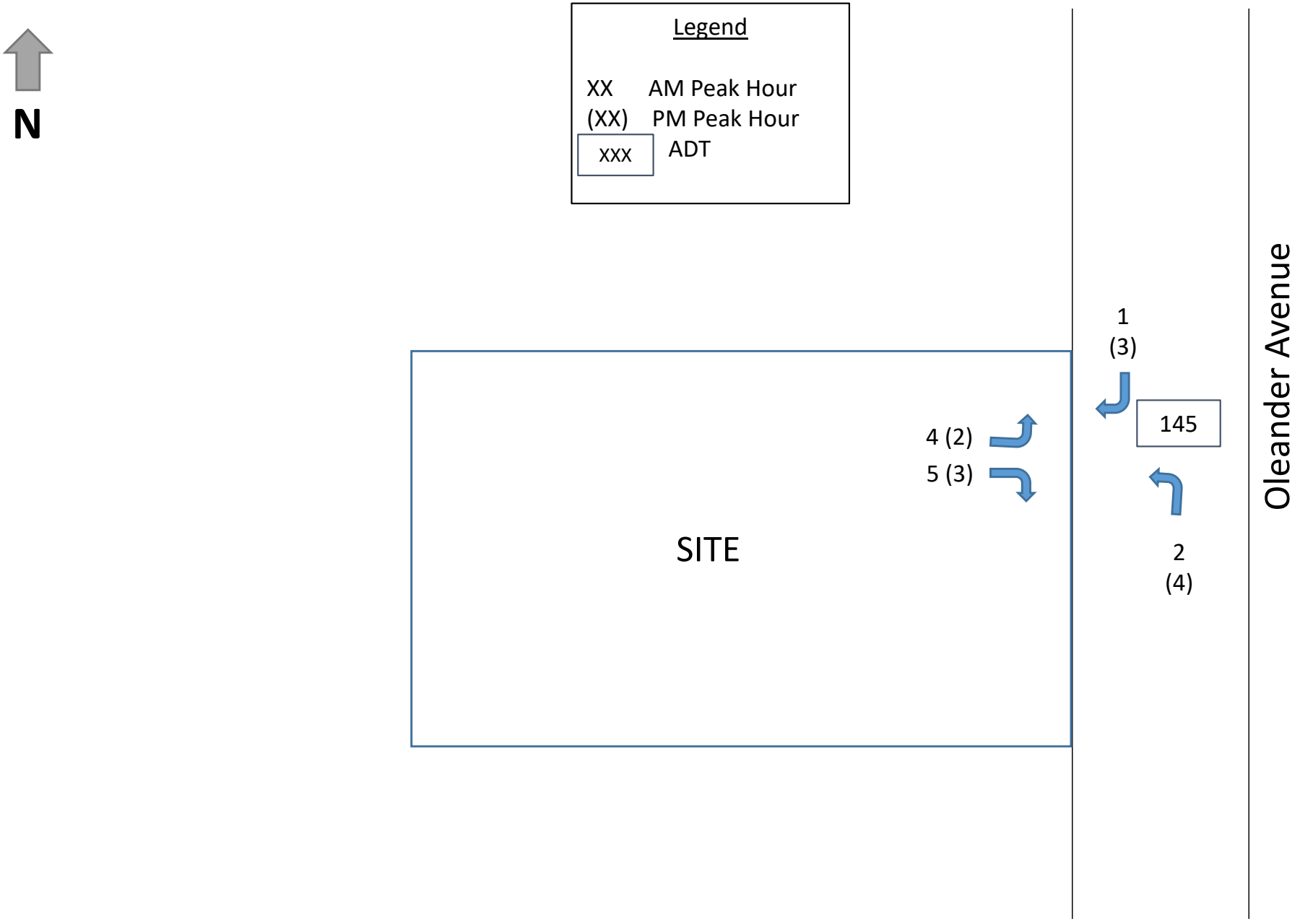


Figure 3 – Driveway Volumes
4101 Oleander Avenue
Project # 23-103

SIMMONS & WHITE

TABLE 4

PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2028 BUILD OUT
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERI3
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITIN(9

ROADWAY	FROM	TO	PROJECT DISTRIBUTION	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
OLEANDER AVENUE	BEACH AVENUE	KITTERMAN ROAD	5%	0	2	540	0.00%	NO
OLEANDER AVENUE	KITTERMAN ROAD	MIDWAY ROAD	5%	0	2	750	0.00%	NO
OLEANDER AVENUE	MIDWAY ROAD	WEATHERBEE ROAD	50%	5	2	750	0.67%	NO
OLEANDER AVENUE	WEATHERBEE ROAD	SITE	50%	5	2	540	0.93%	NO
OLEANDER AVENUE	SITE	BELL AVENUE	50%	5	2	540	0.93%	NO
OLEANDER AVENUE	BELL AVENUE	FARMERS MARKET ROAD	50%	5	2	540	0.93%	NO
OLEANDER AVENUE	FARMERS MARKET ROAD	EDWARDS ROAD	50%	5	2	750	0.67%	NO
MIDWAY ROAD	SUNRISE BOULEVARD	OLEANDER AVENUE	30%	3	4D	2100	0.14%	NO
MIDWAY ROAD	OLEANDER AVENUE	US-1	15%	1	4D	2100	0.05%	NO

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TABLE 5
PROJECT SIGNIFICANCE CALCULATION
AM PEAK HOUR

2028 BUILD OUT
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERIN 7
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) 5

ROADWAY	FROM	TO	PROJECT DISTRIBUTION	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	EXISTING LANES	LOS D STANDARD	TOTAL PROJECT IMPACT	PROJECT SIGNIFICANT
OLEANDER AVENUE	BEACH AVENUE	KITTERMAN ROAD	5%	0	2	540	0.00%	NO
OLEANDER AVENUE	KITTERMAN ROAD	MIDWAY ROAD	5%	0	2	750	0.00%	NO
OLEANDER AVENUE	MIDWAY ROAD	WEATHERBEE ROAD	50%	4	2	750	0.53%	NO
OLEANDER AVENUE	WEATHERBEE ROAD	SITE	50%	4	2	540	0.74%	NO
OLEANDER AVENUE	SITE	BELL AVENUE	50%	4	2	540	0.74%	NO
OLEANDER AVENUE	BELL AVENUE	FARMERS MARKET ROAD	50%	4	2	540	0.74%	NO
OLEANDER AVENUE	FARMERS MARKET ROAD	EDWARDS ROAD	50%	4	2	750	0.53%	NO
MIDWAY ROAD	SUNRISE BOULEVARD	OLEANDER AVENUE	30%	2	4D	2100	0.10%	NO
MIDWAY ROAD	OLEANDER AVENUE	US-1	15%	1	4D	2100	0.05%	NO

SIMMONS & WHITE

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	9,733	2,100	490	C	0.23	490	C	0.23
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	23,734	4,240	1,195	C	0.28	1,195	C	0.28
OKEECHOBEE RD	CROSSROADS PKWY to I-95	26,375	4,240	1,327	C	0.31	1,327	C	0.31
OKEECHOBEE RD	I-95 to JENKINS RD	32,142	4,240	1,569	C	0.37	1,569	C	0.37
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	32,142	4,040	1,569	C	0.39	1,569	C	0.39
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,230	3,170	1,524	C	0.48	1,524	C	0.48
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	15,500	2,100	802	C	0.38	791	C	0.38
OKEECHOBEE RD	HARTMAN RD to 35TH ST	15,500	1,630	802	D	0.49	791	D	0.49
OKEECHOBEE RD	35TH ST to 33RD ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	33RD ST to 25TH ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,000	1,630	695	C	0.43	616	C	0.38
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	12,000	1,710	695	C	0.41	616	C	0.36
OLD DIXIE HWY	US 1 to SR A1A NORTH	830	790	129	C	0.16	123	C	0.16
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,753	750	82	C	0.11	82	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,125	790	172	C	0.22	126	C	0.16
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,340	870	63	C	0.07	63	C	0.07
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,970	540	172	C	0.32	194	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,162	750	358	C	0.48	358	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	6,400	750	362	C	0.48	365	C	0.49
OLEANDER AVE	WEATHERBEE RD to BELL AVE	6,400	540	362	D	0.67	365	D	0.68
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	12,703	540	613	F	1.14	581	F	1.08
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,703	750	613	D	0.82	581	D	0.78
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,907	750	601	D	0.80	500	D	0.67
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,907	540	601	F	1.11	500	D	0.93
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,907	790	601	D	0.76	500	D	0.63
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	5,500	600	309	D	0.52	320	D	0.53
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	SNEED RD to HEADER CANAL RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	HEADER CANAL RD to SHINN RD	5,195	670	303	C	0.45	289	C	0.43

