CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, July 17, 2025 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. PZTEMP2025-00010
   Temporary Use (Storage Container) - 1945 Harbortown Drive

   b. PZANN2025-00001
   Annexation – MRM Ventures - Parcel ID: 2421-233-0001-000-2

   c. PZVAR2025-00004
   Variance – Hixson Quadruplex - 1144 South Ocean Drive

   d. PZSITE2025-00028
   Minor Site Plan Amendment -Shell Gas Station-6900 Okeechobee Road

   e. PZSITE2025-00029
   Minor Site Plan and Conditional Use - New Tank Farm - 3700 Okeechobee Road

   f. PZCON2025-00007
   Conditional Use – Live Oak Detox Center - 912 Avenue I

Technical Review Committee - 10:00 AM **1. a.**

Meeting Date: 07/17/2025

REQUESTED ACTION

PZTEMP2025-00010
Temporary Use (Storage Container) - 1945 Harbortown Drive

SUMMARY

Project #: PZTEMP2025-00010

SHM Harbortown is requesting a temporary use approval for a storage container. The container proposed to be climate controlled for storage and an office.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads.. Should you require additional information, please do not hesitate to reach via email or dialing 772-467-3739.

LOCATION

Address: 1945 Harbortown Dr.
Parcel ID: 2403-212-0001-000-1
Legal Description: 03 35 40 A PARCEL OF LAND LYG E OF FEC RR R/W AND N OF TAYLOR CREEK INCL ALL LOT 1 AND PART OF LOT 2 TAYLOR HARBOR FISHING PORTS/D MPDAF: FROM NW COR SEC 3, TH S89 DEG 37 MIN 30 SEC E ALG TWP LI 628.90 FT TO ELY R/W FEC RR, TH SELY ALG SD R/W 107.5 FT, TH S 89 DEG 44 MIN E 200 FT, TH S 20 DEG 24 MIN E 453.50 FT TO POB, TH N 89 DEG 44 MIN W 200 FT TO ELY R/W FEC RR, TH S 20DEG 24 MIN E 48.9 FT, TH S 89 DEG44 MIN E 26.72 FT, TH S 29 DEG 24MIN E 387.65 FT TO N R/W TAYLOR CREEK, TH N 87 DEG 56 MIN 41 SEC E AKG SD R/W 137.24 FT, TH N 23 DEG 59 MIN 10 SEC E 76.68 FT, TH N 61 DEG 49 MIN 28 SEC E 149.09 FT, TH S 79 DEG 06 MIN 17 SEC E 102.76 FT, TH N 20 DEG 24 MIN W 299.94 FT, TH N 89 DEG 44 MIN W 274.20 FT M/L TO POB (3.50 AC) (OR 3792-2820)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

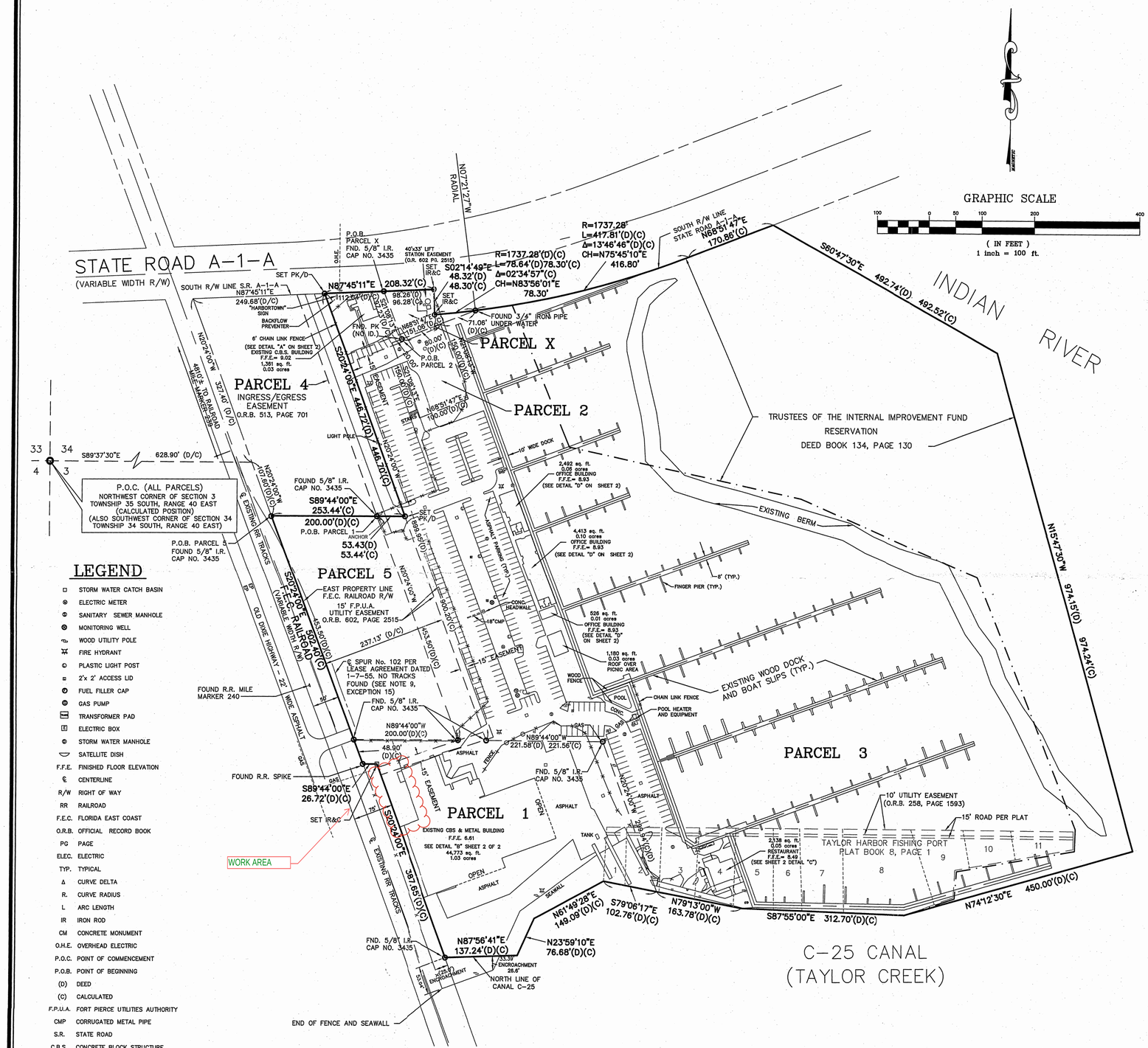
N/A

Attachments

TRC File

Form Review

Form Started By: Kerry Driver Started On: 06/26/2025 03:17 PM
Final Approval Date: 07/01/2025



LEGEND

- STORM WATER CATCH BASIN
- ELECTRIC METER
- SANITARY SEWER MANHOLE
- MONITORING WELL
- WOOD UTILITY POLE
- FIRE HYDRANT
- PLASTIC LIGHT POST
- 2'x 2' ACCESS LID
- FUEL FILLER CAP
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- F.F.E. FINISHED FLOOR ELEVATION
- ℄ CENTERLINE
- R/W RIGHT OF WAY
- RR RAILROAD
- F.E.C. FLORIDA EAST COAST
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- P.O.C. POINT OF COMMENCEMENT
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- CMP CORRUGATED METAL PIPE
- S.R. STATE ROAD
- C.B.S. CONCRETE BLOCK STRUCTURE
- —X— 6' CHAIN LINK FENCE
- ● CORNER IN WATER – UNABLE TO SET

DESCRIPTION

PARCEL 1

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right of way line of the Florida East Coast Railway 107.60 feet; thence South 89°44' East 200.00 feet to the Point of Beginning. From point of Beginning run South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence South 20°24' East along said right of way 48.9 feet; thence South 89°44' East 26.72 feet; thence South 20°24' East, 387.65 feet to the North right of way of F.C.D. Canal C-25 (Taylor Creek); thence North 87°56'41" East, 137.24 feet; thence North 23°59'10" East. 76.68 feet; thence North 61°49'28" East, 149.09 feet; thence South 79°6'17" East, 102.76 feet; thence North 20°24" West, 299.94 feet; thence North 89°44' West, 221.58 feet; thence North 20°24' West, 453.50 feet; thence North 89°44'00" West, 53.43 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060–2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 21°08'13" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 68°51'47" East, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said of Section 3; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060–2501 State of Florida Department of Transportation; thence North 87°45'11" East along said South right of way line, a distance of 249.68 feet to the Point of Beginning of this description; thence continue North 87°45'11" East along said South right–of–way line, a distance of 112.04 feet; thence South 21°08'13" East, a distance of 97.23 feet; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.0 feet; thence North 68°51'47" East, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence North 68°51'47" East, a distance of 71.06 feet to a Point of Intersection with arc of a curve and the South right of way line of said State Road A1A (a radial bearing at said point bears North 07°21'27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13°46'46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68°51'47" East along the tangent of said curve, a distance of 170.86 feet; thence South 60°47'30" East, a distance of 492.74 feet; thence South 15°47'30" East, a distance of 974.15 feet; thence South 74°12'30" West, a distance of 450.00 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port as recorded in Plat Book 8, page 1 of the Public records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87°55'00" West, a distance of 312.70 feet; thence North 79°13'00" West, a distance of 163.78 feet; thence North 20°24'00" west, a distance of 299.94 feet; thence North 89°44'00" west, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway right of way; thence North 20°24'00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non–exclusive Ingress and Egress Easement as Described in that certain Easement Agreement recorded in Official Record Book 513, page 701, of the Public Records of St.Lucie County, Florida.

DESCRIPTION

(CONTINUED)

TOGETHER WITH

PARCEL X

A parcel in portions of Section 34, Township 34 South, Range 40 East, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the Township line 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right–of–way; thence run Northeast along said right–of–way line 327.4 feet to the South right–of–way of State Road A–1–A; thence East along said South right–of–way 361.59 feet to the Point of Beginning; thence South 21 degrees 08'13" East 97.23 feet; thence North 68 degrees 51'47" East 151.06 feet to a point on a curve concave to theNorthwest with a radius of 1737.28 feet and a central angle of 13 degrees 46'46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A–1–A right–of–way 48.32 feet; thence West along said South right–of–way 98.26 feet to the Point Of Beginning.

TOGETHER WITH

PARCEL 5

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right–of–way line of the Florida East Coast Railway 107.60 feet; to the Point Of Beginning. From the Point Of Beginng run South 89°44' East 200 feet; thence South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence North 20°24' West, along said right of way 453.00 feet to the Point Of Beginning.

TOTAL AREA: 36.056 ACRES

SURVEY NOTES

1. All Boundary–related surveying, including property line resolution, easements and encroachment information, performed by James A. Fowler Land Surveying Company, under the direct supervision of James A. Fowler, Florida Professional Land Surveyor number 3435. All interior improvements, as well as their relationship to the property lines determined by James A. Fowler, were surveyed by Culpepper and Terpening, Inc.
2. The East right of way line of the Florida East Coast Railway is assumed to bear South 20°24'00" East, and all bearings shown hereon are relative thereto.
3. Finished floor elevations shown hereon are based on that United States Coastal and Geodetic Survey marker stamped "C–231", with a published elevation of 7.697', based on the National Geodetic Vertical Datum of 1929.
4. Underground improvements and utilities not located as part of this survey.
5. Description provided by client and/or their agent.
6. Not valid unless signed, dated and embossed with seal of signing surveyors.
7. By graphic plotting only Property shown is located in Flood Zones X, AE5, AE6, and VE8 per flood zone maps number 12111C0177 G, dated 11–4–92 and 12111C0179 G, dated 11–4–92.
8. Parcel 5 was added to the survey on 5–3–99. The date of the last field work was 1–31–05.
9. This is an update of a Boundary Survey originally performed by this office on July 5, 1995 and updated on April 30, 1999. The description for Parcel 3 shown and provided to this office does not close. The calculated data shown hereon is a resolution of the overall boundary for this parcel based on a composite of Parcels 1 through 5 and existing field monumentation.

10. Said property is subject to the following matters of record, provided to the surveyor in Owner's Title insurance policy by Commonwealth Land Title Insurance Fund, Inc., Order No. 24268753CA, in schedule "B", Section 2 Exceptions, effective date 12/5/04.

Schedule "B" Exceptions:
Exceptions 1–2: Not a survey matter.
Exception 3: None observed.
Exception 4: Not a survey matter.
Exception 5: Not a survey matter.
Exception 6: Not a survey matter.
Exception 7: Shown on survey.
Exception 8: Shown on survey.
Exception 9: Shown on survey.
Exception 10: Shown on survey.
Exception 11: Not applicable.
Exception 12: (Intentionally deleted with Underwriter's approval.)
Exception 13: Not applicable.
Exception 14: Not a survey matter.
Exception 15: Not accurately plottable from information supplied. Client is directed to contact Florida East Coast Railroad for exact location of License agreement boundary.
Exception 16: Shown on survey.
Exception 17: Not a survey matter.
Exception 18: (Exception intentionally deleted with Underwriter's approval.)
Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & McCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA

MICHAEL T. OWEN, P.S.M. FLORIDA CERTIFICATE NO. 5556 — SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
04-211CALC	0498/26

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE

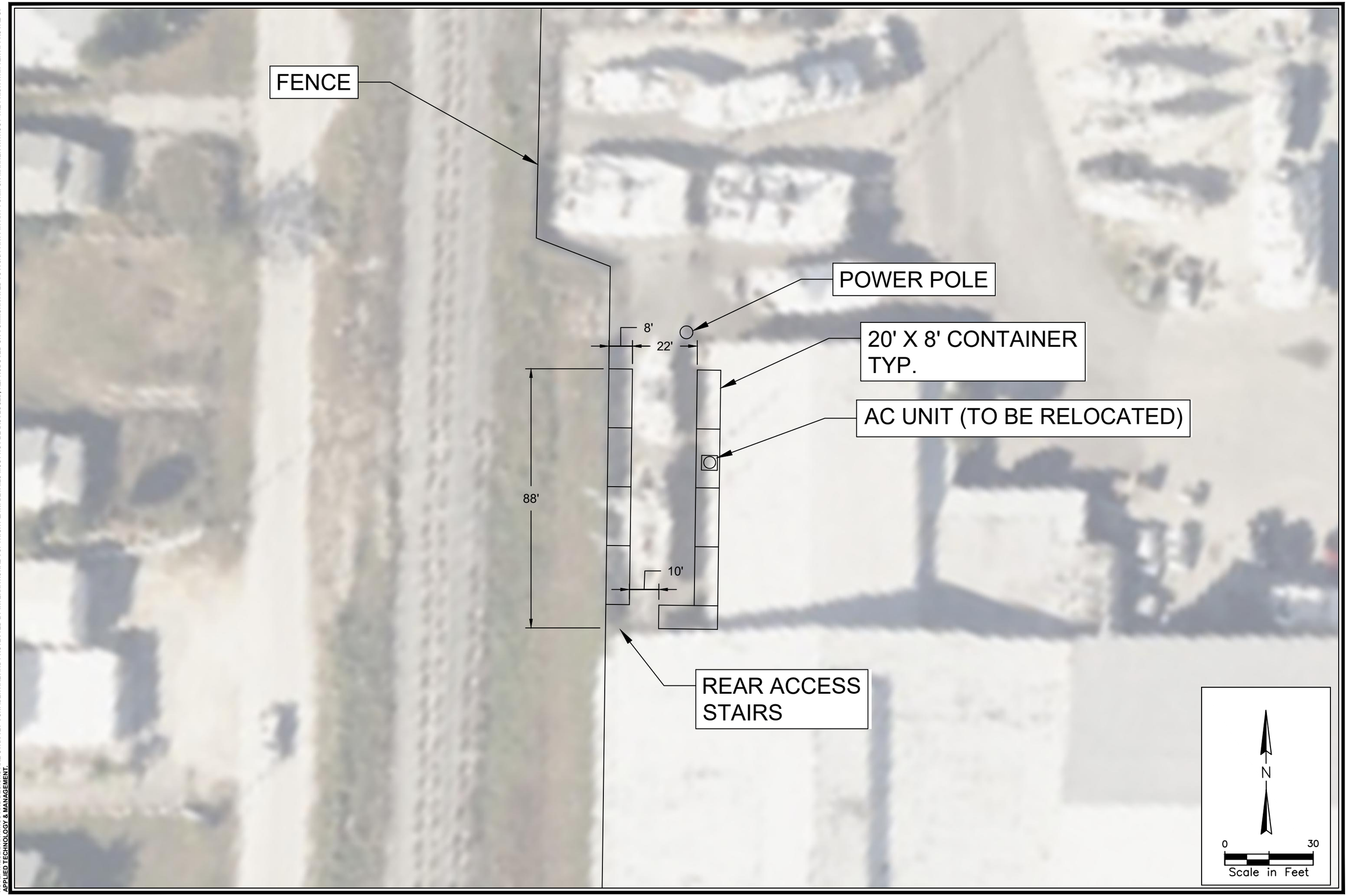
	BY	DATE
DESIGNED		
CALCS.		
DRAWN	MDP	2–08–05
DETAILED		
CHECKED	MTO	2–09–05
APPROVED		

BOUNDARY SURVEY
FOR
RIVERFRONT DEVELOPMENT L.C.

DATE: 2–08–05
HORIZ. SCALE: 1" = 100'
VERT. SCALE:
JOB No. 04–211
SHEET 1 OF 1

P:\Proj-2004\04-211 Harbortown Marina\SURVEY\04-211MAP.DWG, 4/26/2011 1:29:56 PM, \\ref\BLDG 1 WIDE-R

C:\Users\ethan.ross\OneDrive - Geosyntec\Desktop\Harbortown Ft. Pierce\Shearwater Expansion.dwg Layout 1 6/2/23
NOTICE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.

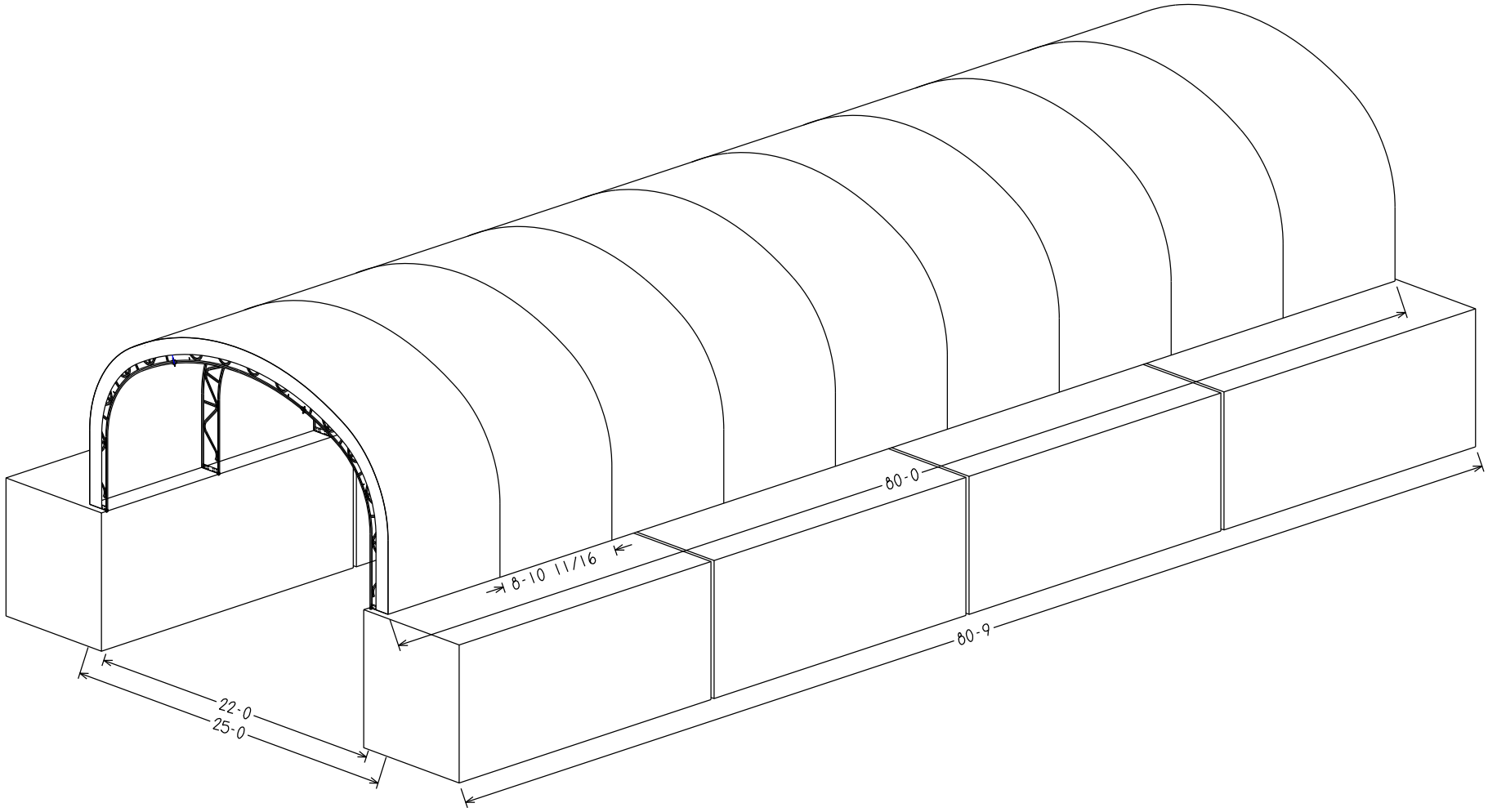


ATM
A Geosyntec Company

SHM HTM Shearwater Expansion
Expansion Layout

June 2, 2023

SHELTER ISOMETRIC VIEW



X _____

PLEASE SIGN ABOVE

DRAWN BY:	SEBASTIAN H.
DATE:	3/22/24
VIEW:	
REQUESTED BY:	DUSTIN M.
ENGINEER:	

SAFE HARBOR
HARBORTOWN

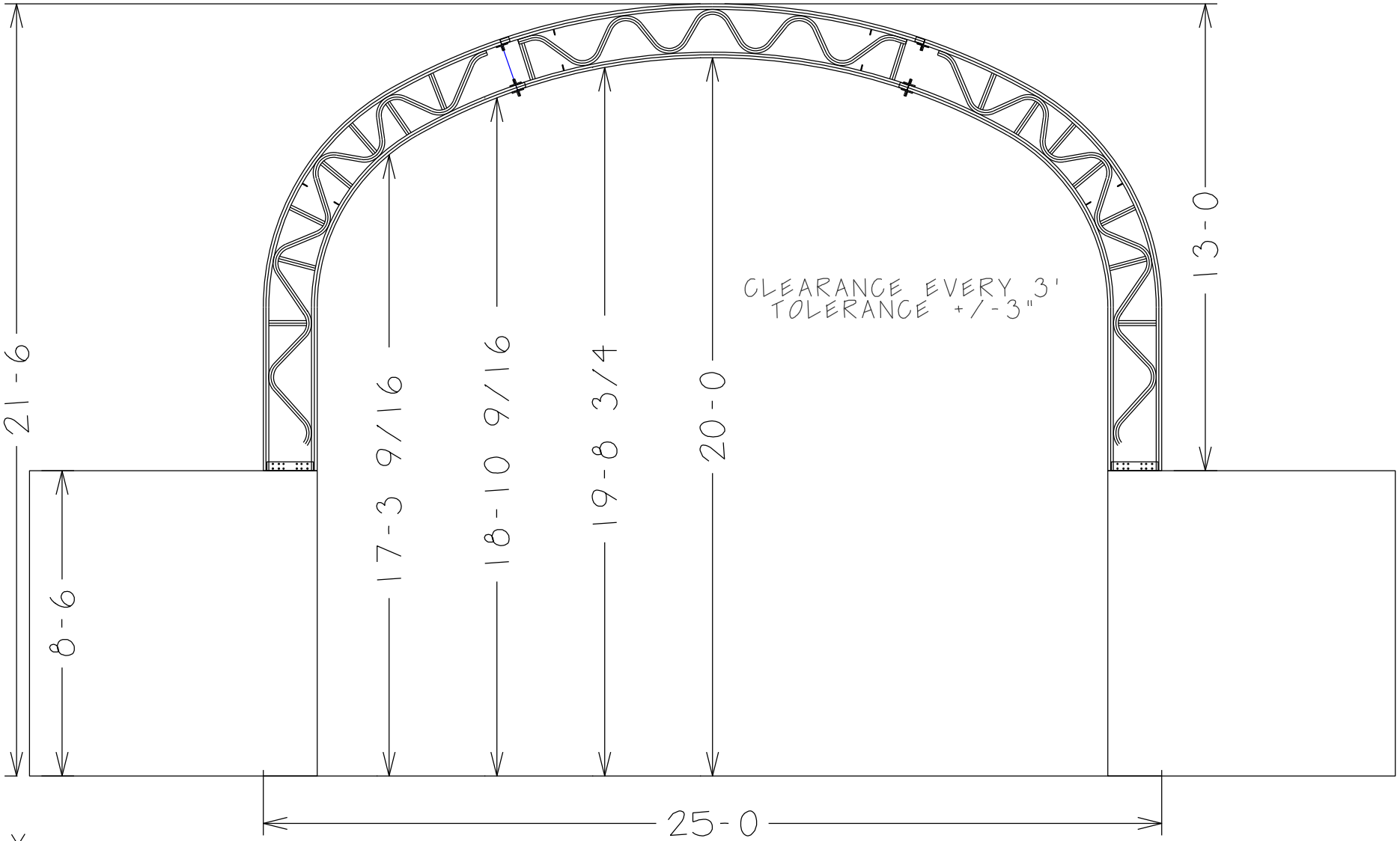
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*ALL INFORMATION IS PROPERTY OF BIG TOP MANUFACTURING

BIGTOP MANUFACTURING

3255 N. US 19
PERRY, FLORIDA 32347
PHONE 1-800-277-8677
FAX (850)584-7713
E-MAIL:
sales@bigtopshelters.com

SHELTER CLEARANCE



X

PLEASE SIGN ABOVE

ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

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ENGINEER:	

SAFE HARBOR
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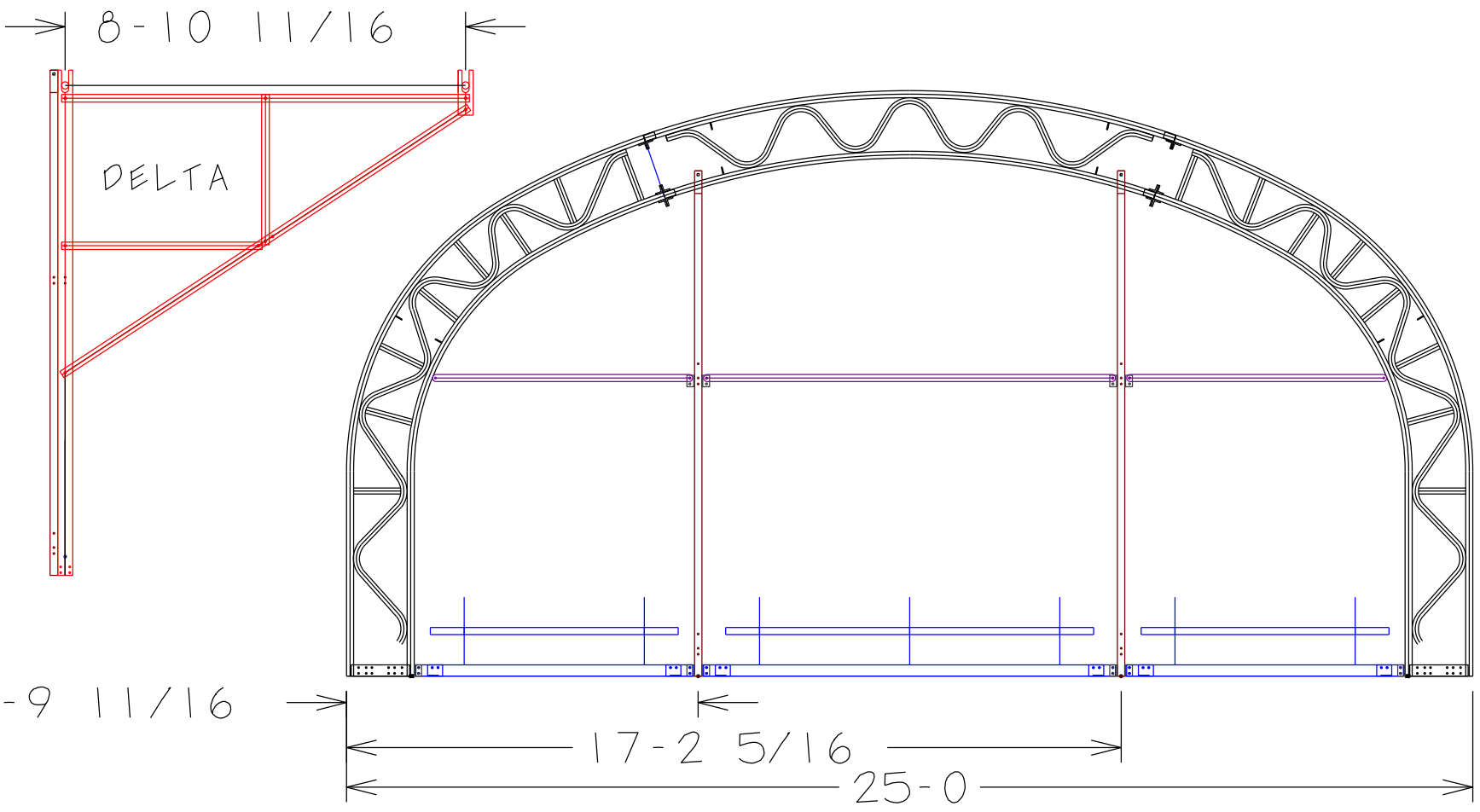
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SHELTER ENDPANEL



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X

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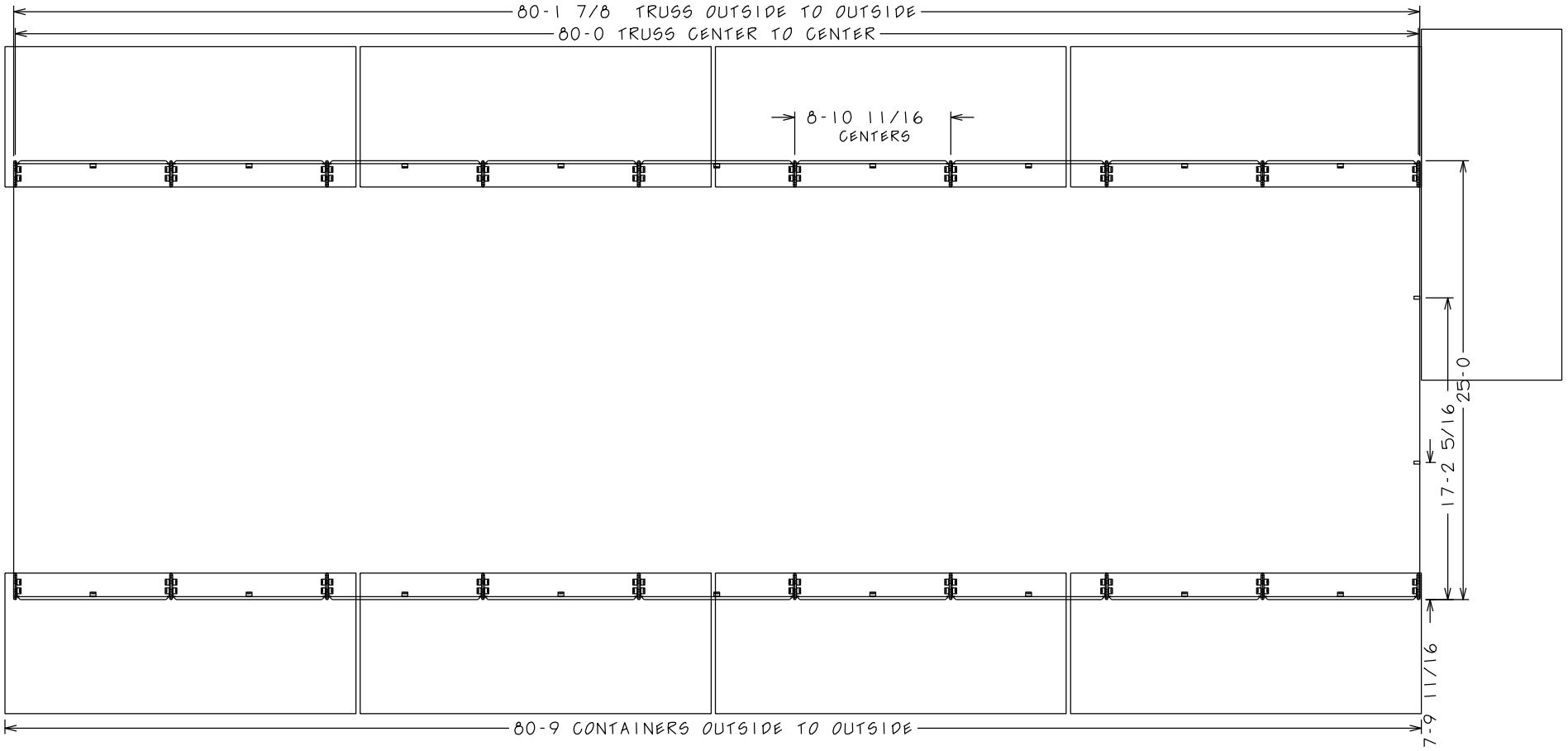
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SHELTER FOOTPRINT



ALL END AND SIDE CONTAINERS NEED TO BE LEVEL AND AT SAME HEIGHT!

X _____

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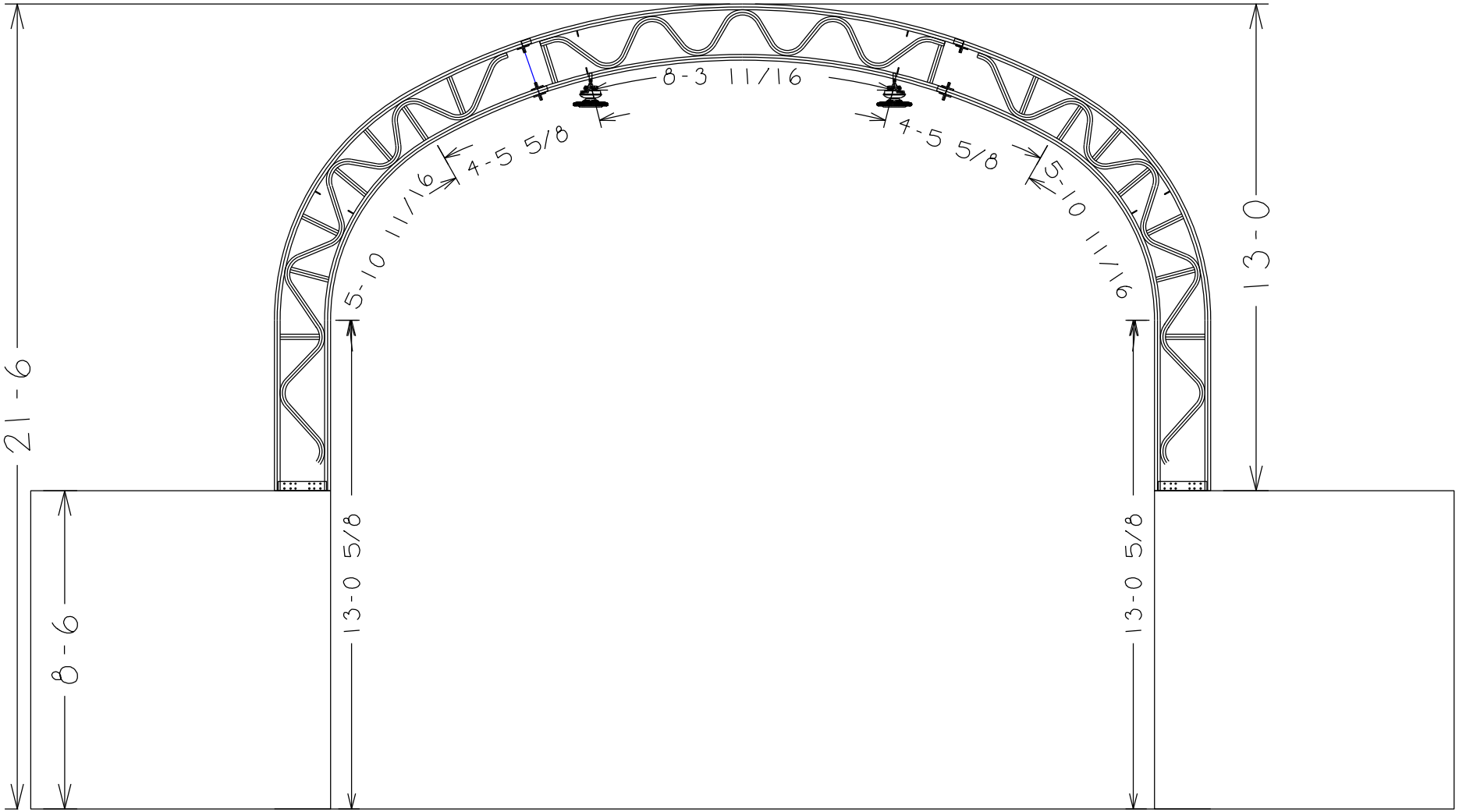
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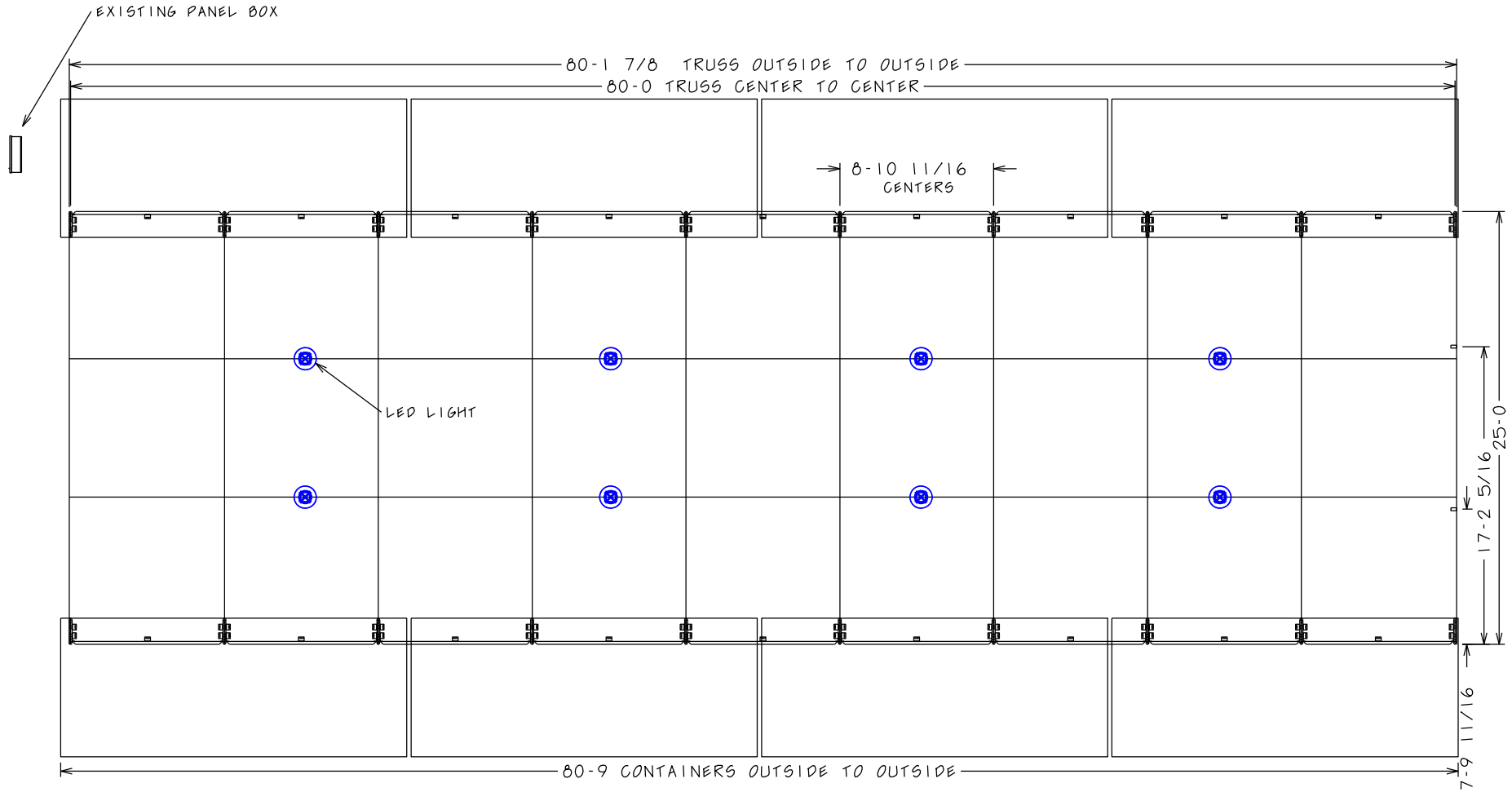
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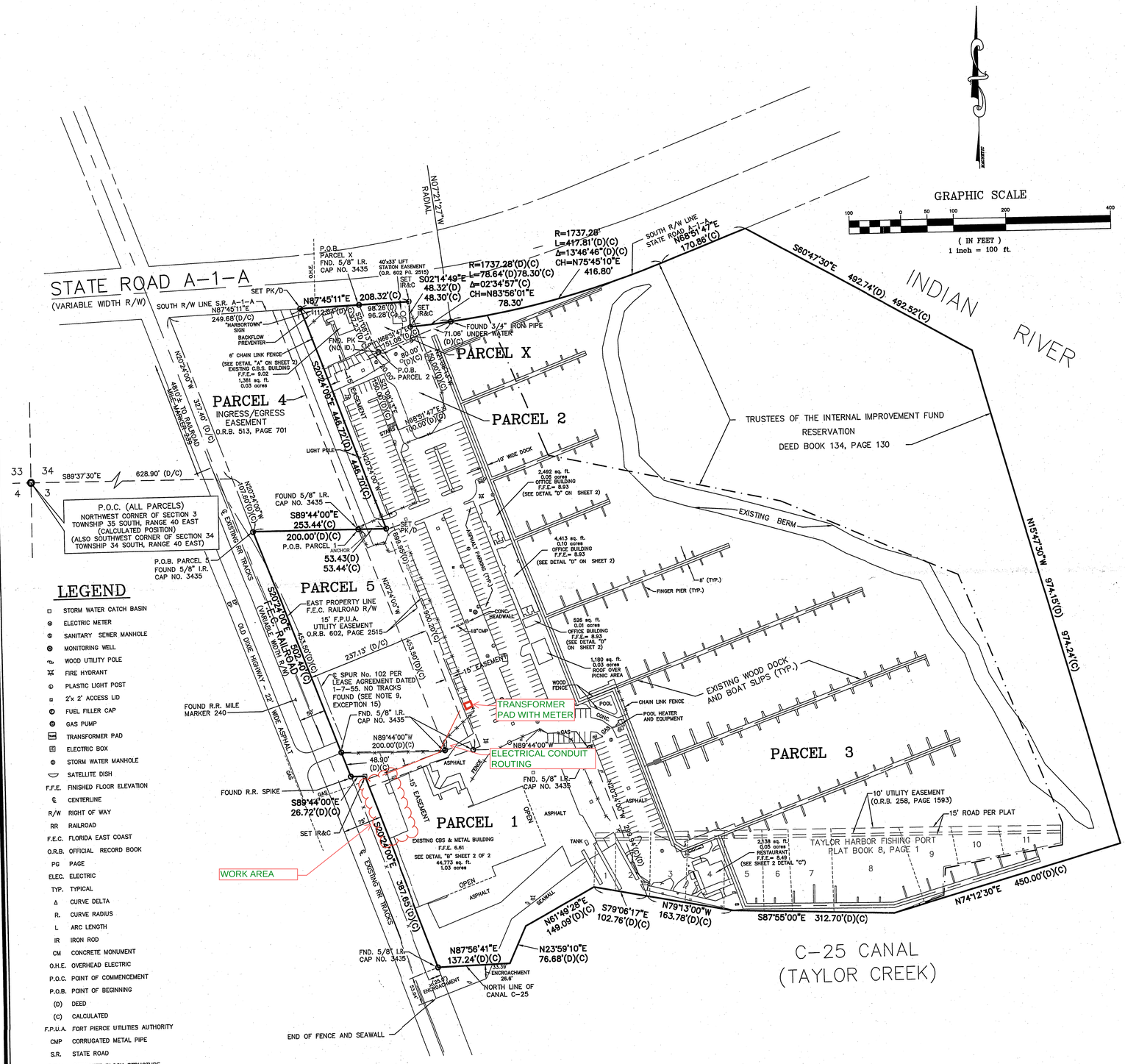
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TOGETHER WITH

PARCEL 2

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Southwest corner of said Section 34; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the South line of said Section 34 (Township Line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said south right of way line, a distance of 361.59 feet; thence South 21°08'13" East, a distance of 97.23 feet to the Point of Beginning of the description; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.00 feet; thence North 68°51'47" East, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence South 68°51'47" West, a distance of 80.00 feet to the Point of Beginning.