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

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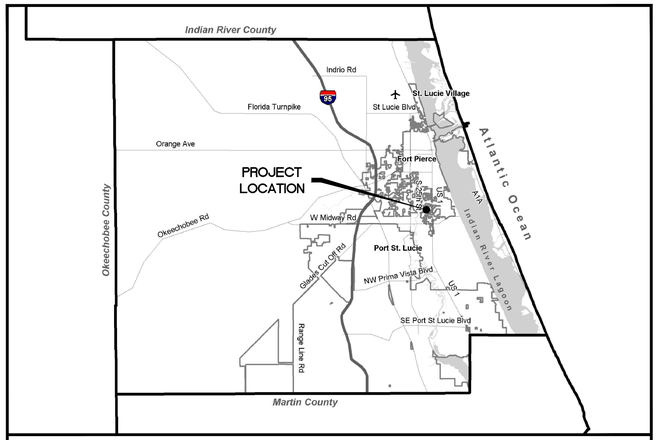
Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
MIDWAY RD	OKEECHOBEE RD to SHINN RD	6,581	760	331	C	0.44	331	C	0.44
MIDWAY RD	SHINN RD to MCCARTY RD	6,581	630	331	C	0.53	331	C	0.53
MIDWAY RD	MCCARTY RD to I-95	6,581	700	331	C	0.47	331	C	0.47
MIDWAY RD	I-95 to GLADES CUT-OFF RD	20,913	2,100	1,021	C	0.49	1,021	C	0.49
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	23,000	2,100	1,190	C	0.57	1,256	C	0.60
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	25,000	2,100	1,245	C	0.59	1,298	C	0.62
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	23,000	2,100	1,176	C	0.56	1,166	C	0.56
MIDWAY RD	CHRISTENSEN RD to 25TH ST	23,000	2,100	1,176	C	0.56	1,166	C	0.56
MIDWAY RD	25TH ST to SUNRISE BLVD	23,000	2,100	1,245	C	0.59	1,147	C	0.55
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	23,000	2,100	1,245	C	0.59	1,147	C	0.55
MIDWAY RD	OLEANDER AVE to US 1	20,000	2,100	1,011	C	0.48	974	C	0.46
MIDWAY RD	US 1 to WALLACE ST	3,690	790	183	C	0.23	183	C	0.23
MIDWAY RD	WALLACE ST to WEATHERBEE RD	3,690	920	183	C	0.20	183	C	0.20
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	3,690	630	183	C	0.29	183	C	0.29
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	2,289	920	123	C	0.13	123	C	0.13
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	3,728	880	296	C	0.34	314	C	0.36
NEBRASKA AVE	25TH ST to 13TH ST	3,752	1,710	249	C	0.15	192	C	0.11
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	7,113	700	442	C	0.63	385	C	0.55
OHIO AVE	SUNRISE BLVD to COLONIAL RD	3,875	540	205	C	0.38	227	C	0.42
OHIO AVE	COLONIAL RD to US 1	3,875	750	205	C	0.27	227	C	0.30
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	11,835	1,580	618	B	0.39	665	B	0.42
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	11,835	2,000	618	B	0.31	665	B	0.33
OKEECHOBEE RD	CARLTON RD to SNEED RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	8,931	2,450	449	B	0.18	449	B	0.18
OKEECHOBEE RD	MIDWAY RD to SHINN RD	8,931	3,110	449	B	0.14	449	B	0.14
OKEECHOBEE RD	SHINN RD to MCCARTY RD	7,079	3,240	335	B	0.10	335	B	0.10
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	9,733	3,240	490	B	0.15	490	B	0.15

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

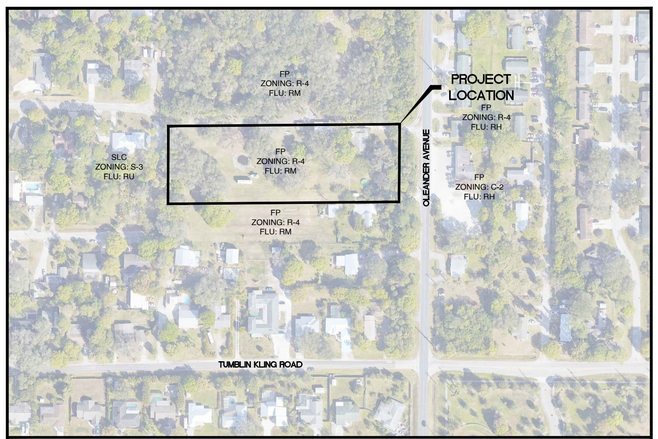
MARGARETA VILLAS
MULTI-FAMILY

SECTION 33, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA

SEPTEMBER 2023



LOCATION MAP



VICINITY MAP

OWNER

4101 OLEANDER GROUP, LLC
17555 COLLINS AVENUE, APT. 2006
SUNNY ISLES, FLORIDA 33160
PH: (305) 337-0183

APPLICANT

MR. GEZA SZINI-SEBO
ABANDEL GROUP, LTD.
51 WIGTON PLACE
THORNHILL, ON, CANADA L4J8C6
PH: (305) 337-0183

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

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

SURVEYOR

PERIMETER SURVEYING & MAPPING
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
PH: (561) 241-9988

ARCHITECT

STAFFAN H. LUNDBERG
1341 SEA HAWK LANE
VERO BEACH, FLORIDA 32963
PH: (772) 538-5130

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
C4	SITE AND UTILITY PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	CROSS SECTIONS
C7	GENERAL DETAILS
C8	WATER AND SEWER DETAILS
C9	EROSION CONTROL DETAILS

LEGAL DESCRIPTION

THE NORTH 193 FEET OF THE SOUTH 630 FEET OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS CANAL AND ROAD RIGHTS OF WAY. SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA AND CONTAIN 2.542 ACRES, MORE OR LESS.

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

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

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

DATE: 1/31/24

PROJECT: 23-0060

SHEET
C1

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

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C:\CIVIL ON HARD DRIVE\2023\23-0060 4101 Oleander multi family\DWG\23-0060 COVER - DETAILS.dwg 1/31/2024 10:15 AM
GREGG REED

PRE-CONSTRUCTION REQUIREMENTS:

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

CONSTRUCTION NOTES:

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

ROADWAY SPECIFICATIONS

GENERAL

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

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

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

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

GRADING

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

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

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

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

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

BASE COURSE

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

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

PRIME AND TACK COAT

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

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

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

TESTING

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

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

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

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

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

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

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

CLEAN-UP

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

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

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

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

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

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

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

CONCRETE

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

CULVERT PIPES

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

PRECAST CONCRETE DRAINAGE PRODUCTS

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

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY.

RECORD DRAWINGS

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

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:
1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER, FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
(B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUME-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

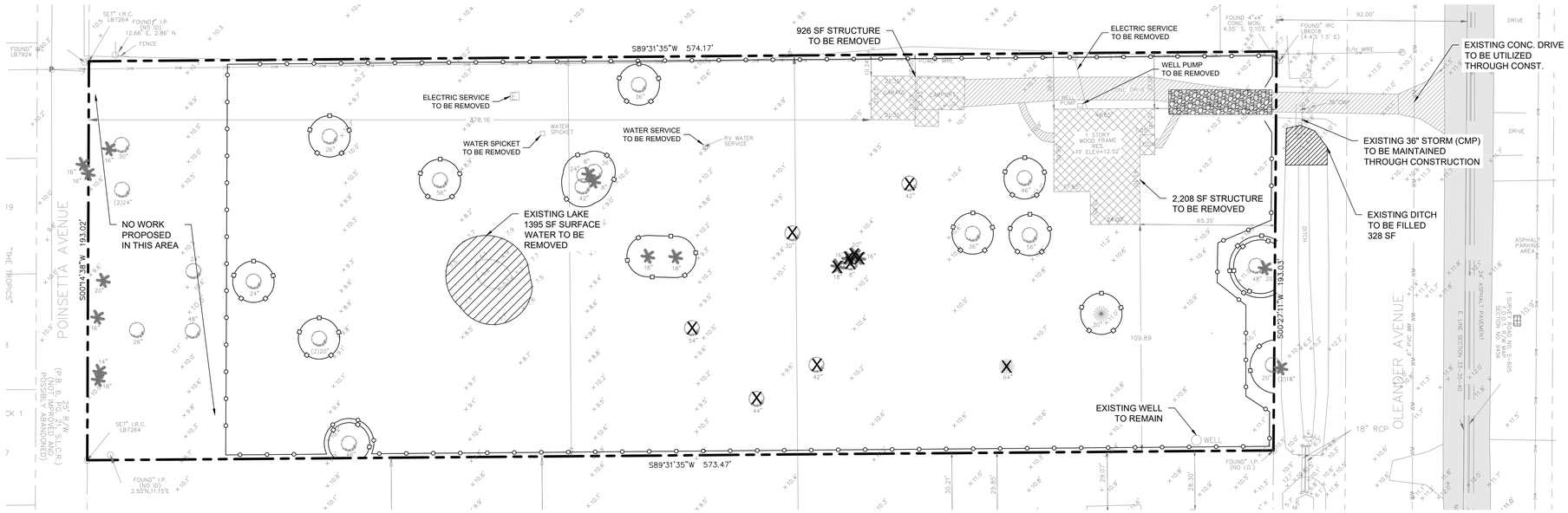
(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B)EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

GENERAL NOTES

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



EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

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

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- EXISTING BUILDING DEMO
- EXISTING CONCRETE DEMO
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED

TREE LEGEND
- OAK
- PALM
- ROYAL POINCIANA

LEGAL DESCRIPTION

THE NORTH 193 FEET OF THE SOUTH 630 FEET OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS CANAL AND ROAD RIGHTS OF WAY.

SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA AND CONTAIN 2.542 ACRES, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS AND RIGHTS-OF-WAY SHOWN ARE TAKEN FROM TITLE COMMITMENT NUMBER 24394655CA, AS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: JANUARY 18, 2006 AT 8:00 A.M. PROPERTY IS SUBJECT TO THE AGREEMENT WITH FT. PIERCE UTILITIES AUTHORITY, AS RECORDED IN OFFICIAL RECORDS BOOK 424, AT PAGE 8776 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. NO UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 1988, BASED ON ST. LUCIE COUNTY BENCHMARK "FRENCH" - ST. LUCIE COUNTY DISK IN CONC. 214' S OF FRENCH CREEK LANE, 29' W OF W E.O.P. OLEANDER BLVD. ELEVATION = 11.32' NAVD 1988.
5. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33-35-40 HAVING A BEARING OF NORTH 00°27'11" EAST. N.G.S. CONTROL MONUMENTS Y403, STL4 AND GCY WERE USED TO DETERMINE THIS BEARING.
6. TREE TYPES LISTED TO THE BEST OF OUR ABILITY. FOR A MORE EXACT SPECIES DETERMINATION, A BOTANIST OR SIMILAR PROFESSIONAL SHOULD BE CONSULTED.
7. THIS SURVEY IS CERTIFIED TO:

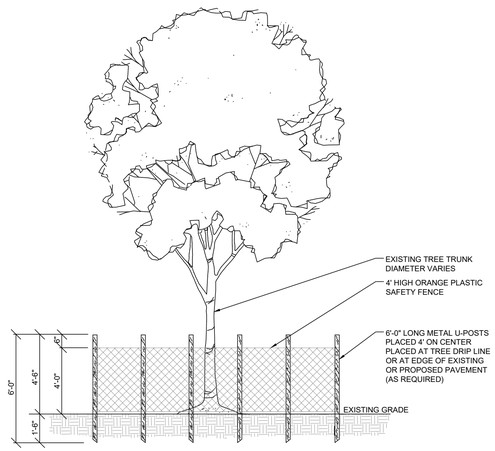
FLOOD INFORMATION

COMMUNITY NUMBER : 120286
PANEL NUMBER : 12111C0189K
DATE OF FIRM : FEBRUARY 19, 2020
ZONE : X

ABBREVIATIONS

L	=	ARC
ASPH	=	ASPHALT
C	=	CALCULATED
C&G	=	CURB & GUTTER
C.L.F.	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
COR.	=	CORNER
C.U.P.	=	CONCRETE UTILITY POLE
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD AND CAP
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
L.W.D.D.	=	LAKE WORTH DRAINAGE DISTRICT
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
S.L.C.R.	=	ST. LUCIE COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
U.E.	=	UTILITY EASEMENT
W.F.	=	WOOD FENCE
W.U.P.	=	WOOD UTILITY POLE
IP	=	IRON PIPE
RES	=	RESIDENCE
(C)	=	CALCULATED
(P)	=	PLAT
(M)	=	MEASURED
R/W	=	RIGHT-OF-WAY

LEGEND
- GUY ANCHOR WIRE
- WOOD UTILITY POLE
- CABLE TV BOX
- FENCE
- OVERHEAD POWER LINES
- SIGN
- TREE
- ELECTRIC SERVICE



ELEVATION

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

PLAN VIEW

TREE PROTECTION BARRIER DETAIL

NTS

DEMOLITION NOTES

1. ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONGRUENT WITH DEVELOPMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLITION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES AS PRESENTED ON THIS SHEET AND INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES, NEAR THE PROPERTY LINE, SHOULD ALSO BE PROTECTED.
5. ALL IMPACTS TO THE IRC R/W SHALL BE SODDED WITHIN (3) DAYS OF FINAL GRADING.
6. "TRUCKS ENTERING ROADWAY" SIGNS SHALL BE INSTALLED IN ADVANCE BOTH DIRECTIONS OF CONSTRUCTION ENTRANCE PER MUTCD STANDARDS.

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

C:\CIVIL ON HARD DRIVE\2022\23-0060 4101 Oleander multi family\DWG\23-0060 C3 EX COND,DEMO,EROSION.dwg

DATE	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	

JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	1/31/2024

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 20TH STREET
VERO BEACH, FL 32960
PH (772) 778-5381
FX (772) 778-5617
MELBOURNE, FL - PH (321) 253-4100
FT PIERCE, FL - PH (772) 468-9055

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

MARGARETA VILLAS
MULTI-FAMILY

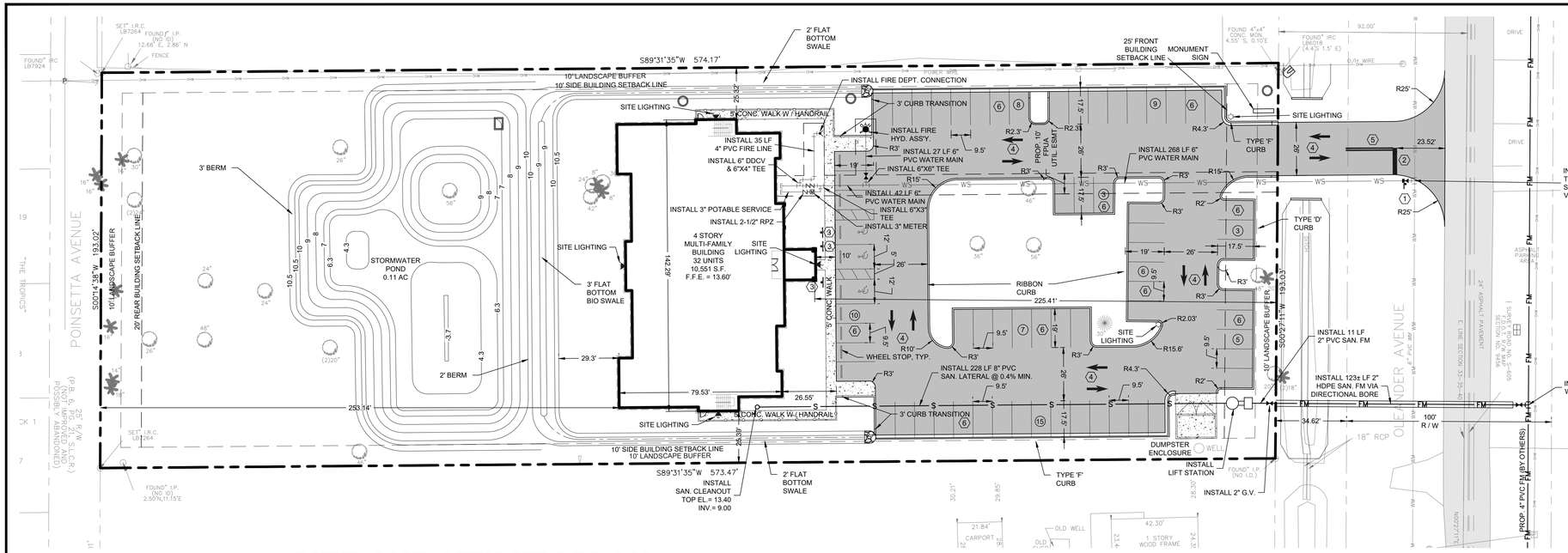
CITY OF FORT PIERCE FLORIDA

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

AARON J. BOWLES
FL. P.E. #55313 1/31/24

SHEET
C3

23-0060



SITE AND UTILITY PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

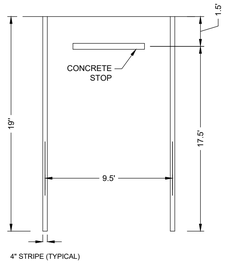
1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

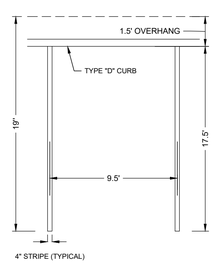
SITE, SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	R1-1 "STOP" SIGN
②	24"	SOLID WHITE STOP BAR- THERMOPLASTIC
③	12"	FTP-20-06 HC PARKING SIGN
④		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
⑤	6"	DOUBLE YELLOW STRIPE - THERMOPLASTIC
⑥	4"	PAINTED WHITE STRIPE



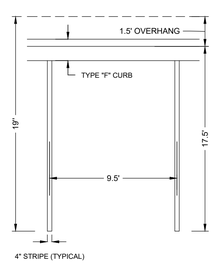
TYPICAL PARKING SPACE DETAIL

N.T.S.