TOGETHER WITH

PARCEL 3

Being a parcel of land lying in a portion of Section 34, Township 34 South, Range 40 East, and Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida and being more particularly described as follows: Commencing at the Northwest corner of said of Section 3; thence South 89°37'30" East (for convenience the bearings shown herein are relative to an assumed meridian) along the North line of said Section 3, (Township line), a distance of 628.90 feet to a Point of Intersection with the East property line of Florida East Coast Railway right of way; thence North 20°24'00" West along said East property line, a distance of 327.40 feet to a Point of Intersection with the South right of way line of State Road A1A, as per Right of Way Map Section 94060-2501 State of Florida Department of Transportation; thence North 87°45'11" East along said South right of way line, a distance of 249.68 feet to the Point of Beginning of this description; thence continue North 87°45'11" East along said South right-of-way line, a distance of 112.04 feet; thence South 21°08'13" East, a distance of 97.23 feet; thence South 68°51'47" West, a distance of 20.00 feet; thence South 21°08'13" East, a distance of 150.0 feet; thence North 68°51'47" East, a distance of 100.00 feet; thence North 21°08'13" West, a distance of 150.00 feet; thence North 68°51'47" East, a distance of 71.06 feet to a Point of Intersection with arc of a curve and the South right of way line of said State Road A1A (a radial bearing at said point bears North 07°21'27" West) said curve concave to the Northwest having a radius of 1737.28 feet and a central angle of 13°46'46"; thence Southeasterly along the arc of said curve, a distance of 417.81 feet; thence North 68°51'47" East along the tangent of said curve, a distance of 170.86 feet; thence South 60°47'30" East, a distance of 492.74 feet; thence South 15°47'30" East, a distance of 974.15 feet; thence South 74°12'30" West, a distance of 450.00 feet to a point on the South Boundary Line of the plat of Taylor Harbor Fishing Port as recorded in Plat Book 8, page 1 of the Public records of St. Lucie County, Florida; (the next two described courses being the South Boundary Line of said plat) thence North 87°55'00" West, a distance of 312.70 feet; thence North 79°13'00" West, a distance of 163.78 feet; thence North 20°24'00" west, a distance of 221.58 feet to a POINT OF INTERSECTION with a line that is 237.13 feet East of and parallel with the East Property Line of said Florida East Coast Railway right of way; thence North 20°24'00" West along said parallel line, a distance of 899.85 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL 4

Together with the Easement rights to a non-exclusive Ingress and Egress Easement as Described in that certain Easement Agreement recorded in Official Record Book 513, page 701, of the Public Records of St.Lucie County, Florida.

DESCRIPTION

(CONTINUED)

TOGETHER WITH

PARCEL X

A parcel in portions of Section 34, Township 34 South, Range 40 East, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, run South 89 degrees 37'30" East along the Township line 628.9 feet to a point which is the intersection of said Township line with the East property line of Florida East Coast Railway right-of-way; thence run Northeast along said right-of-way line 327.4 feet to the South right-of-way of State Road A-1-A; thence East along said South right-of-way 361.59 feet to the Point of Beginning; thence South 21 degrees 08'13" East 97.23 feet; thence North 68 degrees 51'47" East 151.06 feet to a point on a curve concave to theNorthwest with a radius of 1737.28 feet and a central angle of 13 degrees 46'46"; thence West along the arc of said curve 78.64 feet; thence Northwesterly along State Road A-1-A right-of-way 48.32 feet; thence West along said South right-of-way 98.26 feet to the Point Of Beginning.

TOGETHER WITH

PARCEL 5

A parcel in portions of Section 3, Township 35 South, Range 40 East, and Section 34, Township 34 South, Range 40 East, more particularly described as follows: Commencing at the Northwest corner of said Section 3, run South 89°37'30" East along the Township line 628.90 feet; thence run South 20°24' East along the East right-of-way line of the Florida East Coast Railway 107.60 feet; to the Point Of Beginning. From the Point Of Beginng run South 89°44' East 200 feet; thence South 20°24' East 453.50 feet; thence North 89°44' West 200.00 feet to the aforementioned right of way; thence North 20°24' West, along said right of way 453.00 feet to the Point Of Beginning.

TOTAL AREA: 36.056 ACRES

SURVEY NOTES

1. All Boundary-related surveying, including property line resolution, easements and encroachment information, performed by James A. Fowler Land Surveying Company, under the direct supervision of James A. Fowler, Florida Professional Land Surveyor number 3435. All interior improvements, as well as their relationship to the property lines determined by James A. Fowler, were surveyed by Culpepper and Terpening, Inc.
2. The East right of way line of the Florida East Coast Railway is assumed to bear South 20°24'00" East, and all bearings shown hereon are relative thereto.
3. Finished floor elevations shown hereon are based on that United States Coastal and Geodetic Survey marker stamped "C-231", with a published elevation of 7.697', based on the National Geodetic Vertical Datum of 1929.
4. Underground improvements and utilities not located as part of this survey.
5. Description provided by client and/or their agent.
6. Not valid unless signed, dated and embossed with seal of signing surveyors.
7. By graphic plotting only Property shown is located in Flood Zones X, AE5, AE6, and VE8 per flood zone maps number 12111C0177 G, dated 11-4-92 and 12111C0179 G, dated 11-4-92.
8. Parcel 5 was added to the survey on 5-3-99. The date of the last field work was 1-31-05.
9. This is an update of a Boundary Survey originally performed by this office on July 5, 1995 and updated on April 30, 1999. The description for Parcel 3 shown and provided to this office does not close. The calculated data shown hereon is a resolution of the overall boundary for this parcel based on a composite of Parcels 1 through 5 and existing field monumentation.

10. Said property is subject to the following matters of record, provided to the surveyor in Owner's Title insurance policy by Commonwealth Land Title Insurance Fund, Inc., Order No. 24268753CA, in schedule "B", Section 2 Exceptions, effective date 12/5/04.

Schedule "B" Exceptions:

Exceptions 1-2: Not a survey matter.
Exception 3: None observed.
Exception 4: Not a survey matter.
Exception 5: Not a survey matter.
Exception 6: Not a survey matter.
Exception 7: Shown on survey.
Exception 8: Shown on survey.
Exception 9: Shown on survey.
Exception 10: Shown on survey.
Exception 11: Not applicable.
Exception 12: (Intentionally deleted with Underwriter's approval.)
Exception 13: Not applicable.
Exception 14: Not a survey matter.
Exception 15: Not accurately plottable from information supplied. Client is directed to contact Florida East Coast Railroad for exact location of License agreement boundary.
Exception 16: Shown on survey.
Exception 17: Not a survey matter.
Exception 18: (Exception intentionally deleted with Underwriter's approval.)
Exception 19: Not a survey matter.

CERTIFIED TO:

RIVERFRONT DEVELOPMENT, LC
RIVERVIEW DEVELOPERS, LC
SEACOAST NATIONAL BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GONANO & HARRELL, ATTORNEYS AT LAW
MELVILLE, SOWERBY & McCARTY, P.L.
TICOR TITLE INSURANCE COMPANY OF FLORIDA

MICHAEL T. OWEN, P.S.M. FLORIDA CERTIFICATE NO. 5556

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
04-211CALC	0498/26

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE

	BY	DATE
DESIGNED		
CALCS.		
DRAWN	MDP	2-08-05
DETAILED		
CHECKED	MTO	2-09-05
APPROVED		

BOUNDARY SURVEY

FOR

RIVERFRONT DEVELOPMENT L.C.

DATE: 2-08-05
HORIZ. SCALE: 1"= 100'
VERT. SCALE:
JOB No. 04-211
SHEET 1 OF 1

P:\Proj-2004\04-211 Harbortown Marina\SURVEY\04-211MAP.DWG, 4/26/2011 1:29:56 PM, \\wfx\BLDG 1 WIDE-R

Technical Review Committee - 10:00 AM **1. b.**

Meeting Date: 07/17/2025

REQUESTED ACTION

PZANN2025-00001
Annexation – MRM Ventures - Parcel ID: 2421-233-0001-000-2

SUMMARY

Project #: PZANN2025-00001

The applicant is requesting the annexation of the approximate 8.246 acres to develop a multifamily or townhome development.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

The Northeast Corner of South 25th Street and Cortez Boulevard - Parcel ID: 2421-233-0001-000-2

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

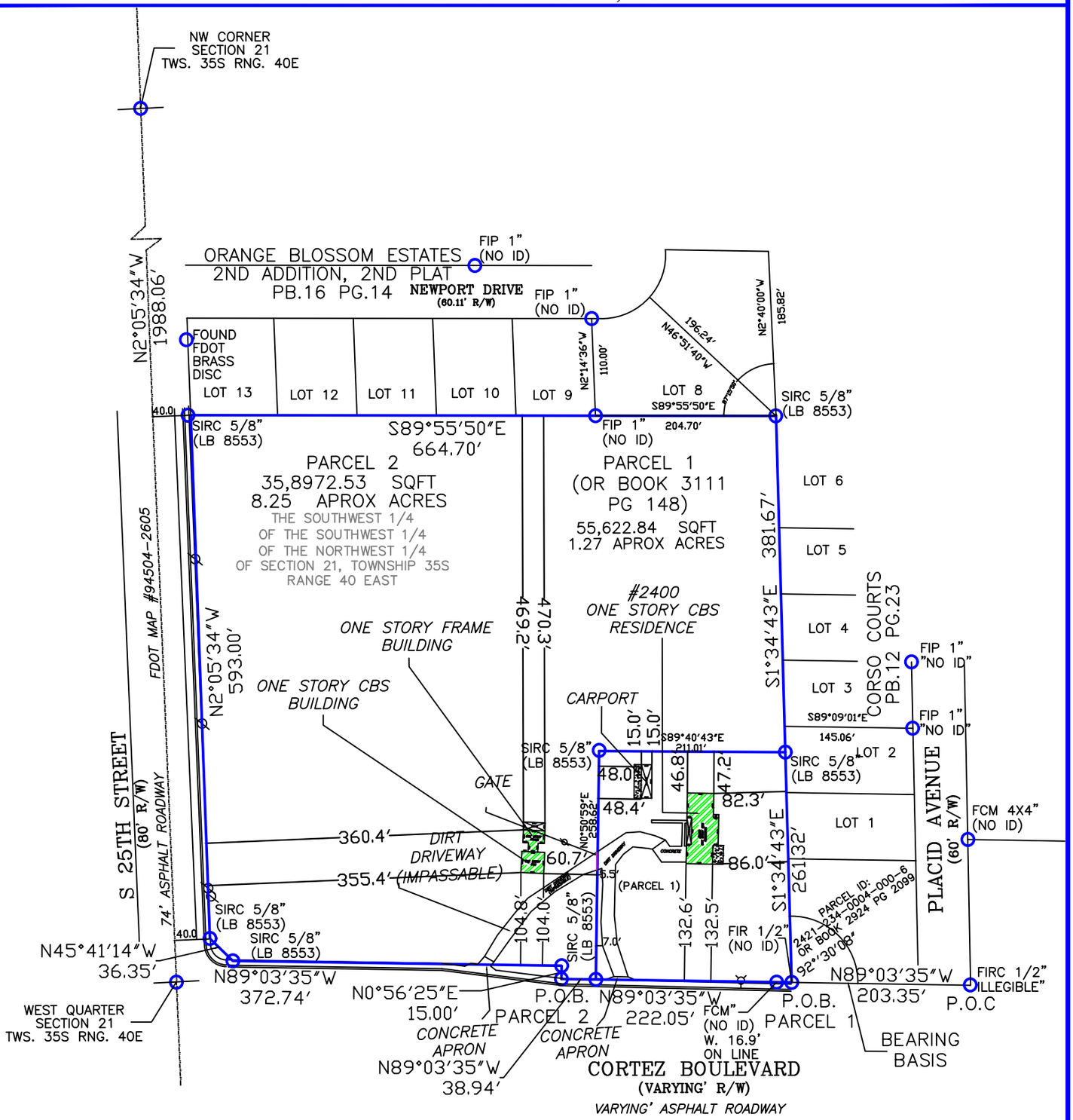
Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/03/2025 12:48 PM
Final Approval Date: 07/03/2025

MAP OF BOUNDARY SURVEY PREPARED FOR KENNETH M.GIBBONS,ROBERT A. GIBBONS & DAVID A. GIBBONS



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 MEASURED BEARING FOR THE NORTHERLY RIGHT OF WAY LINE OF CORTEZ BOULEVARD.

NORTH ARROW & GRAPHIC SCALE

0' 1" = 150' 150'

JOB # - 2304-100	REVISION -
FIELD DATE - 05/08/2023	REVISION -
DRAWN BY - LM	REVISION -
REVISION - 6.28.23	REVISION -
REVISION - 8.16.23	REVISION -
REVISION -	REVISION -

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 8553

KIN SURVEYORS
AKA KNOW IT NOW - TREASURE COAST INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
PHONE - (888) 396-7770
WWW.KINSURVEY.COM

LEGAL DESCRIPTION:

PARCEL 1:

COMMENCE AT THE EASTERLY CORNER OF CORTEZ BOULEVARD AND PLACID AVENUE RUN, THENCE NORTH 89°03'35" WEST, A DISTANCE OF 203.35' TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 222.05' TO A POINT; THENCE RUN NORTH 00°50'59" EAST, A DISTANCE OF 259.40' TO A POINT; THENCE RUN SOUTH 87°38'12"EAST, A DISTANCE OF 211.36' TO A POINT; THENCE RUN SOUTH 1°34'43" EAST, A DISTANCE OF 254.50', TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE EASTERLY CORNER OF CORTEZ BOULEVARD AND PLACID AVENUE, THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 425.40' TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 38.94' TO A POINT; THENCE RUN NORTH 0°56'25" EAST, A DISTANCE OF 15.00' TO A POINT; THENCE RUN NORTH 89°03'35" WEST, A DISTANCE OF 372.74' TO A POINT; THENCE RUN NORTH 45°41'14" WEST, A DISTANCE OF 36.35' TO A POINT; THENCE RUN NORTH 02°05'34" WEST, A DISTANCE OF 593.00' TO A POINT; THENCE RUN NORTH 89°55'50" EAST, A DISTANCE OF 664.70' TO A POINT; THENCE RUN SOUTH 1°34'43" EAST, A DISTANCE OF 388.43', TO A POINT; THENCE RUN SOUTH 87°38'12"EAST, A DISTANCE OF 211.36' TO A POINT; THENCE RUN NORTH 00°50'59" EAST, A DISTANCE OF 259.40' TO THE POINT OF BEGINNING.

JOB NUMBER: 2304-100

FIELD WORK DATE: 04/25/2023

PROPERTY ADDRESS:
2400 CORTEZ BOULEVARD, FORT PIERCE, FL 34982

FLOOD INFORMATION:
PANEL NUMBER: 12111C0186J
FIRM DATE: FEBRUARY 16, 2012
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
COMMUNITY NAME: ST. LUCIE COUNTY
COMMUNITY NUMBER: 120285

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

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. 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.
7. 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.
8. PROPERTY LINES AND OR IMPROVEMENTS SHOWN WERE PHYSICALLY LOCATED BY FIELD SURVEY.
9. MONUMENTS FOUND OR SET ARE SHOWN, CALCULATED LINES AND INFORMATION IS NOTED BY (C).
10. COMPUTATIONS OF LINES AND OR DATA NOT FOUND ARE SHOWN AS (C).
11. THIS SURVEY MEETS AND/OR EXCEEDS THE ACCURACY REQUIREMENTS PER FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.
12. 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.
13. 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.

BILL HYATT — DATE
SURVEYOR AND MAPPER #4636
STATE OF FLORIDA

FLORIDA BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER LB 8553

CERTIFIED TO:

KENNETH M. GIBBONS
ROBERT A. GIBBONS
DAVID ALAN GIBBONS

KIN SURVEYORS
AKA KNOW IT NOW - TREASURE COAST INC.
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WWW.KINSURVEY.COM

Planning and Development
Services Department
Planning Division

MEMORANDUM

TO: Benjamin Balcer, AICP, Planning & Development Services Director

FROM: Kori Benton, AICP, Planning Manager

DATE: March 5, 2025

SUBJECT: Gibbons Lot Split – LS-2210-000013
PDS Order 2025-029

On October 18, 2022, Pamela Williams of the Fairwater Title Company, on behalf of the property owner, submitted a lot split application for a parcel located at 2400 Cortez Blvd. in Fort Pierce (Parcel ID# 2421-233-0001-000-2). The proposal would divide a +/-9.52-acre parcel into a +/- 8.246-acre Parcel "A" and a +/-1.276-acre Parcel "B".

BACKGROUND:

Applicant/Property Owner: Kenneth, Robert & David Gibbons
2400 Cortez Blvd.
Fort Pierce, FL 34982-5608

Agent: Pamela Williams - Fairwater Title Company
466 SW Port St. Lucie Blvd, Ste 108
Port Saint Lucie, FL 34953

Parcel ID Number: 2421-233-0001-000-2

Parcel Size: 9.52-acres

Site Address: 2400 Cortez Blvd., Fort Pierce, FL 34982

Existing Use: Single-Family Residence

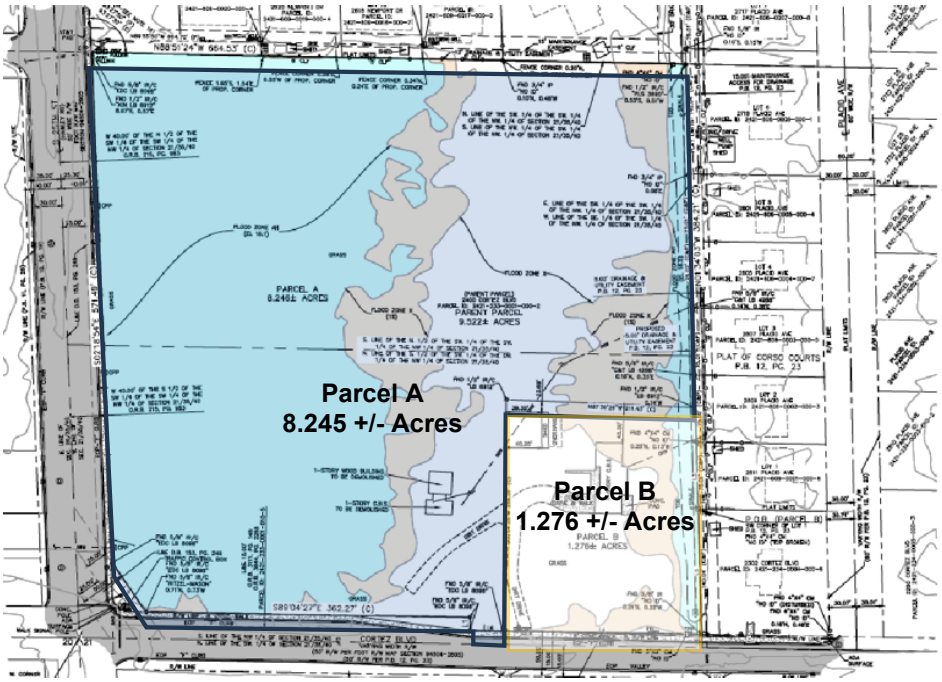
Zoning District: RS-4 (Single-family, Residential-4)

Future Land Use: RU (Residential Urban)

Existing Right-of-Way: Cortez Blvd. is an existing 50 to 65 ft. Right-of-way, north of a 57ft. NSLRWCD Right-of-way. No request for Right-of-Way dedication at this time.

Utilities Services: Existing Well & Septic, FPUA Water & Wastewater Available (to South)

Proposed Lot Split



ANALYSIS:

Pursuant to the St. Lucie County Land Development Code (LDC) adopted on January 1, 1990, a property owner of a meets and bounds tract of land may apply for a one-time lot split, free from any previous division of land. Following staff's review of the deeds for the subject property and adjacent properties, it has been determined, there has not been a previous lot split, lot line adjustment or minor replat since the adoption of the 1990 LDC.

The subject property is within the RS-4 (Single-family, Residential-4) Zoning District, with a Future Land Use designation of RU (Residential Urban). The site is located within the Urban Service Boundary (USB), however existing legacy services are via well and septic. The Fort Pierce Utilities Authority (FPUA) has central water and wastewater lines to the south which would be accessible to future development.

****

STANDARDS FOR LOT SPLIT REVIEW AS SET FORTH IN THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE SECTION 11.03.04

St. Lucie County Land Development Code (LDC) Section 11.03.04 establishes the Standards of Review for Lot Splits. The proposed lot split shall be granted only if the applicant complies with the following:

1. **Each lot conforms to the requirements of this Code.**

   Pursuant to LDC Section 7.04.01, the proposed lot line adjustment will result in both parcels complying with the lot size and dimensional requirements for the RS-4 (Residential, Single-family-

4) Zoning District, as outlined in the following table:

Zoning District	Min Lot Size	Min Lot Width	Min Road Frontage
RS-4 (Residential, Single-family-4)	10,000 ft^2 *8,000 ft2	75 feet	60 feet

Parcel A
The newly proposed Parcel "A" parcel is slated to contain +/-8.245 acres, exceeding the lot width, area and frontage requirements. Accessory structures on this land are proposed for removal.

Parcel B
The existing single-family residence will remain on proposed Parcel "B" +/-1.276 acres, including maintenance of some accessory structures or features. Parcel "B" will comply with the lot width, area and frontage requirements.

2. **Each lot shall abut a public or private street (except as hereinafter provided) for the required minimum road frontage for the Zoning District where the lots are located.**

   Following the division, the parcels will each feature over 60ft. of frontage along Cortez Blvd., with Parcel "A" holding frontage on 25th Street.

3. **If any lot abuts, a street right-of-way that does not conform to the design specifications provided in this Code, the owner shall be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.**

   Cortez Blvd. is an existing 50 to 65 ft. right-of-way, north of a 57ft. NSLRWCD Right-of-way. 25th Street is an 80ft. right-of-way in this area. There is no request for a right-of-way dedication by the Public Works Department.

RECOMMENDATION:
Approval of PDS Order No. 2025-029 (*with conditions*)

Staff coordinated with the Development Review Committee (DRC) and determined the subject parcel may be divided as shown on the Survey Sketch prepared by Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 and meets all applicable provisions of the Land Development Code subject to the following conditions:

1. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.

2. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

Attachment: Boundary Survey and Lot Split Sketches created by EDC Inc.

PDS ORDER 2025-029

File No.: LS-2210-000013

AN ORDER APPROVING A LOT SPLIT FOR THE PROPERTY CONSISTING OF 9.52 ACRES LOCATED AT 2400 CORTEZ BOULEVARD, KNOWN AS THE GIBBONS LOT SPLIT

WHEREAS, the St. Lucie County Planning and Development Services Director has reviewed the application for a Lot Split submitted by Pamela Williams - Fairwater Title Company on behalf of the Property Owners, evaluated the comments and certification of the Development Review Committee, and made the following determinations:

1. The Lot Split application has been approved for the property consisting of 9.52 acres, which holds a zoning designation of RS-4 (Single-family, Residential-4), located on the north side of Cortez Blvd., east of 25th Street, and legally described as follows:

LEGAL DESCRIPTION (SUBJECT PROPERTY)

THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4 OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. (PARCEL ID# 2421-233-0001-000-2)

CONTAINING 9.522 ACRES, MORE OR LESS.

DIVIDED AS FOLLOWS:

LEGAL DESCRIPTION PARCEL "A"

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS. THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST.

LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL "B"

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 1.276 ACRES, MORE OR LESS. 1.276 ACRES, MORE OR LESS.

2. The Development Review Committee has reviewed the lot split application for the subject property and found it to meet the technical requirements of the St. Lucie County Land Development Code and has satisfied the standards of review set forth in Section 11.03.04(D) of the St. Lucie County Land Development Code.

3. Planning staff has provided an analysis of the parcel's eligibility for a one-time lot split pursuant to Section 11.03.04 of the St. Lucie County Land Development Code. That analysis can be found in the memorandum dated March 5, 2025, entitled *Gibbons Lot Split – LS-2210-000013*.

NOW, THEREFORE, BE IT ORDERED by the Planning and Development Services Director of St. Lucie County, Florida:

A. Pursuant to Section 11.03.04 of the St. Lucie County Land Development Code, the Lot Split is hereby approved by the Planning and Development Services Director as shown on the survey sketch (Exhibit A) prepared Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 subject to the following conditions:

1. Prior to recording warranty deeds to achieve the approved Lot Split, the rear accessory structure (shed) shall be permitted for relocation to comply with setbacks, removed, or an administrative variance achieved.

2. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.

3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

B. St. Lucie County is not responsible for the maintenance, up-keep, or improvement of any private drives, roads, streets, easements, or rights-of-way providing ingress and egress or drainage service to the subject property.

C. A copy of this Order shall be attached to the boundary survey described in Part A and shall be placed on file in the Planning and Development Services Department.

D. This Order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the _____ day of _____, 2025.

PLANNING AND DEVELOPMENT SERVICES
ST. LUCIE COUNTY, FLORIDA

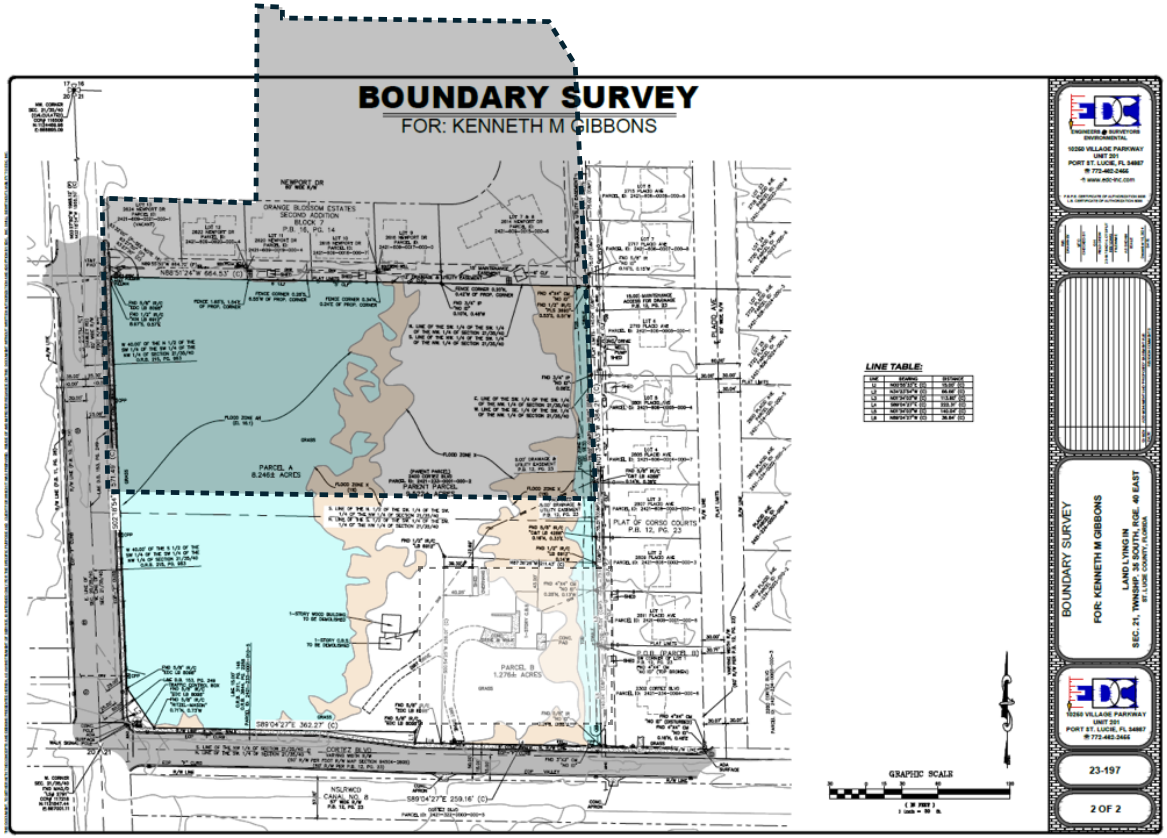
BY _____
Benjamin Balcer, AICP, Director

APPROVED AS TO FORM
AND CORRECTNESS

_____
County Attorney

EXHIBIT A

(Boundary Sketch of Division)



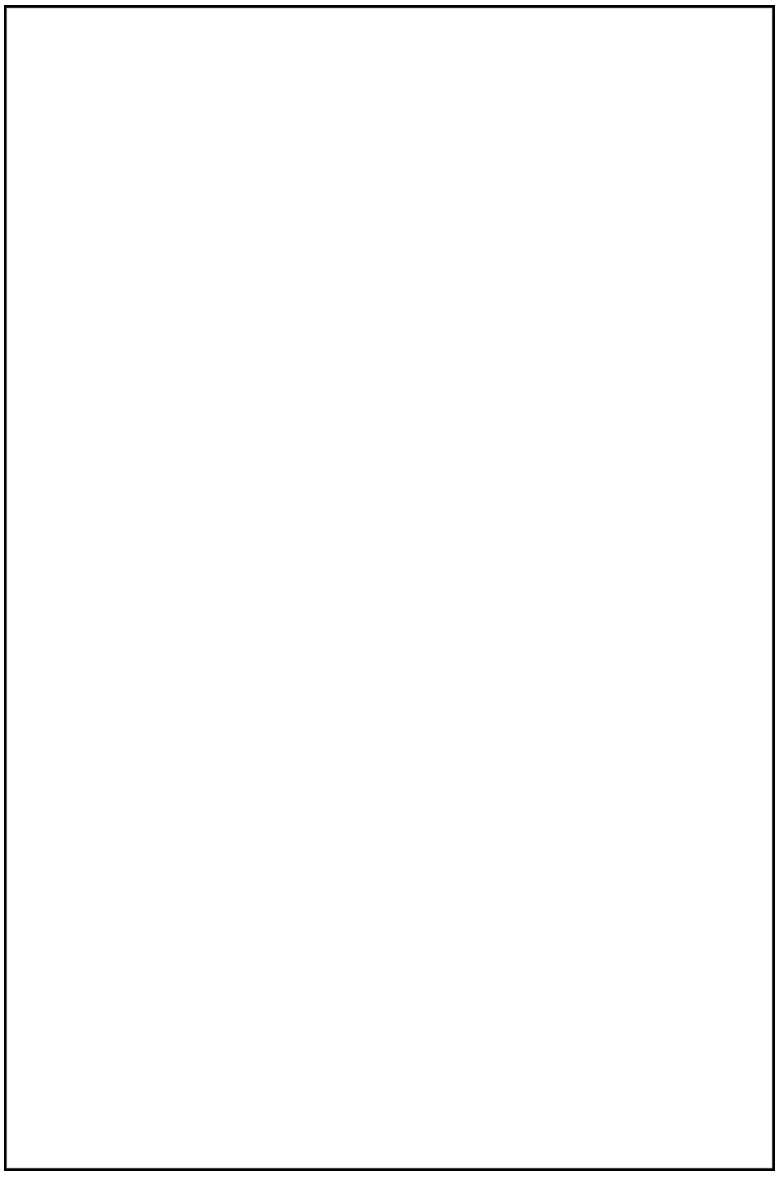
EDC
ENGINEERS ● SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

BOUNDARY SURVEY
FOR: KENNETH M GIBBONS
LAND LYING IN
SEC. 21, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST LUCIE COUNTY, FLORIDA

EDC
ENGINEERS ● SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

23-197

2 OF 2



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5486571 OR BOOK 5319 PAGE 1421, Recorded 05/30/2025 10:53:34 AM Doc

Prepared by and return to:
Guillermo M. Mancebo, Esq.
Mancebo Law, P.A.
250 Catalonia Avenue, Suite 302
Coral Gables, FL 33134
(305) 704-8694
File Number: **24-132-MORLEY**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **23rd** day of **May, 2025** between **Kenneth M. Gibbons, a single man,** whose post office address is **2400 Cortez Blvd, Fort Pierce, FL 34982, Nancy Leah Gibbons, a single woman,** whose post office address is **4155 Wildridge Drive, Duluth, GA 30096, John Ammons, a single man,** whose post office address is **36294 Crestway Avenue, Prairieville, LA 70769, Sherry Brown, a single woman, as Personal Representative of the Estate of Robert A. Gibbons,** whose post office address is **3 Harbour Isle Drive East, Unit 106, Fort Pierce, FL 34949, Joseph C. Gibbons, a single man,** whose post office address is **2400 Cortez Blvd, Fort Pierce, FL 34982, Cynthia Bencaz, a married woman,** whose post office address is **10801 Lindsay Lane, Denham Springs, LA 70726, David Alan Gibbons, a single man,** whose post office address is **6103 Birch Drive, Fort Pierce, FL 34982 and Dianne Quebedeaux, a married woman,** whose post office address is **1715 McQuid Drive, Baton Rouge, LA 70810,** grantor, and **MRM Ventures II, LLC, a Florida Limited Liability Company** whose post office address is **18501 Pines Boulevard, Unit 107, Pembroke Pines, FL 33029,** 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, situated, lying and being in **St. Lucie County, Florida** to-wit:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°3403 WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°3626 WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°5425 WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°0427 EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°3403 WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING APPROXIMATELY 8.246 ACRES.

Subject to taxes for 2025 and subsequent years; conditions, covenants, easements, limitations, reservations and restrictions of record, if any. This instrument shall not serve to reimpose same.

Grantors Cynthia Bencaz and Dianne Quebedeaux warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address is: 10801 Lindsay Lane, Denham Springs, LA 70726 and 1715 McQuid Drive, Baton Rouge, LA 70810, respectively.

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 **12/31/2024**.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK – INDIVIDUAL SIGNATURE PAGES 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:

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Lane
Ft. Pierce FL 34981

Kenneth M. Gibbons

Reeshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Arimaldo Ter
Port St. Lucie, FL 34984.

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Kenneth M. Gibbons who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reeshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

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: Christina Carroll
P.O. Address: 4155 Wildridge Dr
Duluth GA 30096

Witness
Printed Name: Jon Funches-Wells
P.O. Address: 1700 Northside Drive
A7-5346, Atlanta GA, 30318

Nancy Leah Gibbons

State of Georgia
County of Gwinnett

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Nancy Leah Gibbons who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Jon Funches-Wells
My Commission Expires: December 20th, 2026

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OFFICIAL SEAL
JON FUNCHES-WELLS
NOTARY PUBLIC-GEORGIA
DEKALB COUNTY
My Comm. Expires Dec. 20, 2026

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: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

John Ammons

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by John Ammons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Renee Beech Smith 128959
My Commission Expires: At Death

RENEÉ BEECH SMITH
NOTARY PUBLIC
ID NO. 128959
STATE OF LOUISIANA

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

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:

Estate of Robert A. Gibbons

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Land
Ft. Pierce FL 34981

By: _____
Sherry Brown, Personal Representative

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 313 SW Arimalo Ter
Port St. Lucie, FL 34984.

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Sherry Brown, Personal Representative of the Estate of Robert A. Gibbons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027

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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:

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Lane
Ft Pierce FL 34981

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Arimallo Ter
Port St Lucie, FL 34984.

Joseph C. Gibbons

State of FLORIDA
County of ST. LUCIE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Joseph C. Gibbons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027.

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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: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

Cynthia Bencaz
Cynthia Bencaz

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Cynthia Bencaz who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128859
STATE OF LOUISIANA

Notary Public
Print Name: Renee Beech Smith 128859
My Commission Expires: At Death

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

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:

Reeshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Ermalda Ter, Port St. Lucie, FL 34984.

David Alan Gibbons
David Alan Gibbons

Natalie M. Ochoa
Witness
Printed Name: Natalie M Ochoa
P.O. Address: 5705 Briargate Lane Ft. Pierce FL 34981

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of May, 2025 by David Alan Gibbons who ☐ is personally known or ☑ has produced a driver's license as identification.

[Seal]
REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reeshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/17/2027.

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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: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

Dianne Quebedeaux

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Dianne Quebedeaux who [ ] is personally known or [ ] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Renee Beech Smith, 128859
My Commission Expires: at Death

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128859
STATE OF LOUISIANA

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Exhibit A

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°3403 WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°3626 WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°5425 WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°0427 EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°3403 WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING 8.246 ACRES.

Parcel Identification Number: 2421-233-0001-000-2

Technical Review Committee - 10:00 AM **1. c.**

Meeting Date: 07/17/2025

REQUESTED ACTION

PZVAR2025-00004
Variance – Hixson Quadruplex - 1144 South Ocean Drive

SUMMARY

Project #: PZVAR2025-00004

The applicant is requesting a Variance to allow vertical expansion of an existing legally non-conforming four-unit residential structure located at 1144 S Ocean Drive. The proposed improvement adds a third and fourth story above the current building without increasing the total number of dwelling units. The ground floor will be converted into compliant garage space with flood vents and breakaway walls. This request supports improved structural resilience, code compliance with floodplain regulations, and preserves existing land use without increasing residential density.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

1144 South Ocean Drive

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/03/2025 01:13 PM

Final Approval Date: 07/03/2025

BOA, Narrative Statement

Project Address: 1144 S Ocean Drive, Fort Pierce, FL 34949

Applicant: Douglas Hixson

Prepared By: Roger Templeman, CAD-Con Design

Date: 06-03-25

Project Description:

The applicant proposes the vertical expansion of an existing legally non-conforming four-unit residential structure located at 1144 S Ocean Drive. The project includes the addition of a third and fourth floor, while maintaining the total number of dwelling units at four. The first (ground) floor, which is currently habitable, will be converted entirely into parking and non-habitable storage, in accordance with floodplain regulations.

A structural superstructure with driven piles will be constructed around the existing building to support the new floors and enhance the building's resilience to flooding and storm-related hazards. The design intent is to strengthen the structure while improving safety, sustainability, and long-term compliance with current codes.

Variance Justification:

- No Increase in Dwelling Units:

The total number of residential units will remain at four, consistent with the existing legal non-conforming use. This maintains the established density and does not add to the residential intensity of the property.

- Flood Mitigation and Resiliency Measures:

The structure is located in a high-risk coastal flood zone. In accordance with Florida Administrative Code 62B-33 and local amendments, the project is designed to elevate habitable space above the 100-year storm elevation requirement of 17.0 ft NAVD88.
- The existing first-floor slab is at 8.19 ft NAVD88.
- With a floor-to-floor height of 10 ft, the new habitable second floor will be approximately 18.19 ft NAVD88, meeting and exceeding code requirements.
- The project includes flood vents, breakaway walls, and no living space on the ground floor, further reinforcing its compliance with floodplain regulations.

- Minimal Footprint Modification:

While a small footprint increase may occur to accommodate the structural supercolumns and balconies, no significant expansion of the building envelope is proposed. These changes are structurally necessary and do not alter the fundamental land use or setbacks.

- Improved Parking and Access:

Converting the ground floor into parking enhances compliance with parking requirements and ensures all required spaces are met within the site.

- No Increase in Impervious Area:

The site will not see an increase in impervious surface. No new drainage burdens will be created, and the City staff has confirmed that no concurrency review or conceptual drainage plan is required at this time.

Conclusion:

This proposal improves the safety, sustainability, and code compliance of an existing non-conforming structure without increasing density or altering land use. The vertical expansion supports the City's resiliency goals and sets a precedent for flood-conscious redevelopment in vulnerable coastal areas. The applicant respectfully requests approval of the requested variance to proceed with this essential upgrade.

Please note: *The interior floor plans provided are conceptual and subject to refinement following variance approval. This application strictly seeks approval for vertical expansion of the existing structure through the addition of a third and fourth floor. There will be no increase in the total number of dwelling units or any change in use.*

The proposed configuration includes converting the current ground floor into enclosed garage space with integrated flood vents and breakaway wall sections, in full compliance with floodplain regulations. The second floor will maintain two residential units, while the third and fourth floors will each contain one unit. An elevator is proposed to provide access to all levels.

1144 S Ocean Drive – Variance Criteria Response Sheet

Plan Number: PZVAR2025-00004
Applicant: Roger Templeman, Cad-Con Design
Date: June 16, 2025

Sec. 125-100 – Criteria for Granting Variances

1. (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district:

The subject property contains a legally non-conforming four-unit structure located within a high-risk coastal VE flood zone. Its location, combined with its substandard lot size and age of construction, presents unique challenges not typically encountered by newer or conforming structures in the area. These factors make modern compliance with current floodplain elevation standards uniquely burdensome.

2. (2) The special conditions and circumstances do not result from the actions of the applicant:

The existing non-conforming structure and its location in a designated coastal flood zone predate the applicant's involvement. No action by the applicant has contributed to the conditions requiring the variance; instead, the variance is a response to updated code and flood resilience standards.

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

Strict adherence to current zoning limitations would prevent vertical expansion necessary to meet FEMA and state-required base flood elevation, effectively barring redevelopment and adaptation. This would deprive the applicant of the reasonable ability to improve safety, longevity, and code compliance, which are rights commonly exercised by other property owners with more conforming sites.

4. (4) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

The requested variance is limited strictly to the addition of two floors—no change in use, dwelling unit count, or building footprint is proposed. This approach allows for elevation above flood levels while preserving the existing residential use and is the minimum relief necessary to reasonably adapt the structure.