PARKING SPACE DETAIL WITH "D" CURB AND OVERHANG

N.T.S.



PARKING SPACE DETAIL WITH "F" CURB AND OVERHANG

N.T.S.

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

PROJECT INFORMATION

SITE ADDRESS
4101 OLEANDER AVENUE
FORT PIERCE, FL 34982

OWNER
4101 OLEANDER GROUP, LLC
17555 COLLINS AVENUE, APT. 2006
SUNNY ISLES, FLORIDA 33160
PHONE (305) 337-0183

APPLICANT
MR. GEZA SZINI-SEBO
ABANDEL GROUP, LTD.
51 WIGTON PLACE
THORNHILL, ON, CANADA L4J8C6
PHONE (305) 337-0183

ARCHITECT
STAFFAN H. LUNDBERG
1341 SEA HAWK LANE
VERO BEACH, FLORIDA
PHONE (772) 538-5130

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

SURVEYOR
PERIMETER SURVEYING & MAPPING
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA
PHONE (561) 241-9988

TAX PARCEL I.D NUMBER(S)
2433-414-0001-000-4

ZONING
R-4

LAND USE
RM

LATITUDE
27°23'12.02" N

LONGITUDE
80°20'05.75" W

PROJECT DESCRIPTION
THIS PROJECT PROPOSES A 32 UNIT MULTI FAMILY RESIDENTIAL BUILDING WITH RELATED STORMWATER IMPROVEMENTS, PARKING AND LANDSCAPING. THE SITE SEEKS TO PRESERVE TREES WHERE POSSIBLE AND HAS CONFIGURED THE PARKING AND STORMWATER TO TRY TO PRESERVE THE TREE CANOPY.

SITE DATA

EXISTING SITE DATA

	SF	AC	%
SITE AREA	110,747 SF	2.54 AC	100%
AREA OF DEVELOPMENT	110,747 SF	2.54 AC	100.00%
IMPERVIOUS AREA	4,954 SF	0.11 AC	4.47%
EXISTING BUILDING	3,136 SF	0.07 AC	2.83%
EXISTING CONCRETE	1,818 SF	0.04 AC	1.64%
EXISTING PAVEMENT	0 SF	0.00 AC	0.00%
PERVIOUS AREA	105,793 SF	2.43 AC	95.53%

PROPOSED SITE DATA

SITE AREA	110,747 SF	2.54 AC	100%
IMPERVIOUS AREA	44,149 SF	1.01 AC	39.86%
PROPOSED BUILDING	10,551 SF	0.24 AC	9.53%
PROPOSED CONCRETE	2,998 SF	0.07 AC	2.71%
PROPOSED ASPHALT	25,702 SF	0.59 AC	23.21%
WET POND AREA	4,898 SF	0.11 AC	4.42%
PERVIOUS AREA	66,598 SF	1.53 AC	60.14%
OPEN SPACE	66,598 SF	1.53 AC	60.14%
NET NEW IMPERVIOUS	+ 39,195 SF	0.90 AC	

ZONING DATA

	R-4 ZONING	EXISTING	PROPOSED
LOT SIZE	20,000 SF	110,747 SF	110,747 SF
MIN. LOT WIDTH	75-FT	193-FT	193-FT
BUILDING SETBACKS			
FRONT	25-FT	59-FT	225-FT
SIDE	10-FT	110-FT	25-FT
CORNER SIDE	15-FT	10-FT	25-FT
REAR	20-FT	378-FT	253-FT
BUILDING COVERAGE	50%	2.83%	9.53%
OPEN SPACE	10%	95.53%	60.14%
BUILDING HEIGHT	45-FT	--	45-FT

PARKING DATA
MULTIFAMILY HOUSING DEVELOPMENTS

2 SP/	1 UNIT	32 UNITS	=	64	SPACES REQUIRED
				66	SPACES PROVIDED
				3	ADA SPACES
				63	STANDARD SPACES

TRAFFIC STATEMENT
PER ITE, 11TH EDITION:
USE 1: (MULTIFAMILY HOUSING (MID-RISE)) = 2.93 ADT PER DWELLING UNIT
2.93 X 32.0 DU = 94 ADDT

DRAINAGE STATEMENT
STORMWATER IS TO BE COLLECTED IN THE WET POND AND BIO SWALE LOCATED TO THE REAR OF THE PROPERTY. THE SITE INCORPORATES LOW IMPACT DESIGN (L / D) BY UTILIZING A BIO SWALE OFFERING AN AESTHETIC AMENITY, IN ADDITION TO THE WET POND'S RETENTION AND ATTENUATION FOR NUTRIENT REDUCTION.

PERMITS REQUIRED
CoFP DEVELOPMENT REVIEW APPLICATION
CoFP DESIGN REVIEW APPLICATION
CoFP CONCURRENCY CAPACITY ANALYSIS FORM
CoFP DPCR
SLC FIRE REVIEW
FORT PIERCE UTILITIES AUTHORITY (FPUA)
NSLWCD CONNECTION PERMIT
SFWMD/FDEP 10-2 CERTIFICATION
FDEP WATER DISTRIBUTION PERMIT
FDEP WASTEWATER COLLECTION PERMIT
FDEP NPDES NOI PERMIT

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0189K, DATED FEB 19, 2020.

LEGAL DESCRIPTION
THE NORTH 193 FEET OF THE SOUTH 630 FEET OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS CANAL AND ROAD RIGHTS OF WAY. SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA AND CONTAIN 2.542 ACRES, MORE OR LESS.

WASTEWATER SOURCE
FPUA

POTABLE WATER SOURCE
FPUA

CONSTRUCTON SCHEDULE
START: JANUARY 2025
FINISH: DECEMBER 2026

NO.	DATE	REVISIONS
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-
1	-	-

JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	1/31/2024

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA-#3728
1835 20TH STREET
VERO BEACH, FL 32960
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FAX. (772) 778-7617
MELBOURNE FL. PH (321) 253-4100
FT.PIERCE FL. PH (772) 468-9055