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

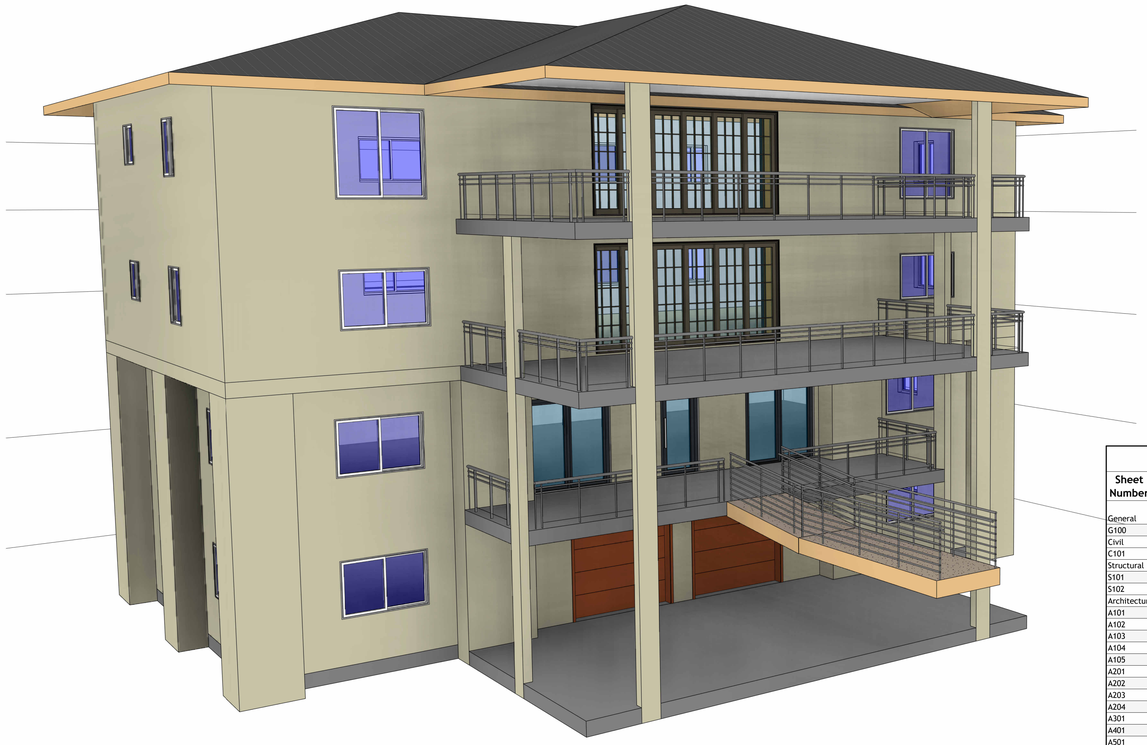
The project enhances public safety and environmental resilience without increasing density or impervious surface area. It is consistent with the city's vision for flood-conscious redevelopment and supports long-term neighborhood stability by replacing vulnerable ground-floor living areas with code-compliant parking and elevating all habitable space.

2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

Prepared by Cad-Con Design





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Sheet Number	Sheet Name
General	
G100	Cover
Civil	
C101	Site Plan
Structural	
S101	Structural Plans
S102	Structural Plans
Architectural	
A101	Architectural Floor Plans
A102	Architectural Floor Plans
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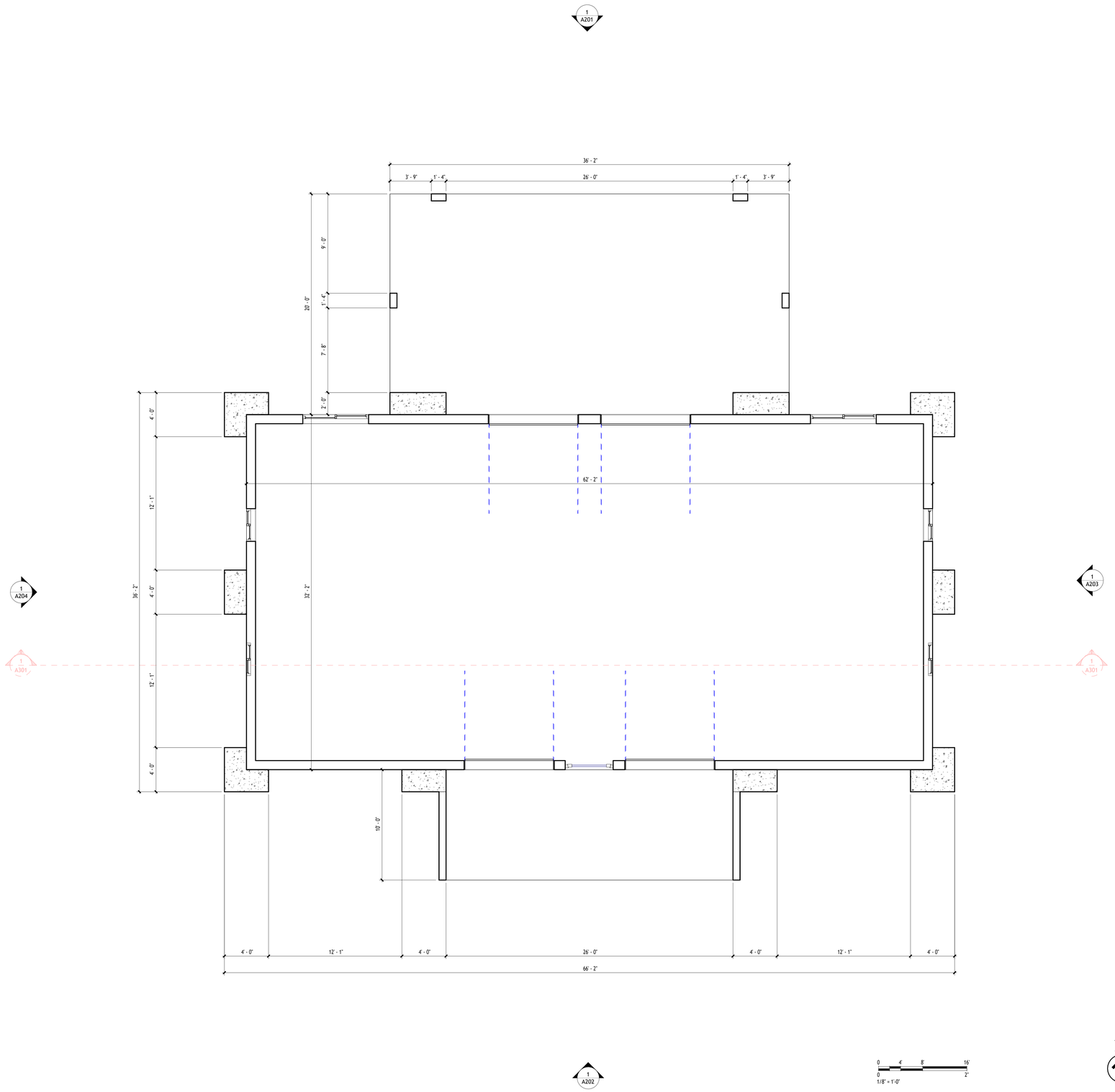
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1144 S Ocean Dr

Issue Date

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1 First Floor Architectural Plan
1/4" = 1'-0"

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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

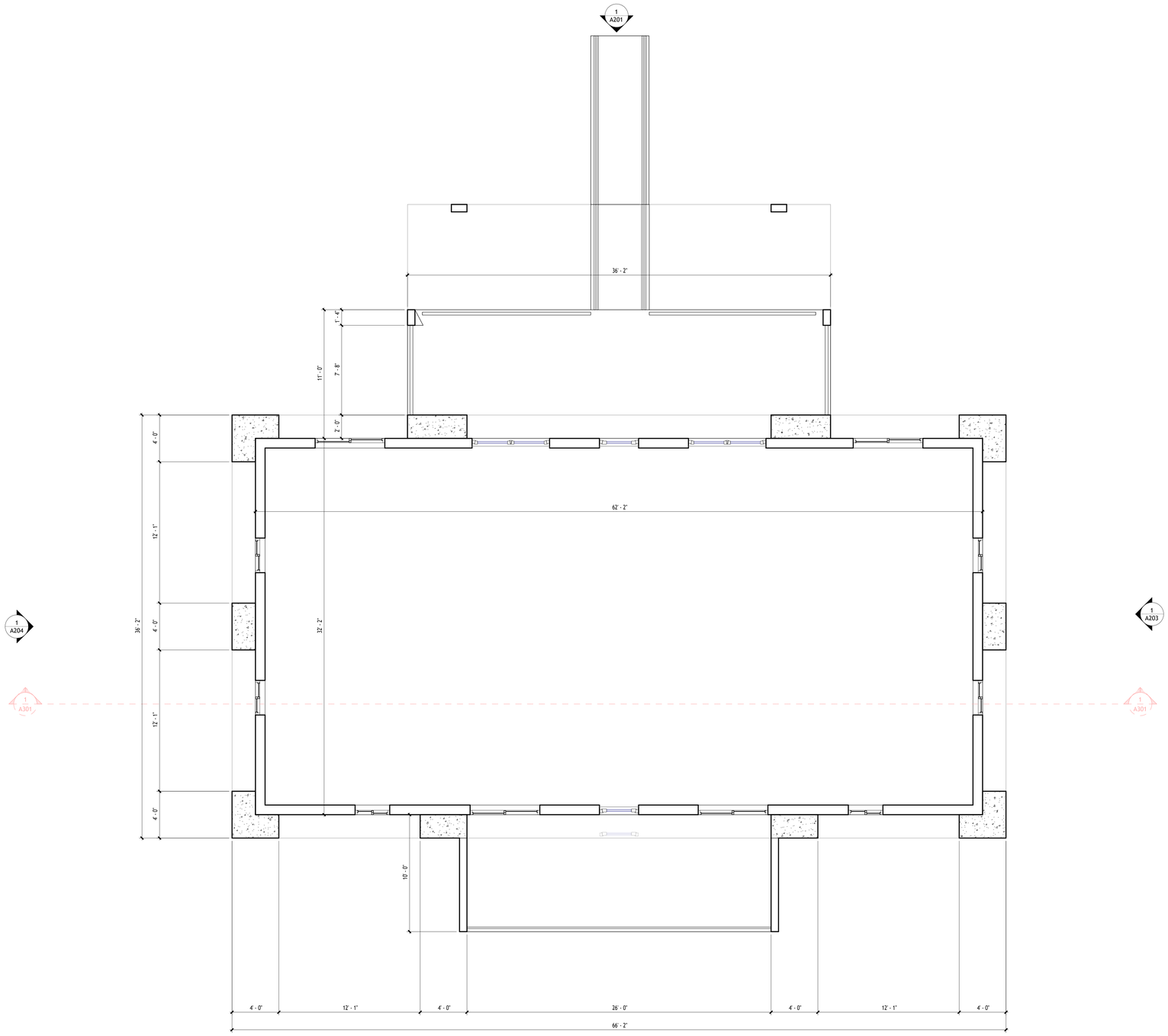
Architectural Floor Plans

Project Number	1144 S Ocean Dr
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Checked By	Checker

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1 Second Floor Architectural Plan
1/4" = 1'-0"

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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

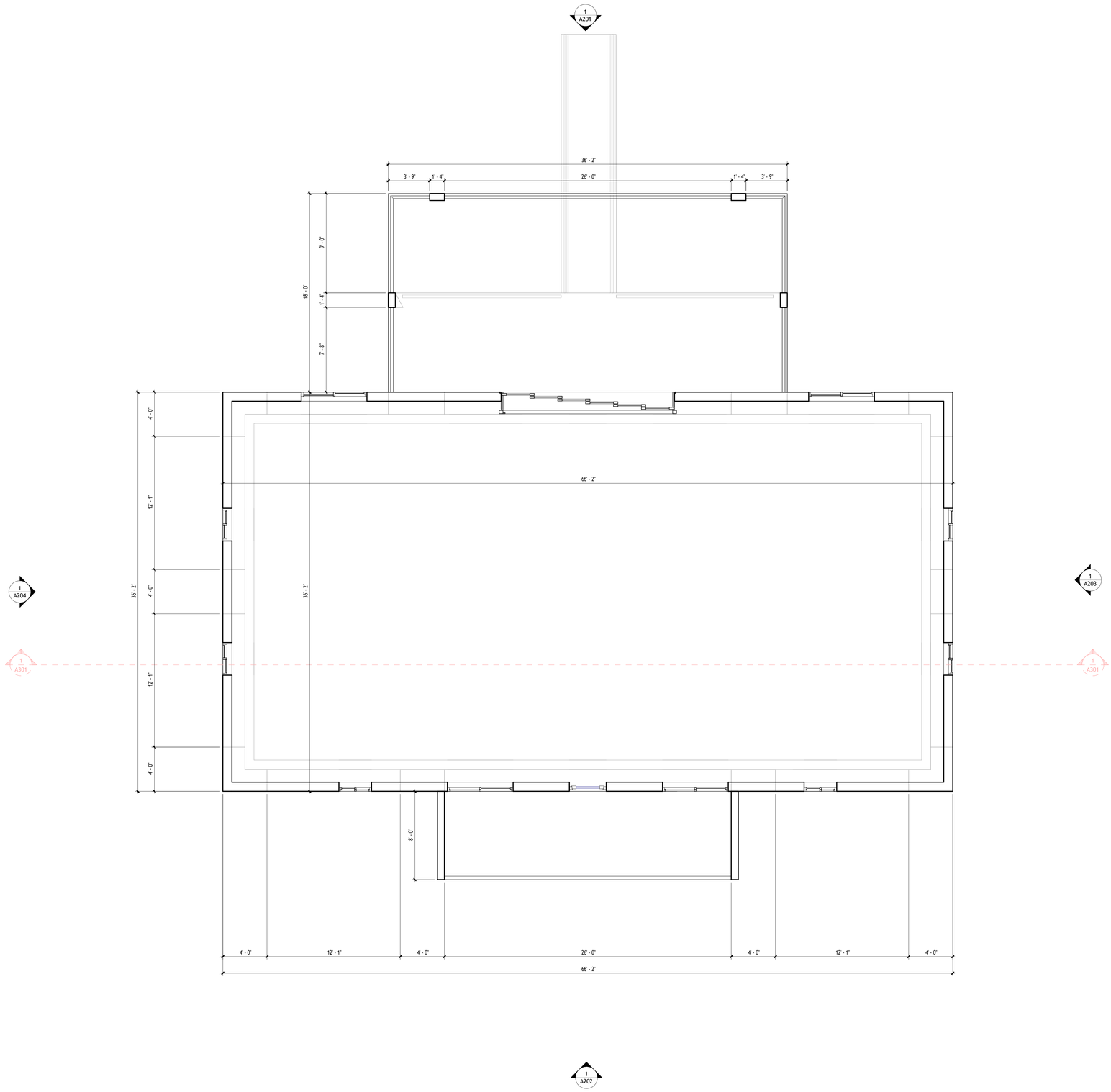
Architectural Floor Plans

Project Number	1144 S Ocean Dr
Date	Issue Date
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1 Third Floor Architectural Plan
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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

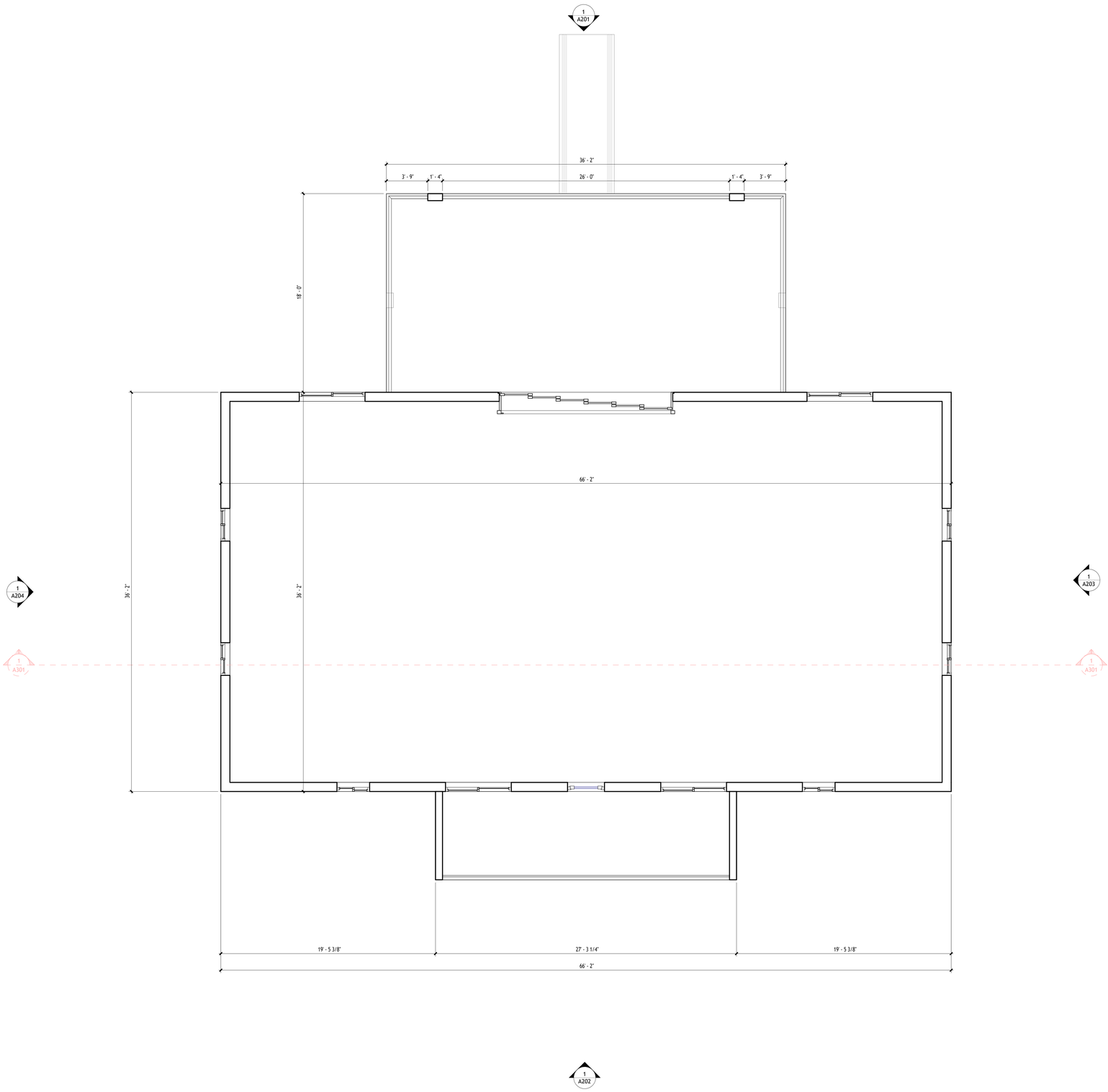
Architectural Floor Plans

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Date	Issue Date
Drawn By	Author
Checked By	Checker

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1 Fourth Floor Architectural Plan
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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

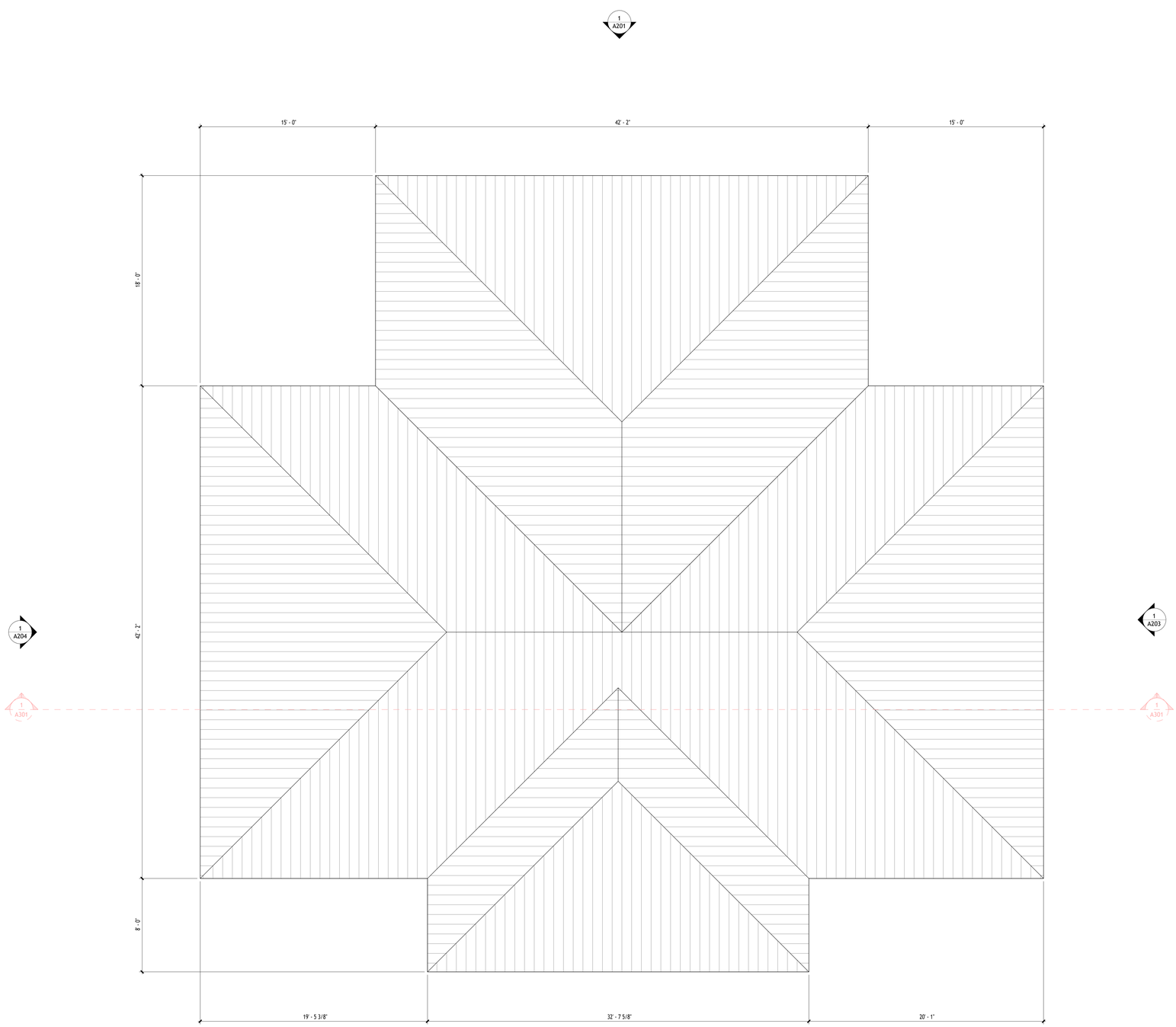
Architectural Floor Plans

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1 Roof Architectural Plan
1/4" = 1'-0"