SITE AND UTILITY PLAN

MARGARETA VILLAS
MULTI-FAMILY

CITY OF FORT PIERCE FLORIDA

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

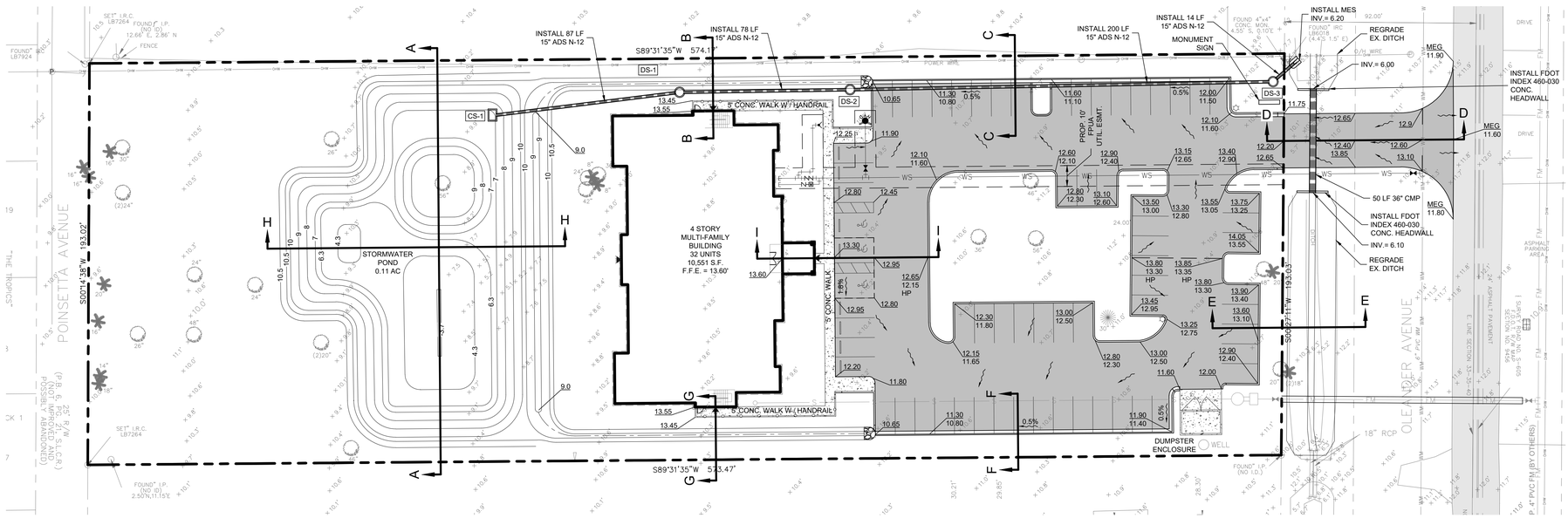
AARON J. BOWLES
FL. P.E. #55313 1/31/24

SHEET

C4

23-0060

C:\CIVIL DH HARD DRIVE\2023\23-0060 4101 Oleander multi family\DWG\23-0060 C4 SITE UTIL PLAN.dwg 1/31/2024 10:14



PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING ELEVATION (15.4)
- PROPOSED ELEVATION (18.70)
- PROPOSED DIRECTIONAL FLOW

DRAINAGE STRUCTURE SCHEDULE

	STRUCTURE NUMBER	CS-1	DS-1	DS-2	DS-3	STRUCTURE NUMBER
	FDOT INDEX #	# 425-052	# 425-001	# 425-001	# 425-001	FDOT INDEX #
	DESCRIPTION	MODIFIED TYPE "C" CONTROL STRUCTURE	STORM MH (4' DIA.)	STORM MH (4' DIA.)	STORM MH (4' DIA.)	DESCRIPTION
	RIM ELEV.	10.00	10.70	10.50	10.20	RIM ELEV.
	PIPE DIA.	15.00 "	15.00 "	15.00 "	15.00 "	PIPE DIA.
	COVER	1.35 '	2.40 '	2.50 '	3.00 '	COVER
INVERT ELEVATION	N	-	-	-	-	N
	S	-	-	-	-	S
	E	7.40 E	7.05 E	6.75 E	5.20 E	E
	W		7.05 W	6.75 W	6.20 W	W
	BOTTOM ELEV.	6.90	6.55	6.25	5.45	BOTTOM ELEV.

DRAINAGE STRUCTURE SCHEDULE

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

C:\CIVIL ON HARD DRIVE\2023\23-0060 4101 Oleander multi family\DWG\23-0060 C5 PVGD PLAN.dwg 1/31/2024 10:12 AM

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

JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	1/31/2024

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FT PIERCE, FL - PH (772) 468-9055

PAVING, GRADING AND DRAINAGE PLAN

MARGARETA VILLAS
MULTI-FAMILY

CITY OF FORT PIERCE FLORIDA

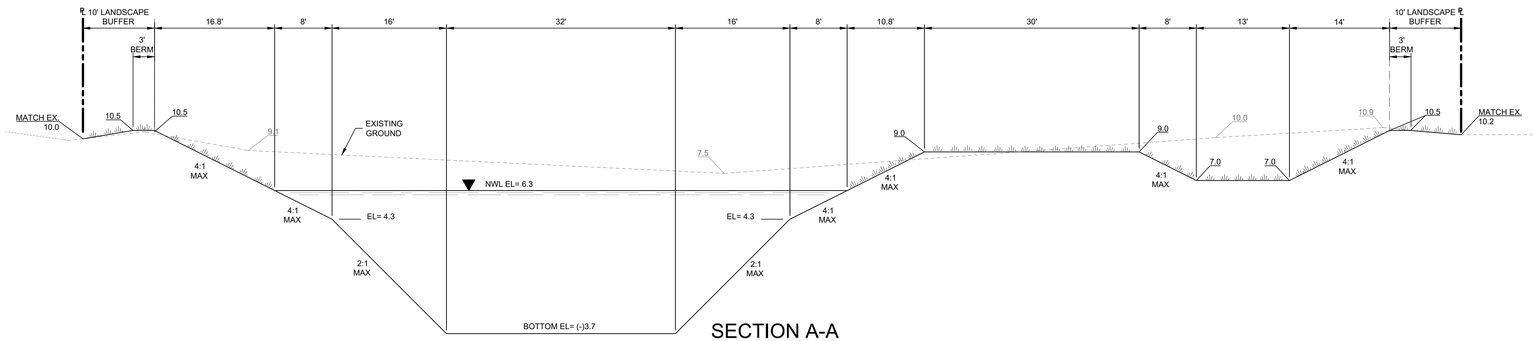
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AARON J. BOWLES
FL. P.E. #55313 1/31/24

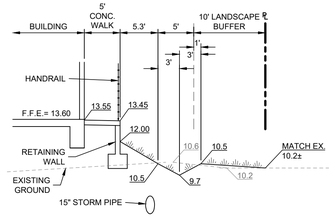
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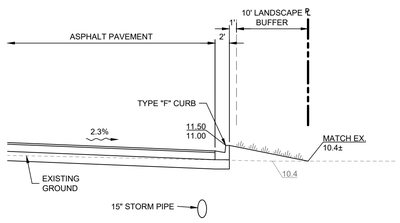
23-0060



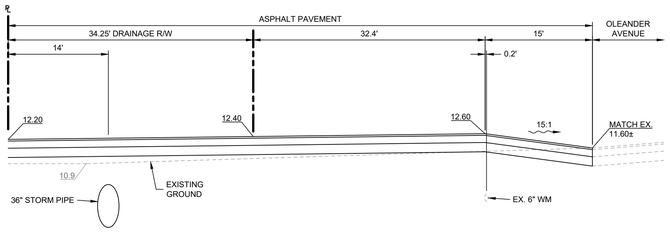
SECTION A-A
N.T.S.



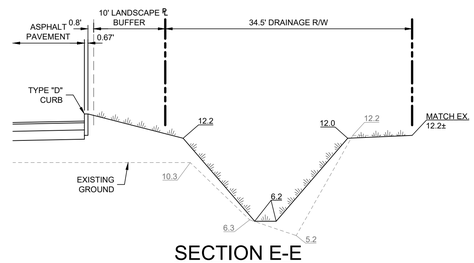
SECTION B-B
N.T.S.



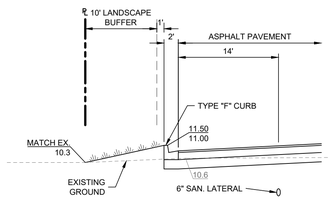
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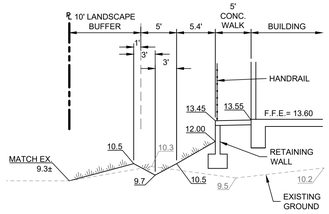
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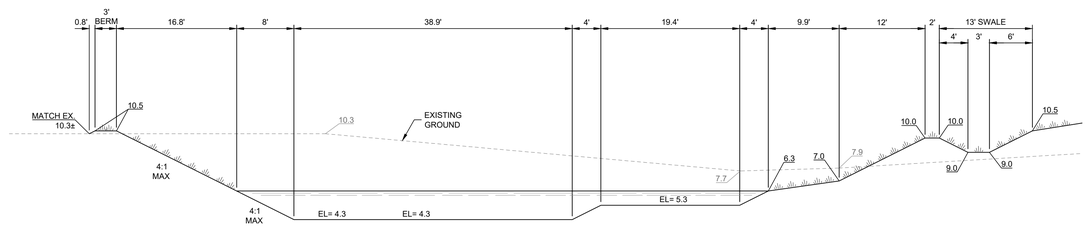
SECTION E-E
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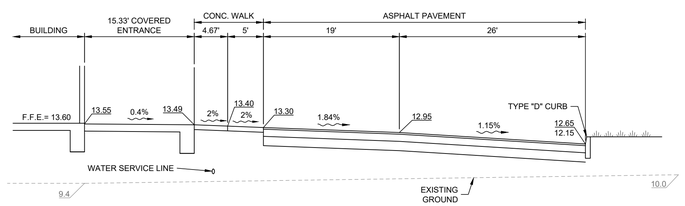
SECTION F-F
N.T.S.



SECTION G-G
N.T.S.



SECTION H-H
N.T.S.