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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

Architectural Floor Plans

Project Number	1144 S Ocean Dr
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Drawn By	Author
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1 North Architectural Building Elevation
1/4" = 1'-0"

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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

Architectural Building Elevations

Project Number	1144 S Ocean Dr
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1 South Architectural Building Elevation
1/4" = 1'-0"

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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

Architectural Building Elevations

Project Number	1144 S Ocean Dr
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Drawn By	Author
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1 East Architectural Building Elevation
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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

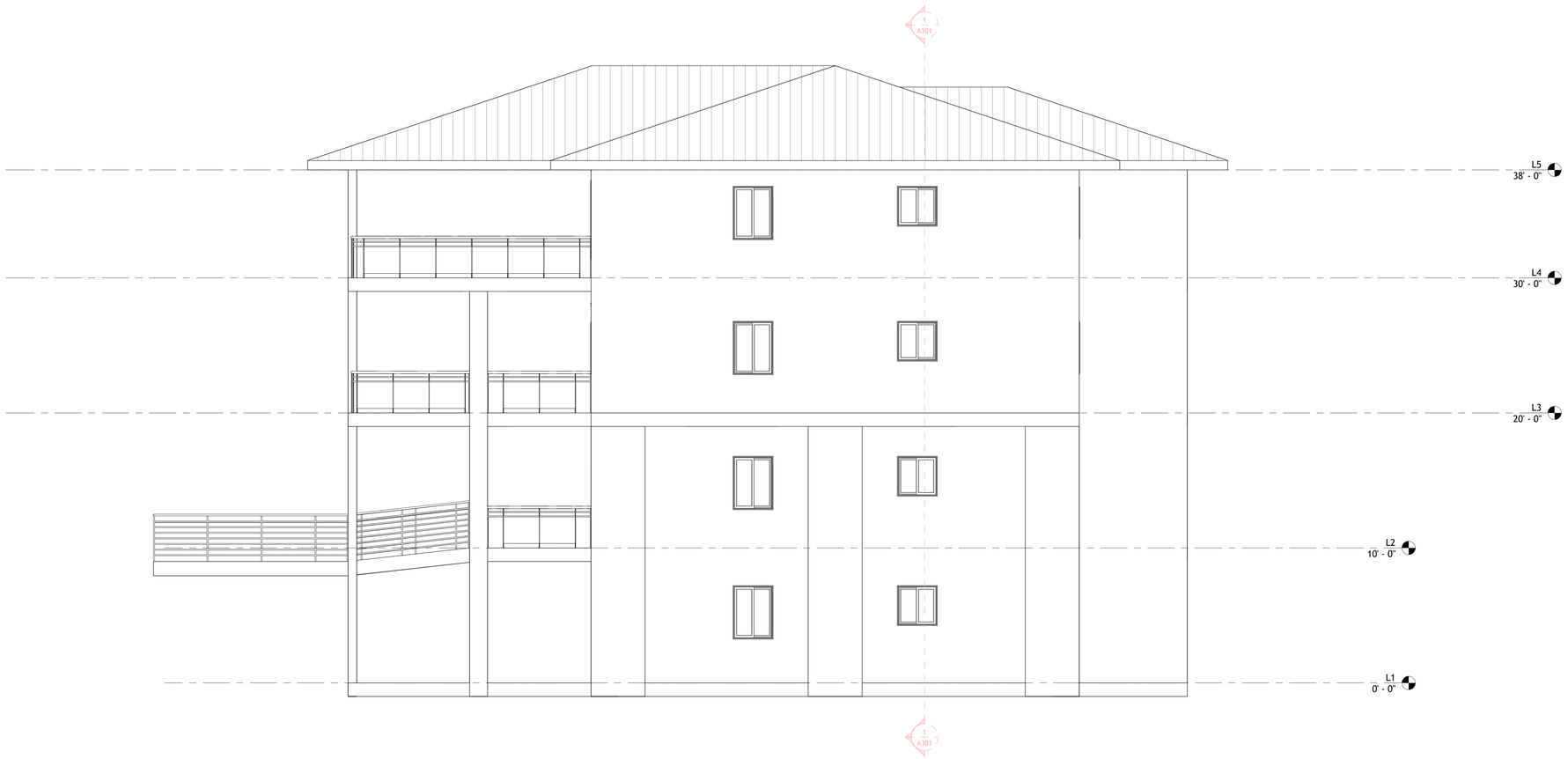
Architectural Building Elevations

Project Number	1144 S Ocean Dr
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1 West Architectural Building Elevation
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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

Architectural Building Elevations

Project Number	1144 S Ocean Dr
Date	Issue Date
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Checked By	Checker

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1 Section 1
1/4" = 1'-0"

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2-Story Addition

1144 S Ocean Dr, Fort Pierce, Fl 34949

Architectural Building Sections

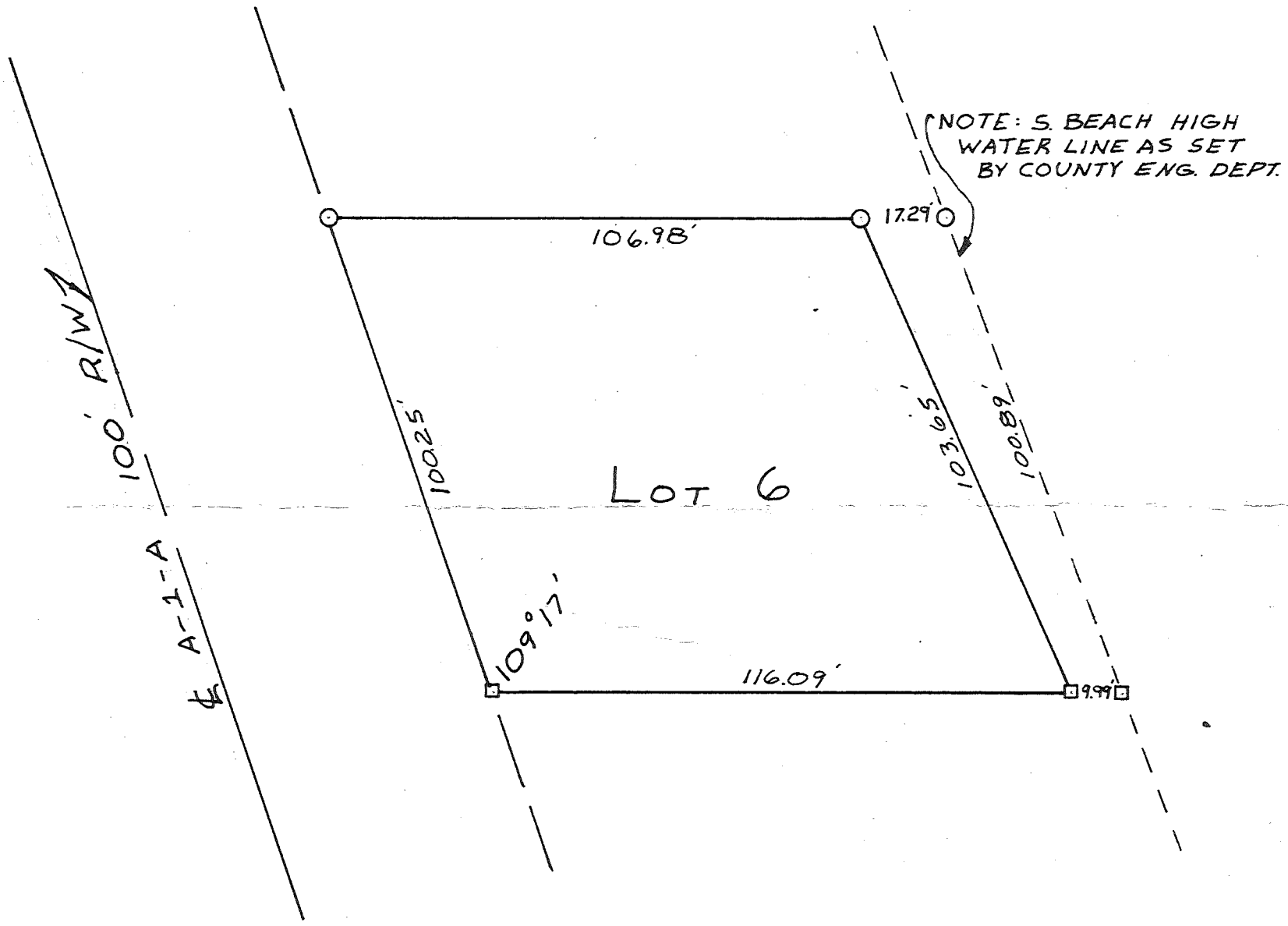
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SCALE: 1" = 30'
O = IRON PIPE
□ = CON. MON.
APRIL 13, 1972



SKETCH OF SURVEY

LOT 6, BLOCK 1 OF TROPICAL BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 26, SAINT LUCIE COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, A. G. WEATHERINGTON, HEREBY CERTIFY THAT THE ABOVE SKETCH REPRESENTS A CORRECT SURVEY MADE UNDER MY DIRECTION. THERE ARE NO ENCROACHMENTS.

A G Weatherington

FLORIDA CERTIFICATE NO. 1859

BK.77 PG.86

4822-A

NOTICE

These Drawings HAVE NOT BEEN REVIEWED by the Supervising Architect of the DIVISION OF HOTELS AND RESTAURANTS.

It is the responsibility of the LOCAL BUILDING DEPARTMENT to examine plans for conformity with all applicable State and Local Codes, and make inspections.

VERIFICATION CERTIFICATE NO. A-6324 is issued to verify the existence of a Contract with the Building Department in the Locality of Construction and DOES NOT CONSTITUTE APPROVAL.

Date 8/16/72 Supervising Architect

NOTE
SOUTH BEACH HIGH WATER LINE AS SET BY COUNTY ENG. DEPT.

FLORIDA HOTEL & RESTAURANT COMMISSION

NOTE

THESE DRAWINGS SHALL REMAIN ON THE PROJECT AT ALL TIMES

PLEASE NOTE NEW ADDRESS
Reply to: Dept. of Pollution Control
306 North 6th Street
Fort Pierce, Florida 33450
Tel. (305) 464-8625

THIS BUILDING MUST CONNECT WITH PUBLIC SEWER SYSTEM. D.P.C.

FLORIDA DIVISION OF HOTELS AND RESTAURANTS
JEFFE HOXIE
DBR
SUPERVISING ARCHITECT

FLORIDA HOTEL & RESTAURANT COMMISSION

NOTICE:

PERMIT NO. A-6324 IS ISSUED ON PLANS APPROVED SUBJECT TO APPROVAL OF:

- ✓ CITY BUILDING DEPARTMENT
- ..... COUNTY BUILDING DEPARTMENT
- ..... COUNTY HEALTH DEPARTMENT

8-10-72
city water ok
Carl H Parker

ST. LUCIE COUNTY HEALTH DEPT.
P. O. BOX 580
FORT PIERCE, FLORIDA 33451

PERMIT NO. _____ DATE 8/18 1972 DRAWINGS 17 + Survey

APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.

ok'd by J W Bryan h.s.
DIRECTOR OF BUILDING & ZONING

ok Jun 8/16/72

EXISTING 6" SEWER

EXISTING POWER POLE UNDERGROUND ELEC. SERVICE

4 PALMS

35'

106.98'

50'-0"

90°

54'-0" ±

17.29'

4" C.I.

32'-0"

C.O.

90°

59'-0"

69.00'

15'

S 59°15' E

85'

144'

ASPHALT PAVING

23809 sq. ft.

BUILDING

24'

6'

A = 210 sq ft
B = 198 "
C = 162
D = 204
774 = 4 trees per site

Ant 2524 sq ft
2 trees

52'-0"

1½" C.W.

CITY WATER SUPPLY

WATER METER

27'

28'

S 59°15' E

107'-11"

3 PALMS

H=0

116.09'

9.99'

50'-0"

34'

6'-0"

36'-6" ±

PLOT PLAN SCALE: 1"=10'

LOT 6, BLOCK 1 OF TROPICAL BEACH S/D, AS RECORDED IN PLAT BOOK 9, PAGE 26, ST. LUCIE CO., FLA.

NOTE: SPRINKLER SYSTEM AS REQD. SHALL BE FURNISHED & INSTALLED

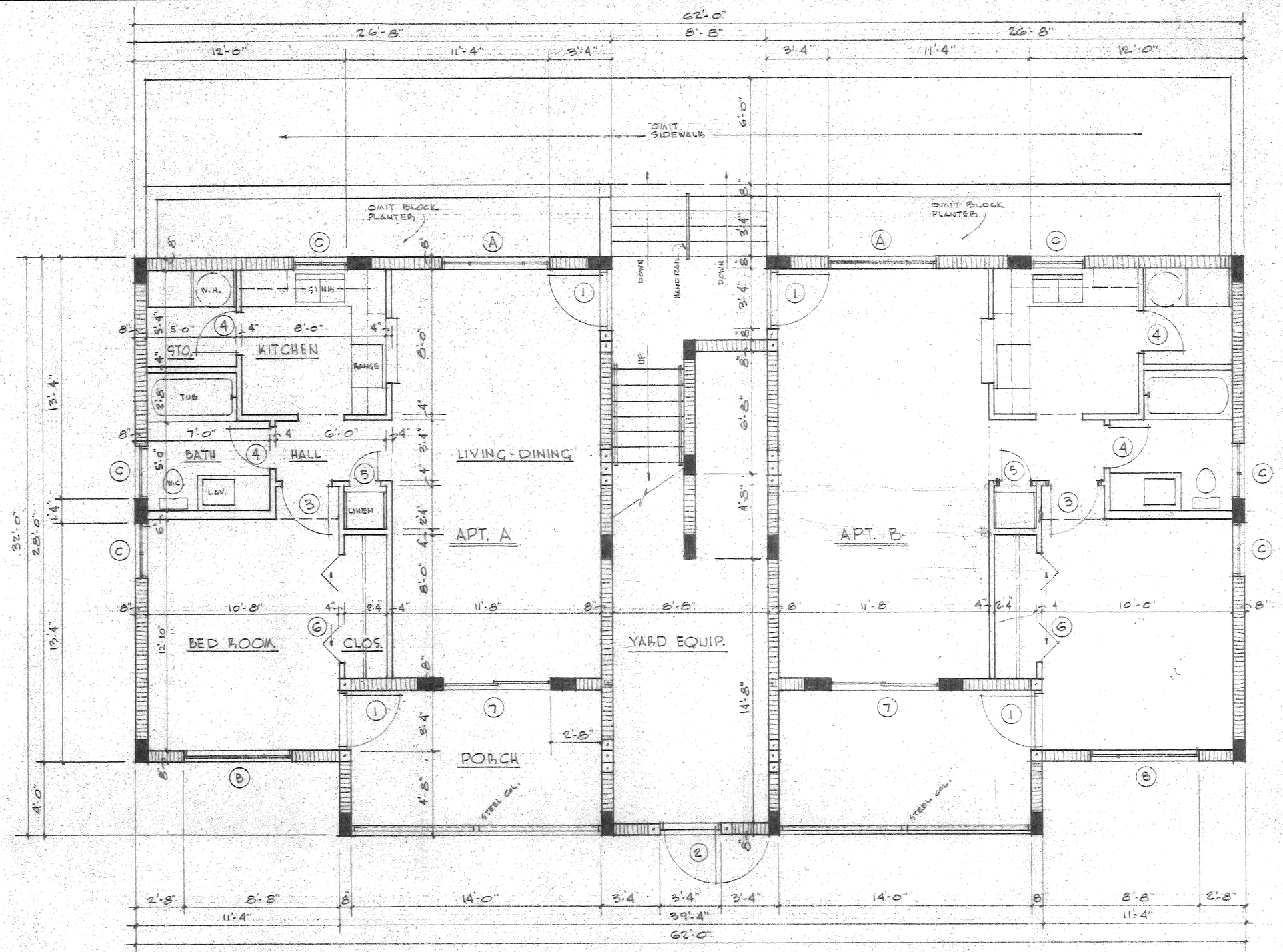
4 UNIT APARTMENT BUILDING FOR
MR. W. A. ANDERSON FT. PIERCE, FLA.

TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

DRAWN: JHS
SCALE: AS SHOWN
DATE: AUG. 8, 1972

SHEET 1 OF 17

Jack H. Scott



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

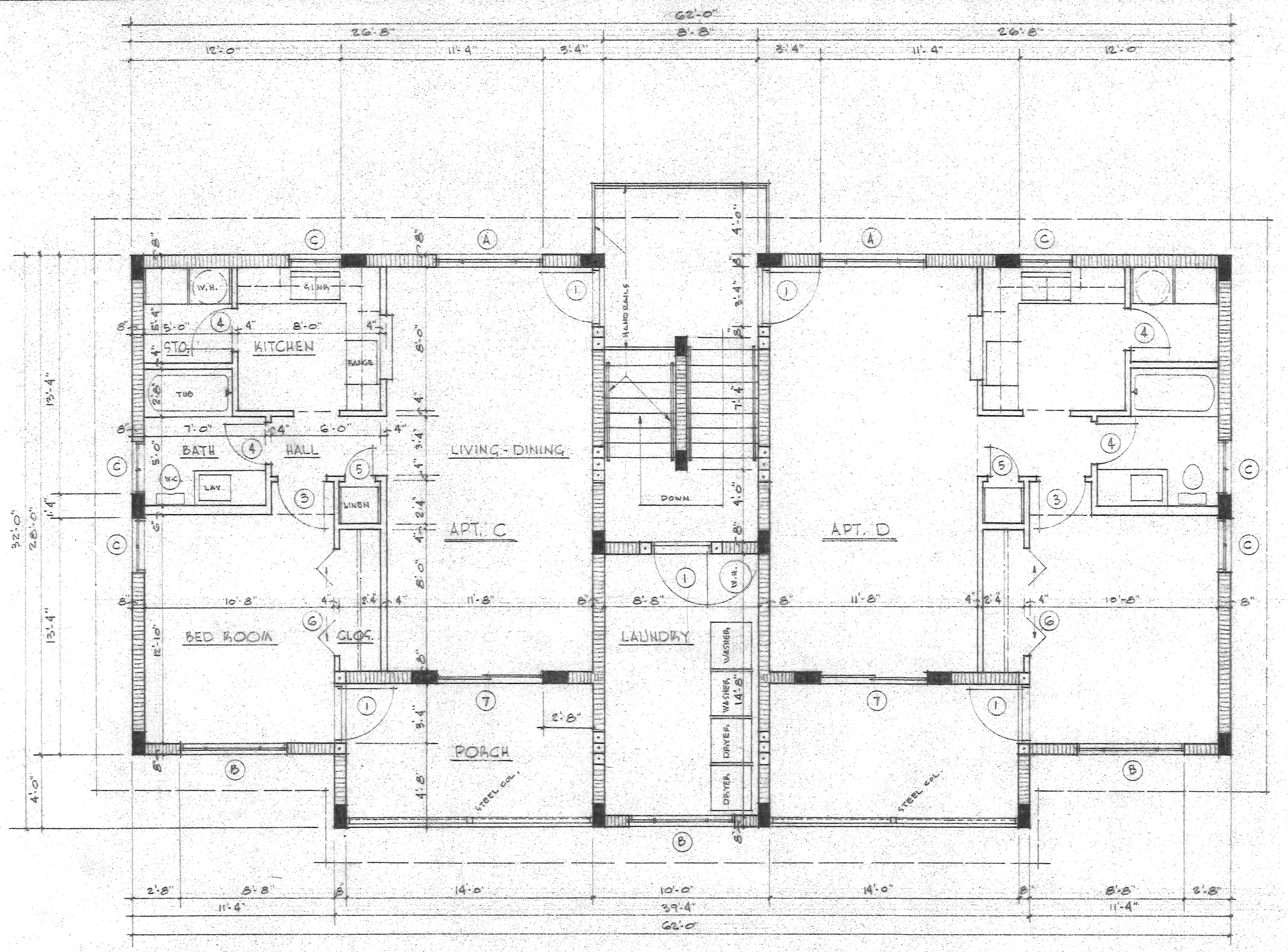
PERMIT NO._____ DATE_____ 197___ DRAWINGS____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.