SECTION I-I
N.T.S.

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

C:\CIVIL ON HARD DRIVE\2023\23-0060 4101 Oleander multi family\DWG\23-0060 CS PUD PLAN.dwg 1/31/2024 10:12 AM

DATE	REVISIONS
8	
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JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	1/31/2024

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1815 - 20TH STREET
VERO BEACH, FL 32960
TX. (772) 778-7017
MELBOURNE, FL - PH (321) 133-4100
FT. PIERCE, FL - PH (772) 468-9055

CROSS SECTIONS

MARGARETA VILLAS
MULTI-FAMILY

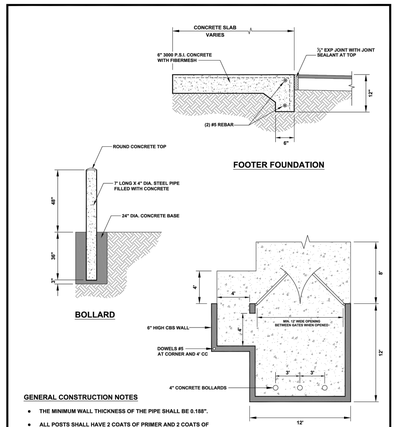
CITY OF FORT PIERCE, FLORIDA

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

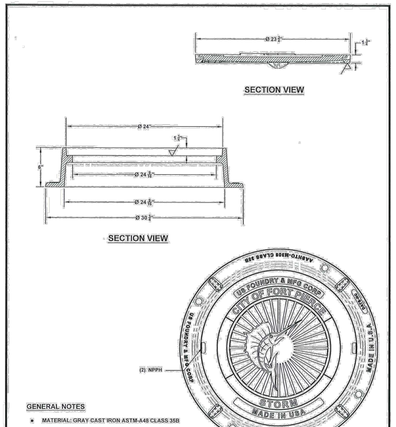
AARON J. BOWLES
FL. P.E. #55313 1/31/24

SHEET
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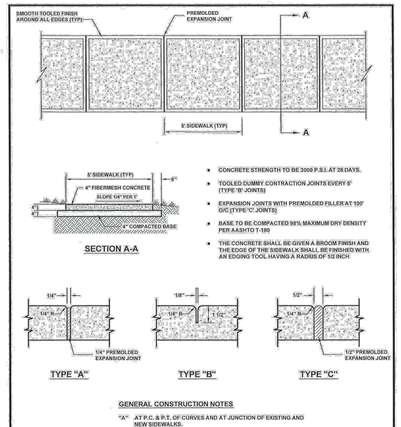
23-0060



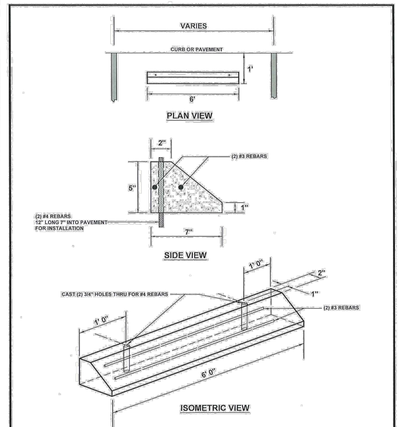
FORT PIERCE — DUMPSTER ENCLOSURE DETAIL — DATE: MAY, 2020 | SCALE: N.T.S. | DRAWN: S.SUNKER | SHEET: _



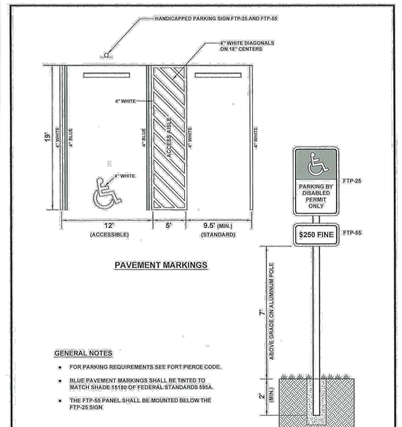
FORT PIERCE — MANHOLE COVER DETAIL — DATE: APRIL 2021 | SCALE: N.T.S. | DRAWN: S.SUNKER | SHEET: ?



FORT PIERCE — STANDARD SIDEWALK DETAIL — DATE: FEBRUARY 2020 | SCALE: NTS | DRAWN: S.SUNKER | SHEET: 6



FORT PIERCE — CONCRETE BUMPER DETAIL — DATE: AUGUST 2020 | SCALE: 3/4"=1' | DRAWN: S.SUNKER | SHEET: 10



FORT PIERCE — HANDICAPPED AND STANDARD PARKING DETAIL — DATE: AUGUST 2020 | SCALE: 3/4"=1' | DRAWN: S.SUNKER | SHEET: 11

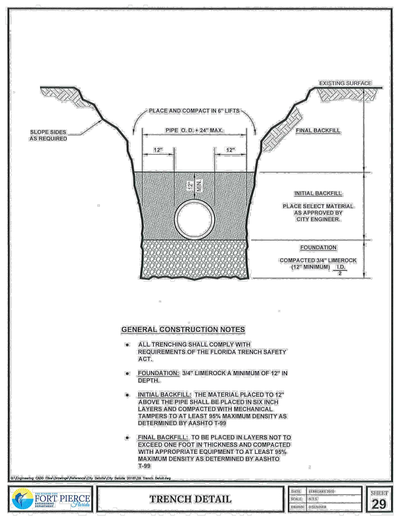
FORT PIERCE — PAVING DETAIL WITHOUT CURB AND GUTTER — DATE: SEPTEMBER 2020 | SCALE: NTS | DRAWN: S.SUNKER | SHEET: 14

FORT PIERCE — PAVEMENT WITH CURB AND GUTTER — DATE: FEBRUARY 2020 | SCALE: NTS | DRAWN: S.SUNKER | SHEET: 15

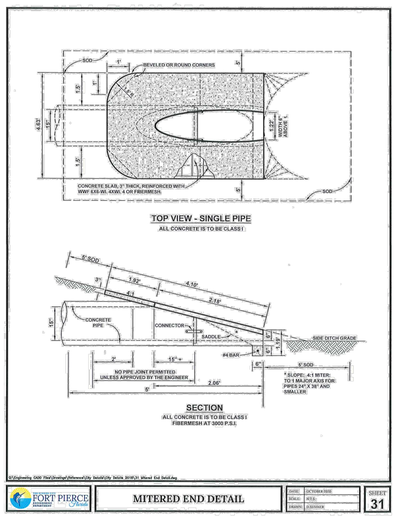
FORT PIERCE — TYPE "D" CURB AND GUTTER DETAILS — DATE: FEBRUARY 2020 | SCALE: NTS | DRAWN: S.SUNKER | SHEET: 22

FORT PIERCE — TYPE "F" CURB AND GUTTER DETAILS — DATE: FEBRUARY 2020 | SCALE: NTS | DRAWN: S.SUNKER | SHEET: 24

FORT PIERCE — TERMINAL CURB WITH JOINT DETAILS — DATE: SEPTEMBER 2020 | SCALE: 3/4"=1' | DRAWN: S.SUNKER | SHEET: 26



FORT PIERCE — TRENCH DETAIL — DATE: FEBRUARY 2020 | SCALE: NTS | DRAWN: S.SUNKER | SHEET: 29



FORT PIERCE — MITERED END DETAIL — DATE: OCTOBER 2020 | SCALE: NTS | DRAWN: S.SUNKER | SHEET: 31

	DATE	REVISIONS
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1		

JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	1/31/2024

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
PREDOMINE PL
VERO BEACH, FL 32960
PH. (772) 539-3151
FX. (772) 778-3417
E-MAIL: INFO@MBVENG.COM

GENERAL DETAILS

MARGARETA VILLAS
MULTI-FAMILY

CITY OF FORT PIERCE — FLORIDA

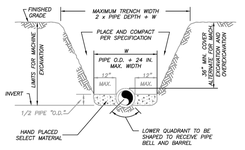
AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 1/31/24

SHEET
C7

23-0060

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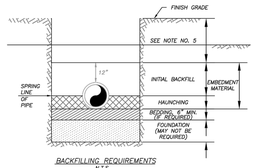


NOTES:

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.

FPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL	M-1
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC MISC. DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1

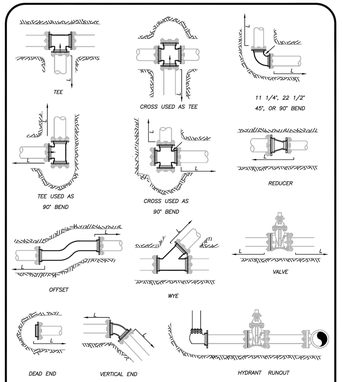


BACKFILLING REQUIREMENTS
N.T.S.