Frank W. Logan
DIRECTOR OF BUILDING & ZONING

4 UNIT APARTMENT BUILDING FOR
MR. W. A. ANDERSON FT. PIERCE, FLA.

TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

DRAWN: J.H.S	SHEET.
SCALE: AS SHOWN	2 OF 17
DATE: AUG. 8, 1972	



SECOND FLOOR PLAN SCALE: 1/4" : 1'-0"

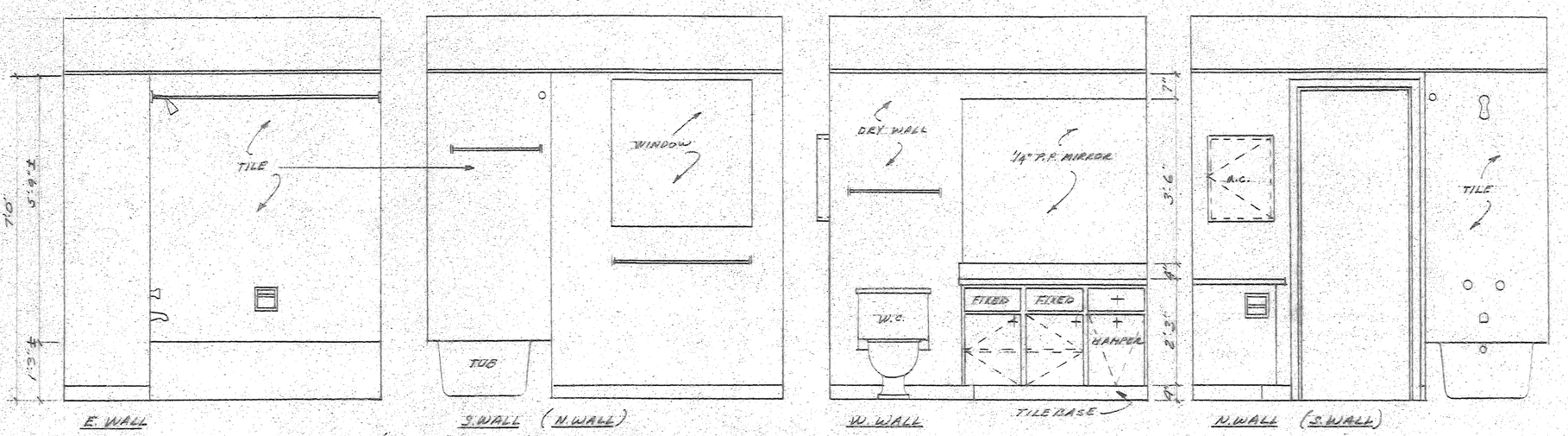
PERMIT NO._____ DATE_____ 197___ DRAWINGS_____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Bogan
DIRECTOR OF BUILDING & ZONING

4 UNIT APARTMENT BUILDING FOR
MR. W. A. ANDERSON FT. PIERCE, FLA.

TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

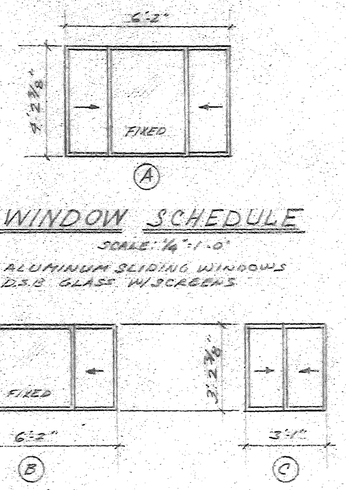
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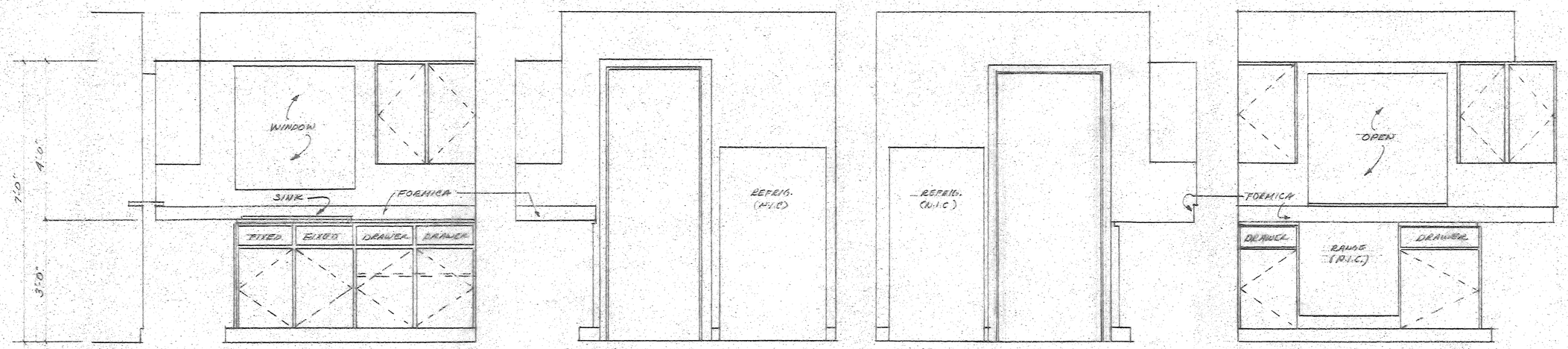
SHEET
3 OF 17



E. WALL — S. WALL (N. WALL) — W. WALL — N. WALL (S. WALL)

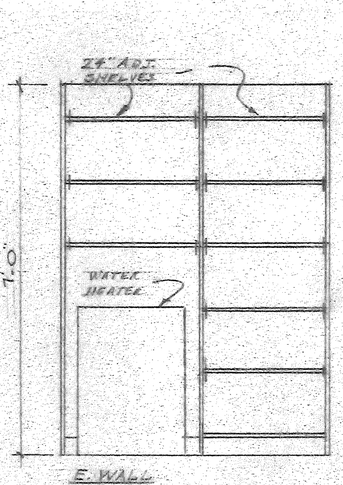
BATH APT. B&D SCALE: ½"=1'-0" (APT. A & C SAME BUT OPP HAND)





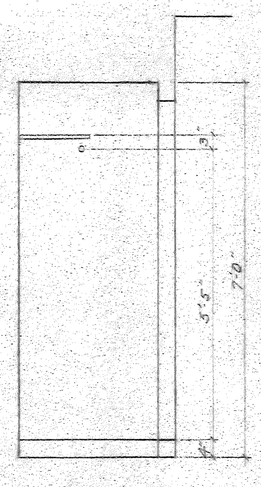
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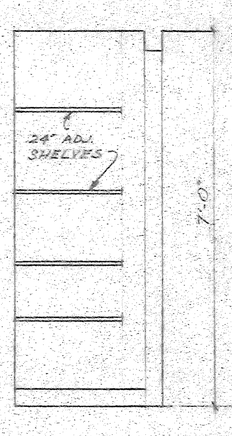


E. WALL

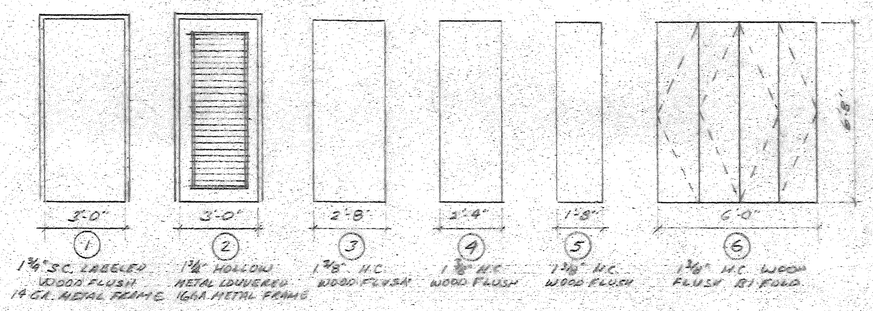
PANTRY APT B&D (APT. A & C SAME BUT OPP HAND)
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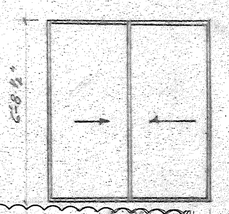


SECTION THRU BDRM. CLOSETS
SCALE: ½"=1'-0"



SECTION THRU LINEN CLOSETS
SCALE: ½"=1'-0"



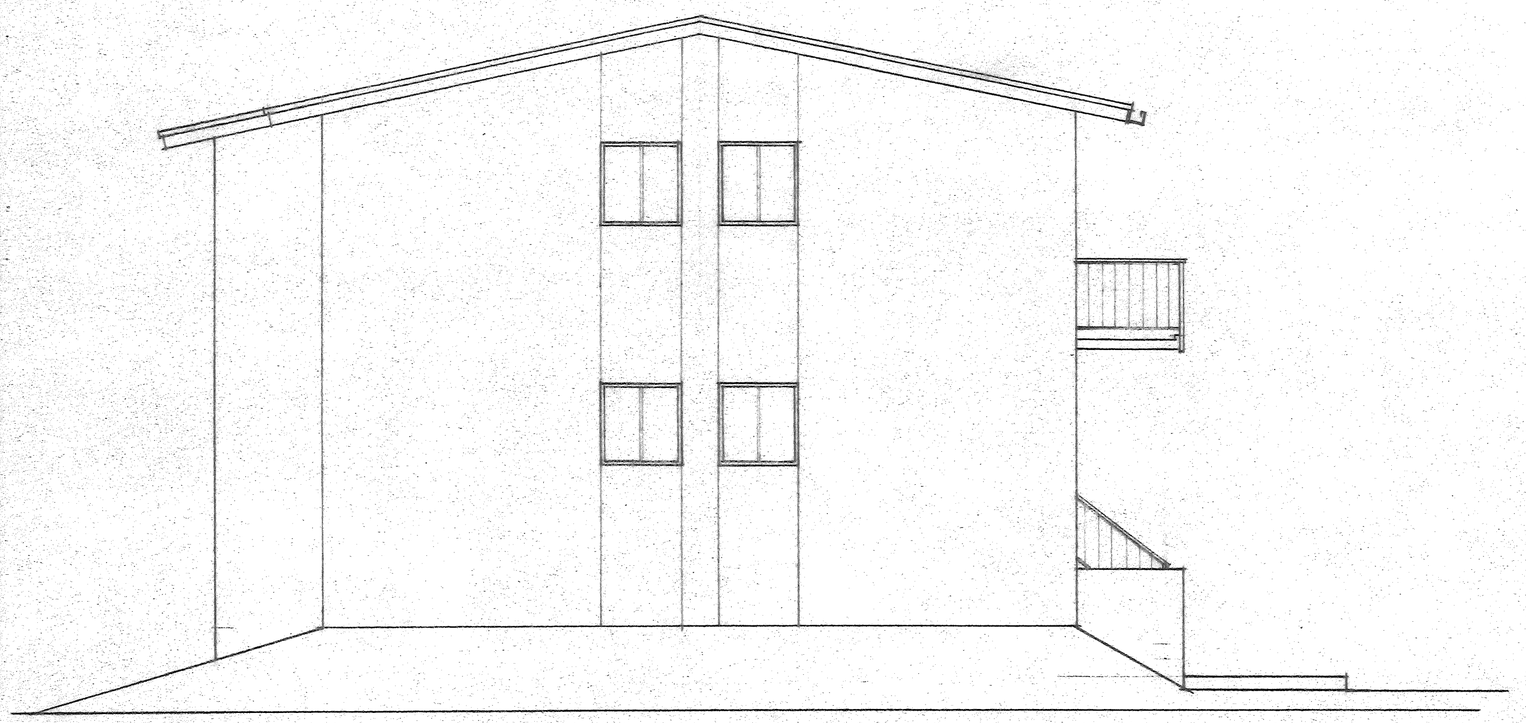


DOOR SCHEDULE SCALE: ¼"=1'-0"

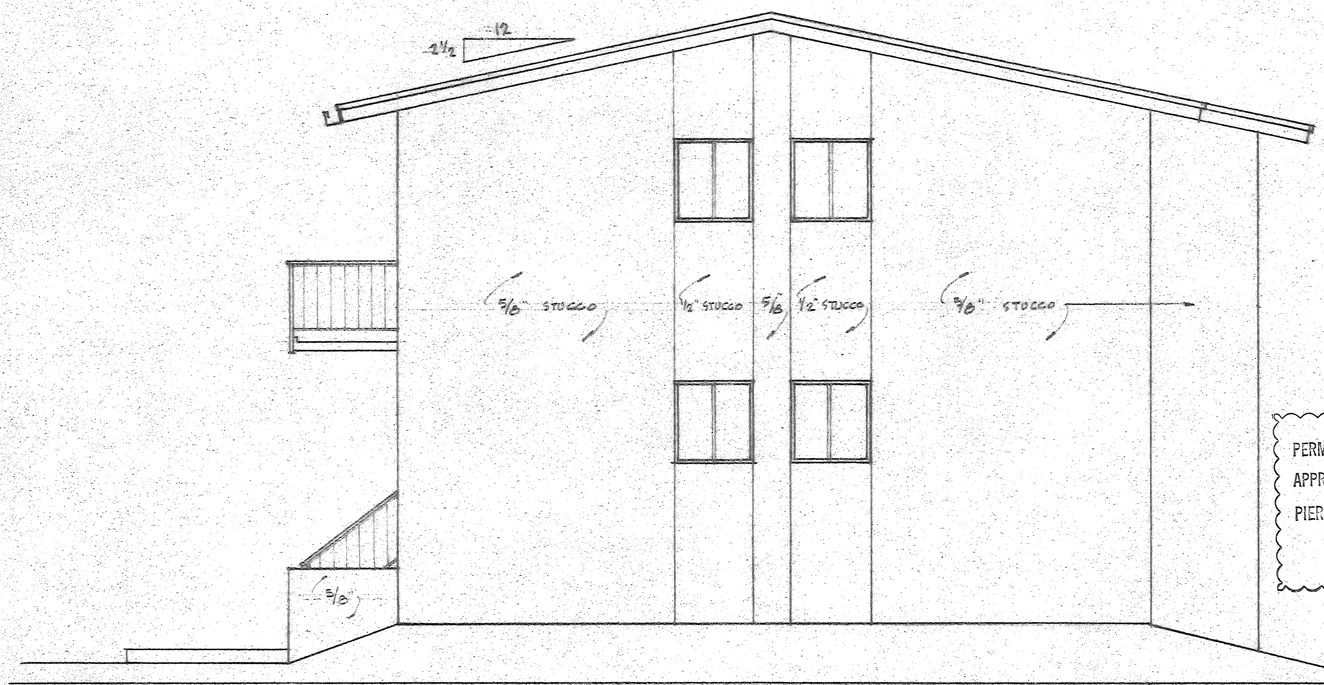
PERMIT NO. _____ DATE _____ 197__ DRAWING C
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Bogart
DIRECTOR OF BUILDING & ZONING

STATE OF FLORIDA — JACK M. SCOTT — REGISTERED ARCHITECT

4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.
DRAWN: J.P.
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET 4 OF 17



SOUTH ELEVATION SCALE: 1/4" = 1'-0"



NORTH ELEVATION SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

SPACE	FLOOR	BASE	WALLS	WAINSCOT	CEILING	REMARKS
LIVING-DINING	EXPOSED CONC.	WOOD	DRYWALL	NONE	DRYWALL	STOOL
HALL	do.	do.	do.	do.	do.	MARBLE
BED ROOM	do.	do.	do.	do.	do.	NONE
CLOSET	do.	do.	do.	do.	do.	MARBLE
BATH	CER. TILE	CER. TILE	do.	CER. TILE	do.	NONE
KITCHEN	EXPOSED CONC.	WOOD	do.	NONE	do.	MARBLE
STORAGE	do.	do.	do.	do.	do.	NONE
YARD EQUIP.	do.	NONE	EXPOSED	do.	EXPOSED	NONE
LAUNDRY	do.	VINYL	do.	do.	DRYWALL	EXPOSED

PERMIT NO. _____ DATE _____ 197__ DRAWINGS

APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.

Frank W. Logan
DIRECTOR OF BUILDING & ZONING

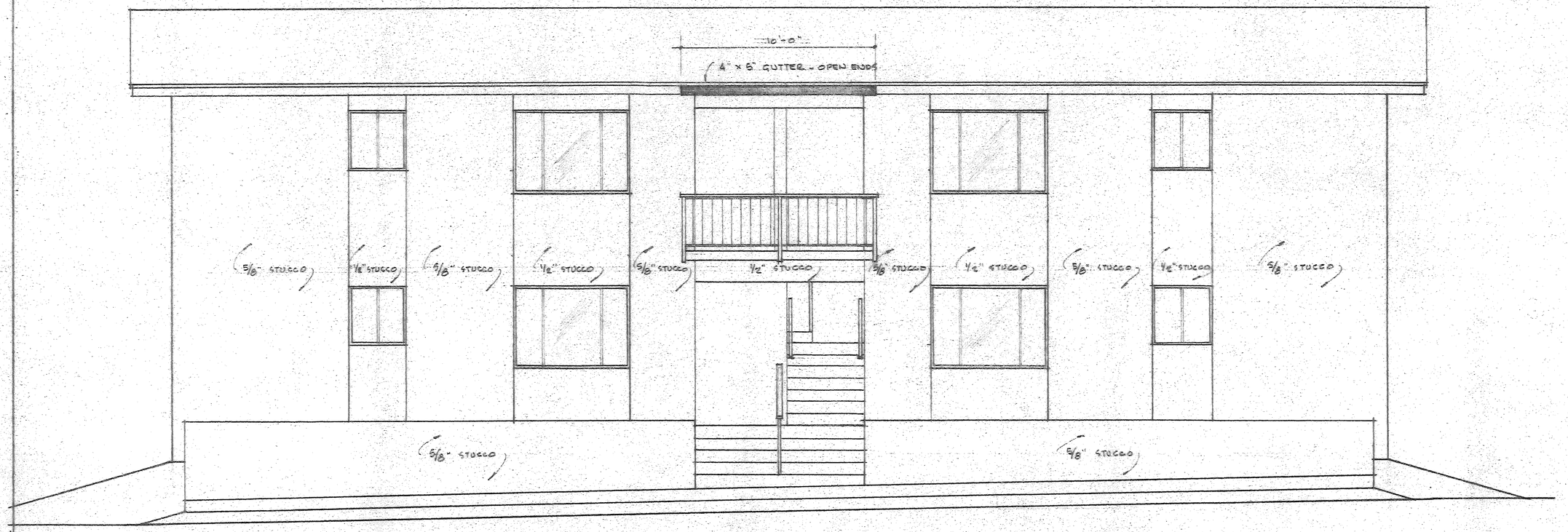
STATE OF FLORIDA
JAMES H. SCOTT
REGISTERED
ARCHITECT
FLORIDA

4 UNIT APARTMENT BUILDING FOR
MR. W. A. ANDERSON FT. PIERCE, FLA.

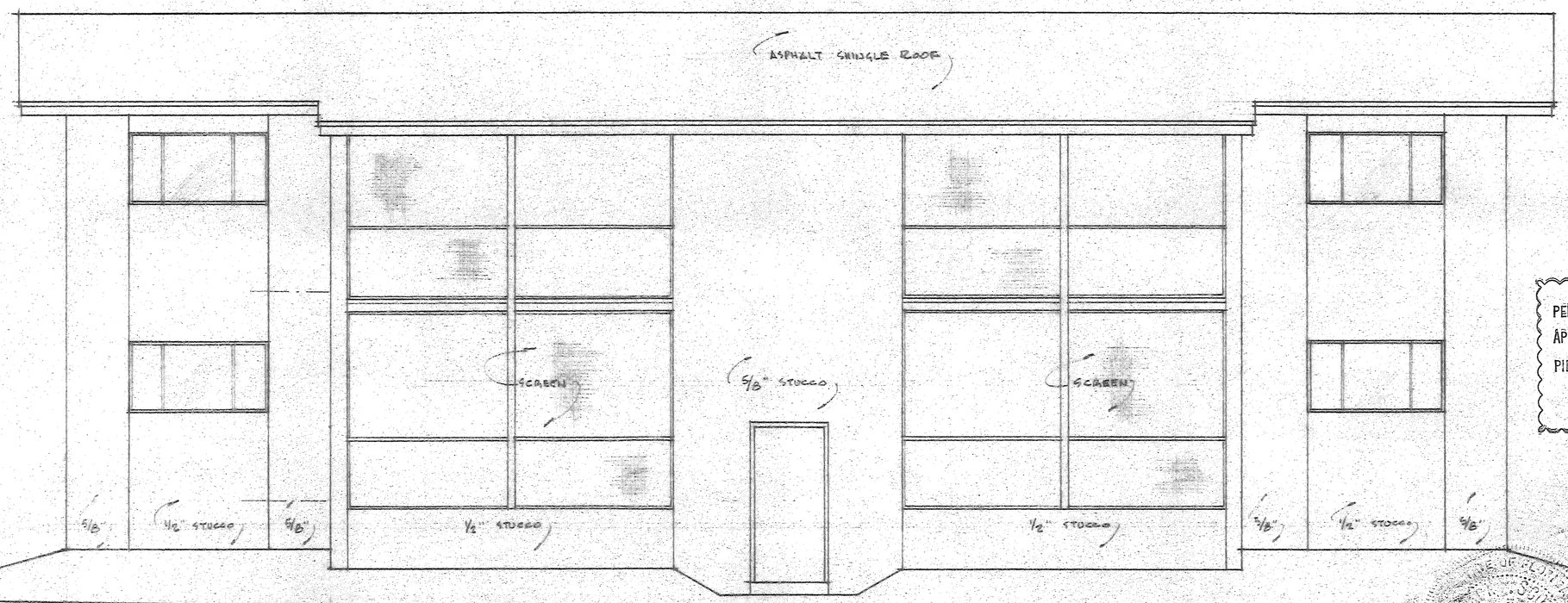
TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

DRAWN:	J.H.S.
SCALE:	AS SHOWN
DATE:	AUG 8, 1972

SHEET 5 OF 17



WEST ELEVATION SCALE: 1/4" = 1'-0"



EAST ELEVATION SCALE: 1/4" = 1'-0"

PERMIT NO._____ DATE_____ 197___ DRAWINGS_____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Bogan
DIRECTOR OF BUILDING & ZONING