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.

FPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS	M-2
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC MISC. DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

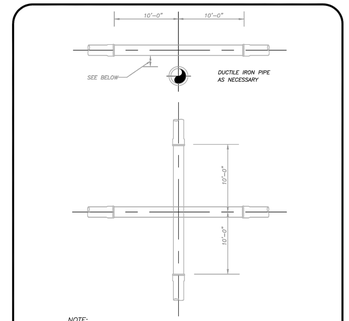
FPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC MISC. DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1

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.

FPUA COMMUNITY PROUD	MECHANICAL JOINT RESTRAINT NOTES	M-4
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC MISC. DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1

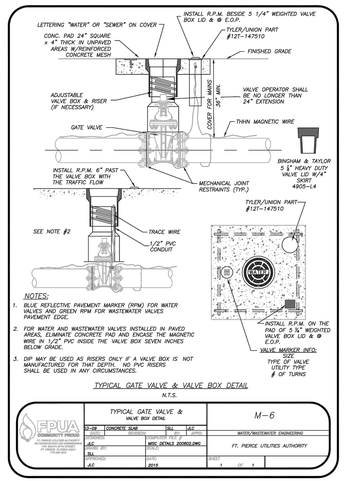


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

FPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL	M-5
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC MISC. DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1

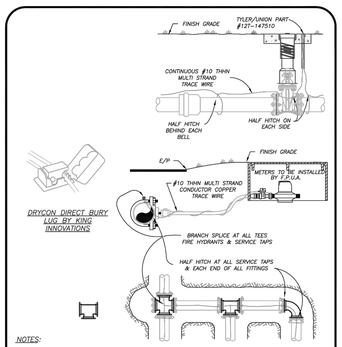


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

FPUA COMMUNITY PROUD	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC MISC. DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1

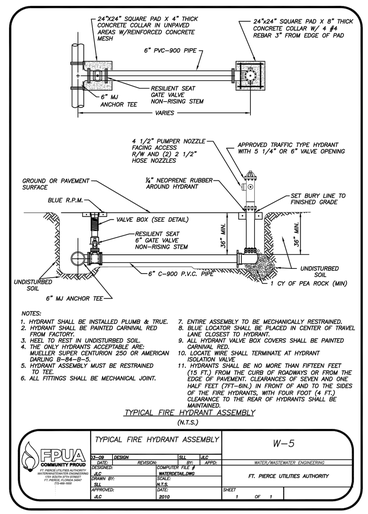


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

FPUA COMMUNITY PROUD	TRACE WIRE DETAIL	M-11
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC MISC. DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1

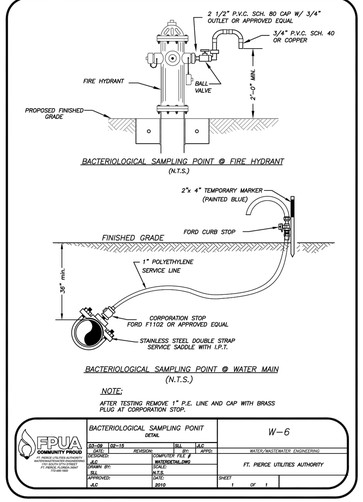


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE; MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B.
5. 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. ALL PIPE RUNS SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL FIRE HYDRANT ASSEMBLY	W-5
12-08 12-19	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC	MUTTERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1



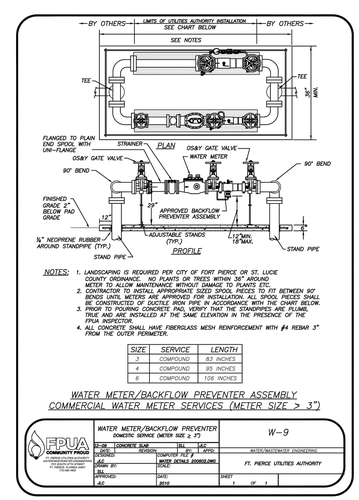
BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

FPUA COMMUNITY PROUD	BACTERIOLOGICAL SAMPLING POINT DETAIL	W-6
12-08 12-19	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC	MUTTERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1



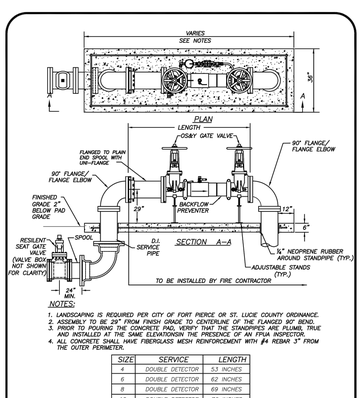
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. CONTRACTOR TO INSTALL APPROPRIATE SIZED SPOOL PIECES TO FIT BETWEEN 90° BENDS UNTIL METERS ARE APPROVED FOR INSTALLATION. ALL SPOOL PIECES SHALL BE FURNISHED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. PRIOR TO POURING CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND ARE INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF THE FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
3	COMPOUND	83 INCHES
4	COMPOUND	95 INCHES
6	COMPOUND	106 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
COMMERCIAL WATER METER SERVICES (METER SIZE > 3")

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER DOMESTIC SERVICE (METER SIZE ≥ 1")	W-9
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC WATER DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	PCPUT	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1



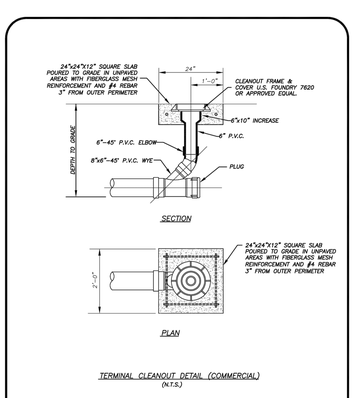
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

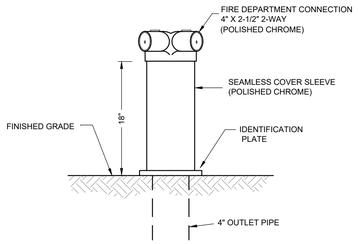
BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

FPUA COMMUNITY PROUD	BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
12-08 CONCRETE SLAB	SLL LAC	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC WATER DETAILS 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
12-08	SLL	WATER/WASTEWATER ENGINEERING
APVD. REVISION	DESIGNED COMPUTER FILE #	
AJC SEWER DETAIL 2009052.DWG	DRAWN BY:	FT. PIERCE UTILITIES AUTHORITY
SLL	N.T.S.	
APPROVED: AJC 2010	DATE:	SHEET 2 OF 3



FDC (FIRE DEPT. CONNECTION) DETAIL
N.T.S.

NO.	DATE	REVISIONS
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JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	1/31/2024

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1055 W. GRANADA BLVD. SUITE 3
ORMOND BEACH, FL 32360
PH. (772) 539-3151
FX. (772) 778-3417
PRELIMINARY NOT FOR CONSTRUCTION
LICENSED ELECTRONICALLY

WATER AND SEWER DETAILS

MARGARETA VILLAS
MULTI-FAMILY

CITY OF FORT PIERCE

FLORIDA

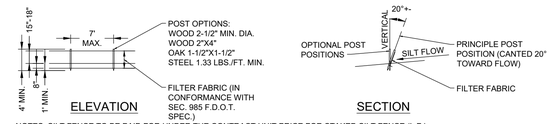
AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 1/31/24

SHEET
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23-0060

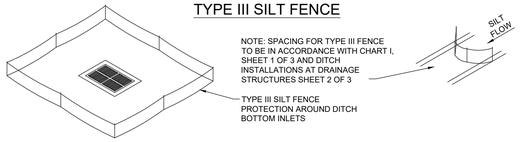
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aaron.bowles



ELEVATION SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



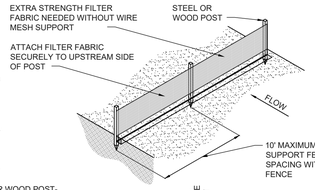
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

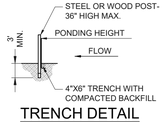
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

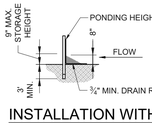
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.





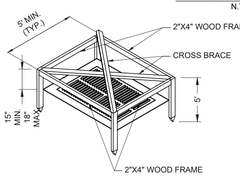
TRENCH DETAIL



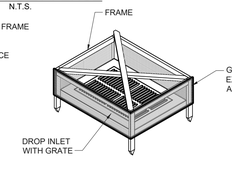
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

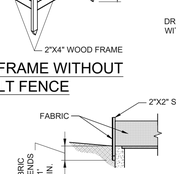
N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE

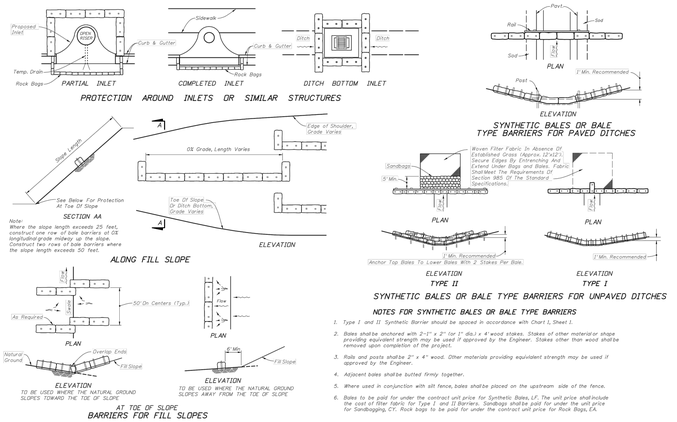


VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION

N.T.S.



NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

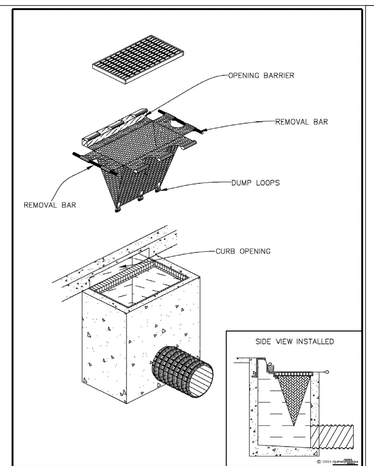
1. Type I and II Synthetic Barrier should be spaced in accordance with Chart I, Sheet 1.
2. Bales shall be anchored with 2'-1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Rails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sandbags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.

EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

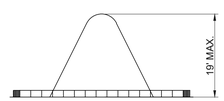
MINIMUM STANDARDS

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISON LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 104 AND 105 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.



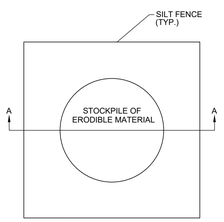
INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.

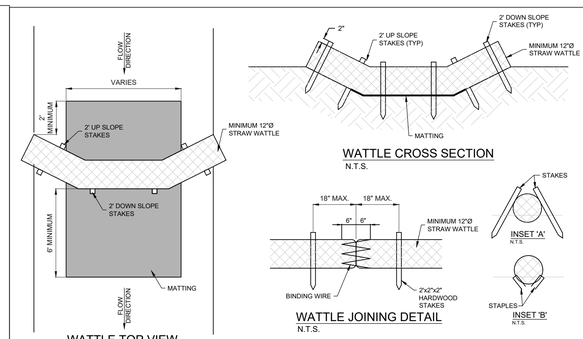
SECTION A-A



NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

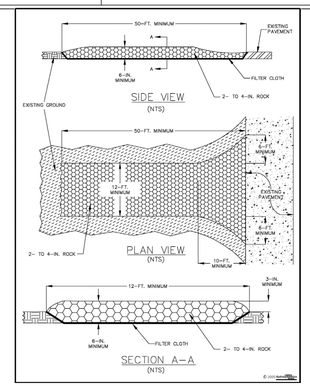
N.T.S.



NOTES:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD OVERLAP 24" - SHINGLE IN DIRECTION OF FLOW.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKE SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. USE MINIMUM 12"Ø COIR (COCONUT FIBER)/STRAW WATTLE.
5. USE 2' WOODEN STAKES WITH A 2"x2" NOMINAL CROSS SECTION.
6. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AS DIRECTED.
7. INSTALL A MINIMUM OF 2 UP SLOPE STAKES AND 4 DOWN SLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
8. PROVIDE STAPLES MADE OF 0.125"Ø STEEL SIRE FORMED INTO A 'U; SHAPE NOT LESS THAN 12" IN LENGTH.
9. INSTALL STAPLES APPROX. EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.

WATTLE DETAILS

N.T.S.



SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.

CITY OF FORT PIERCE NOTES (EROSION CONTROL)

(a) THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE BUILDING OFFICIAL UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP-WORK ORDER. PLANS FOR GRADING / STRIPPING / EXCAVATING AND FILLING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINTED AT THE SITE DURING THE DURATION OF WORK. TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING:
(1) START OF CONSTRUCTION
(2) INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
(3) COMPLETION OF SITE CLEARING
(4) COMPLETION OF ROUGH GRADING
(5) COMPLETION OF FINAL GRADING
(6) CLOSE OF THE CONSTRUCTION SEASON
(7) COMPLETION OF FINAL LANDSCAPING.
(b) THE PERMITTEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.
(c) THE CITY ENGINEER OR HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

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JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	1/31/2024

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
PREDOMINE IL - PH (772) 233-3151
E-MAIL: MBV@MBVENG.COM
VERO BEACH, FL 32960
4055 20th STREET
PH. (772) 778-3417

EROSION CONTROL DETAILS

MARGARETA VILLAS
MULTI-FAMILY

FLORIDA
CITY OF FORT PIERCE

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

AARON J. BOWLES
FL. P.E. #55313 1/31/24

SHEET
C9

23-0060

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Jaime Garcia

Technical Review Committee **1. f.**

Meeting Date: 03/21/2024

REQUESTED ACTION

Text Amendment - Revised Planned Development (PD) Process

SUMMARY

Please review the draft code and return comments to kfreeman@cityoffortpierce.com

LOCATION

Citywide

RESPONSIBLE STAFF

Kev Freeman
kfreeman@cityoffortpierce.com

RECOMMENDATION

Review

Attachments

Draft Ordinance

Form Review

Form Started By: Kev Freeman Started On: 02/29/2024 12:50 PM

Final Approval Date: 02/29/2024

ORDINANCE NO. 24-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, INSERTING AN AMENDED AND REVISED SECTION AT 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 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, but is not limited to, the legal description, duration and development timing, uses, densities, intensities, height, land use designation, description of any land dedicated to public purposes, description of any improvement works required to public facilities, including roadways, and who should provide such facilities, if necessary, financial assurances in the form of bonds for the construction of required facilities, and all conditions attached to the Final 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.

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 . 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.

(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.

(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 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.

(c) *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		*X*

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 then the applicant has 90 days from receipt of written notification of insufficiency to provide all the necessary information to remedy an insufficient application. The application shall be deemed withdrawn 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 shall be reviewed concurrently with an FPD if the proposed development involves the subdivision of land as regulated by the city.

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.

(d) *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 one calendar year after approval by the city commission. 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 approved FPD or phasing timelines 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 built out 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 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 a vertical improvement the property owner will be required to process a new zoning application either for a PD zoning or another zoning classification before any building permits or other approvals will be processed for the land subject to the MPD or FPD. land

(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.

(e) Requirements of a Planned Development (PD) Zoning Agreement

(1) A Planned Development zoning agreement shall include the following:

a. A legal description of the land subject to the agreement, and the names of its legal and equitable owners;

b. The duration of the agreement;

c. The development uses permitted on the land, including population densities, and building intensities and height;

d. 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;

e. A description of any reservation or dedication of land for public purposes;

f. A description of all local development permits approved or needed to be approved for the development of the land;

g. A finding that the development permitted or proposed is consistent with the local government's comprehensive plan and land development regulations;

h. 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

i. 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 PD zoning agreement may provide that the entire development or any phase thereof be commenced or completed within a specific period of time.

(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.~~

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

Technical Review Committee **1. g.**

Meeting Date: 03/21/2024

REQUESTED ACTION

Text Amendment - Zoning Use Table

SUMMARY

Table updated to address various code updates. Please review and return comments to kfreeman@cityoffortpierce.com

LOCATION

Citywide.

RESPONSIBLE STAFF

Kev Freeman
kfreeman@cityoffortpierce.com

RECOMMENDATION

Review.

Attachments

Draft Ordinance

Form Review

Form Started By: Kev Freeman Started On: 02/29/2024 02:23 PM

Final Approval Date: 02/29/2024

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, SUBSECTION (g) – 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, and family entertainment centers; 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, Subsection (g) is hereby amended, so the same shall read as follows:

Sec. 125-187. Allowed uses.

g) *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	C	C	-	C	C	-	-	-	-	-	-	C	-	-
-Duplex	-	-	-	-	-	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	-	-	-	-	-	-	-	-
-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	-	~~C~~ 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	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 Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
-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	C	C	C	-	-	-	-	-
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-

-Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	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	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	C	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	C	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	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