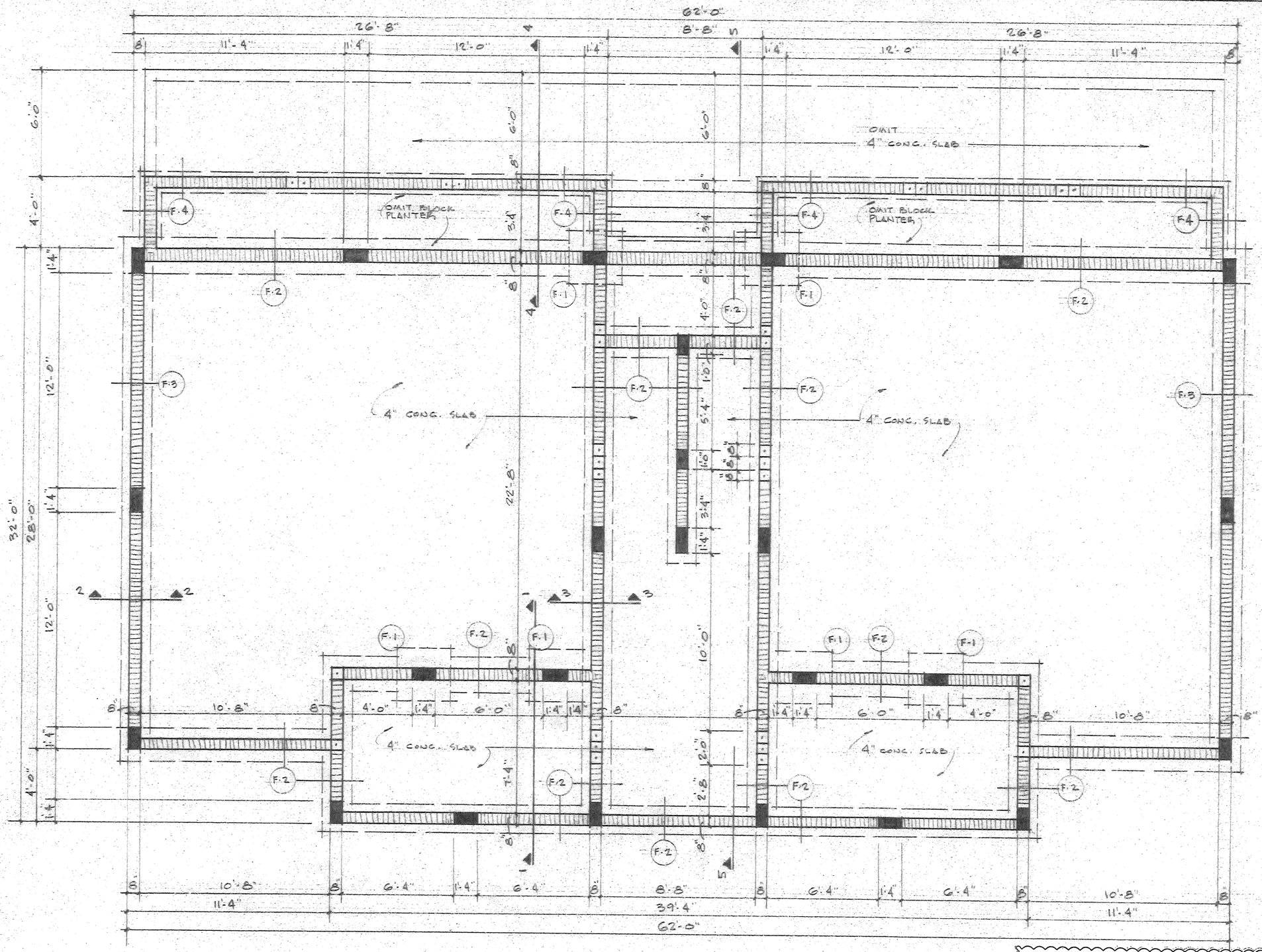
STATE OF FLORIDA
REGISTERED
ARCHITECT

4 UNIT APARTMENT BUILDING FOR
MR. W. A. ANDERSON FT. PIERCE, FLA.

TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

DRAWN:	J.H.S.
SCALE:	AS SHOWN
DATE:	AUG. 8, 1972

SHEET
6 OF 17



FOUNDATION PLAN SCALE: 1/4" = 1'-0"

NOTES

CONCRETE SLABS ON GRADE SHALL BE 4" THICK W/ 6x6 10/0 WWM & INTEGRAL W.P. ON CLEAN, WELL COMPACTED, TAMPED SAND FILL -- PROVIDE ½" ASPHALT IMPREGNATED EXP. JOINT AT ALL MASONRY WALLS --

CONCRETE COLUMNS SHALL BE SIZE AS SHOWN W/ (4) # 5 BARS & # 2 TIES AT 12" O.C. EACH FILLED CELL SHALL HAVE (1) # 5 BAR. FOR EACH COL. AND FILLED CELL BAR PROVIDE (1) # 5 DOWEL TO FOOTING ---

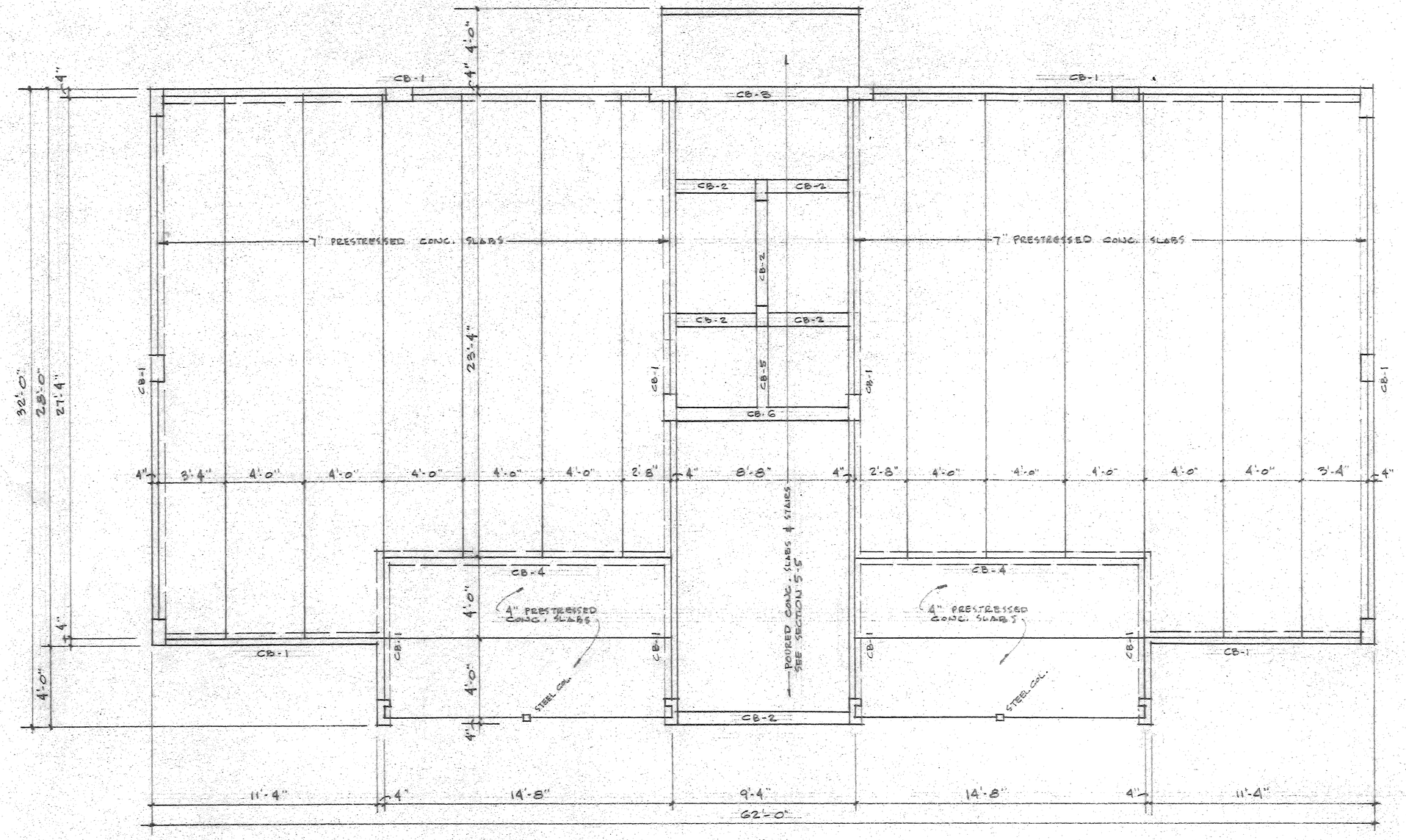
FOOTINGS -

F-1 3'-0" x 3'-0" x 1'-0" DEEP W/ (4) # 5 EACH WAY BOTTOM
F-2 12" x 24" CONT. W/ (1) # 5 TOP & (2) # 5 BOTTOM
F-3 10" x 20" CONT. W/ (1) # 5 TOP & (2) # 5 BOTTOM
F-4 8" x 16" CONT. W/ (2) # 4 BOTTOM

PERMIT NO. _____ DATE _____ 197__ DRAWINGS _____
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Frank W Bogan
DIRECTOR OF BUILDING & ZONING

STATE OF FLORIDA JACK H. SCOTT REGISTERED ARCHITECT FLORIDA

4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.
DRAWN: JHS
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET: 7 OF 17



SECOND FLOOR FRAMING PLAN SCALE: 1/4"=1'-0"

PRESTRESSED CONC. SLABS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE FOLLOWING LOADS:

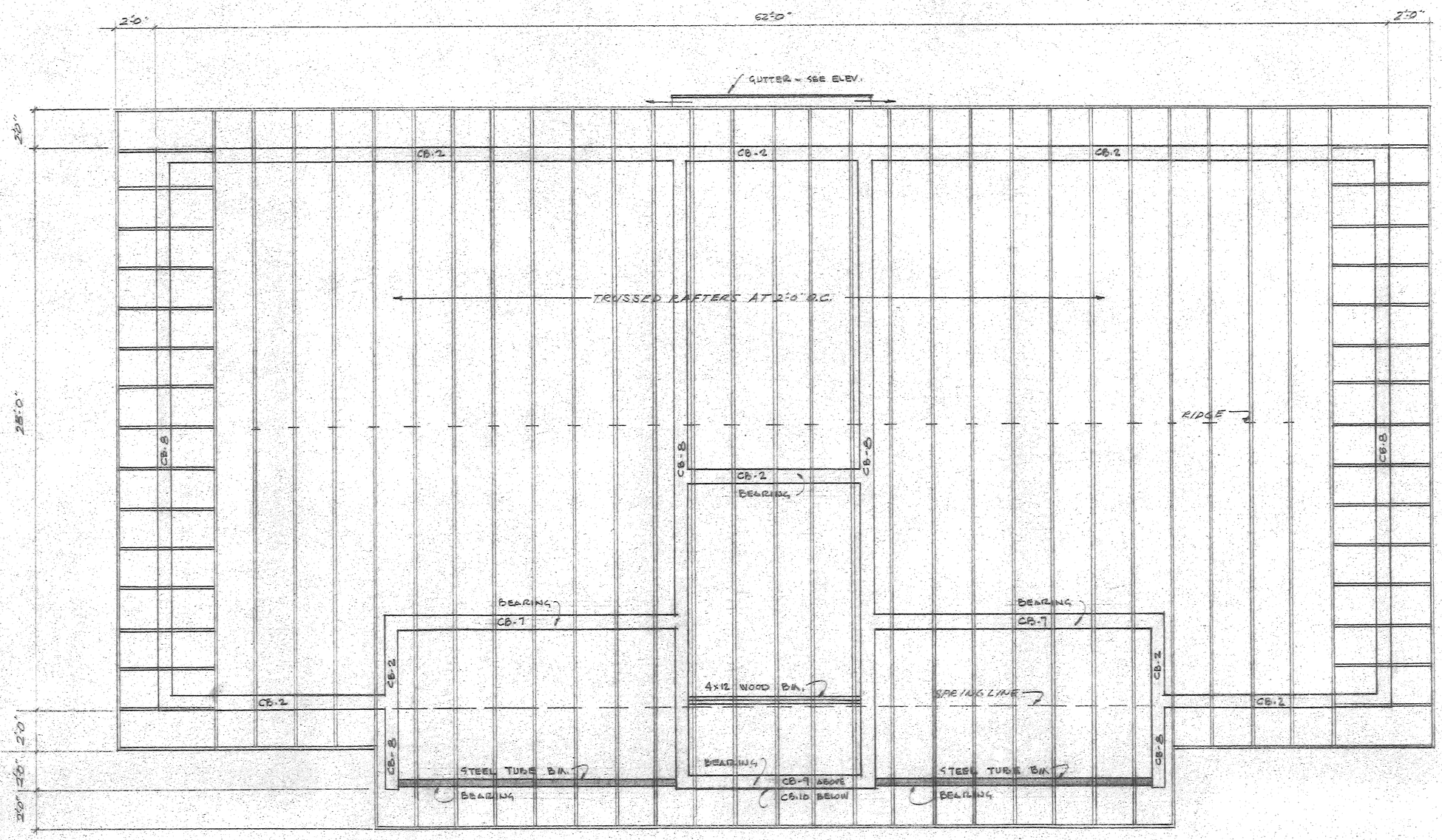
4" SLABS		7" SLABS	
100 #/ft²	LIVE LOAD	40 #/ft²	LIVE LOAD
25	TOPPING	25	TOPPING
50	SLAB WT. (ASSUMED)	50	SLAB WT. (ASSUMED)
		3	FIN. FLOOR
		2	CEILING
125 #/ft²	TOTAL LOAD	120 #/ft²	TOTAL LOAD

NOTE THAT SLABS MUST BE NOTCHED FOR POURED CONC. AND STEEL COLS.

PERMIT NO._____ DATE_____ 197__ DRAWINGS_____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Pogan
DIRECTOR OF BUILDING & ZONING

JACK H. SCOTT
REGISTERED
FLORIDA

4 UNIT APARTMENT BUILDING FOR
MR. W.A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.
DRAWN: J.H.S.
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET 8 OF 17



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

TRUSS RAFTERS SHALL BE DESIGNED BY THE MANUFACTURER FOR 30 LB./ft. LIVE LOAD PLUS ALL DEAD LOADS
SHOP DRAWINGS MUST BE PRESENTED TO THE ARCHITECT AND APPROVED PRIOR TO FABRICATION
ROOF PITCH — 2½-12
TRUSS BEARING SHALL BE AT SPRING LINE WHEN POSSIBLE AT AT OTHER POINTS AS INDICATED --

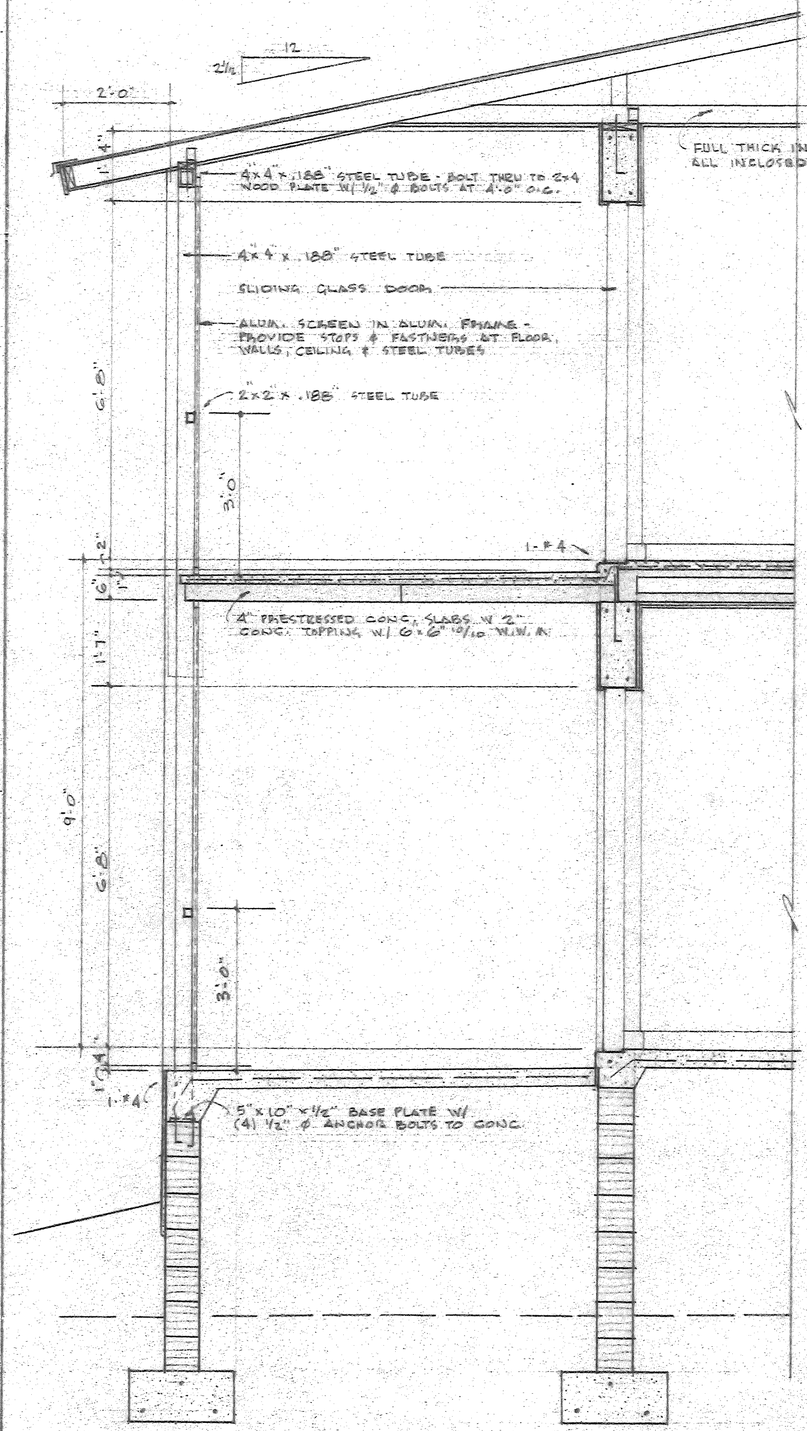
CONCRETE BEAMS

CB-1 8" x 15" w/ 4-#5 BARS
CB-2 8" x 12" w/ 4-#5 "
CB-3 8" x 19½ w/ 4-#6 "
CB-4 8" x 19" w/ 4-#6 "
CB-5 8" x 6½ w/ 2-#5 BARS BOTTOM
CB-6 8" x 17½ w/ 4-#5 BARS
CB-7 8" x 16" w/ 4-#5 BARS
CB-8 8" x 12" MIN. w/ 4-#5 BARS -- PARGE BEAM
NOTE -- AT DOORS & WINDOWS DROP BOTTOM OF BEAM TO 6'-10" ABOVE FIN. FLOOR.
CB-9 8" x 15½" w/ 4-#5 BARS
CB-10 8" x 16" H-BLOCK BEAM w/ (2)#7 BARS

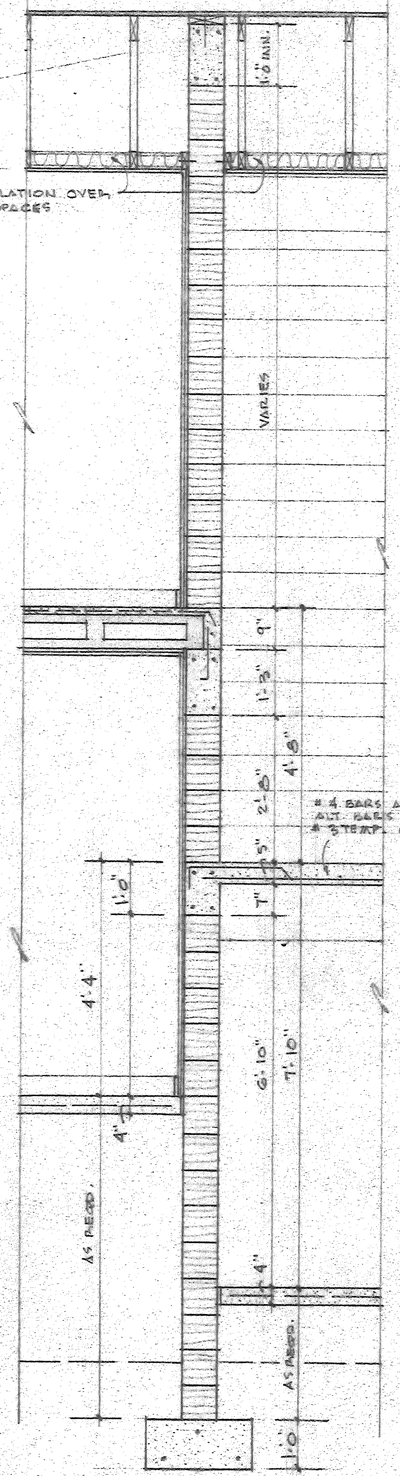
PERMIT NO. _____ DATE _____ 197__ DRAWINGS _____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Logan
DIRECTOR OF BUILDING & ZONING

STATE OF FLORIDA REGISTERED ARCHITECT
Jack W. Scott

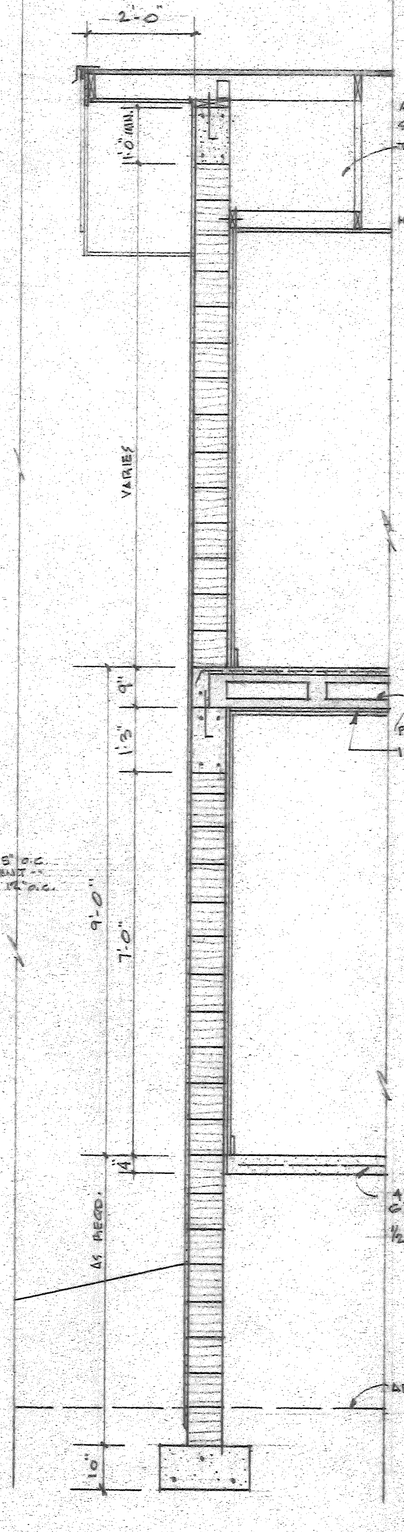
4 UNIT APARTMENT BUILDING FOR
M.R.W.A. ANDERSON FT. PIERCE FLA.
TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.
DRAWN: J.B.F.
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET 9 OF 17



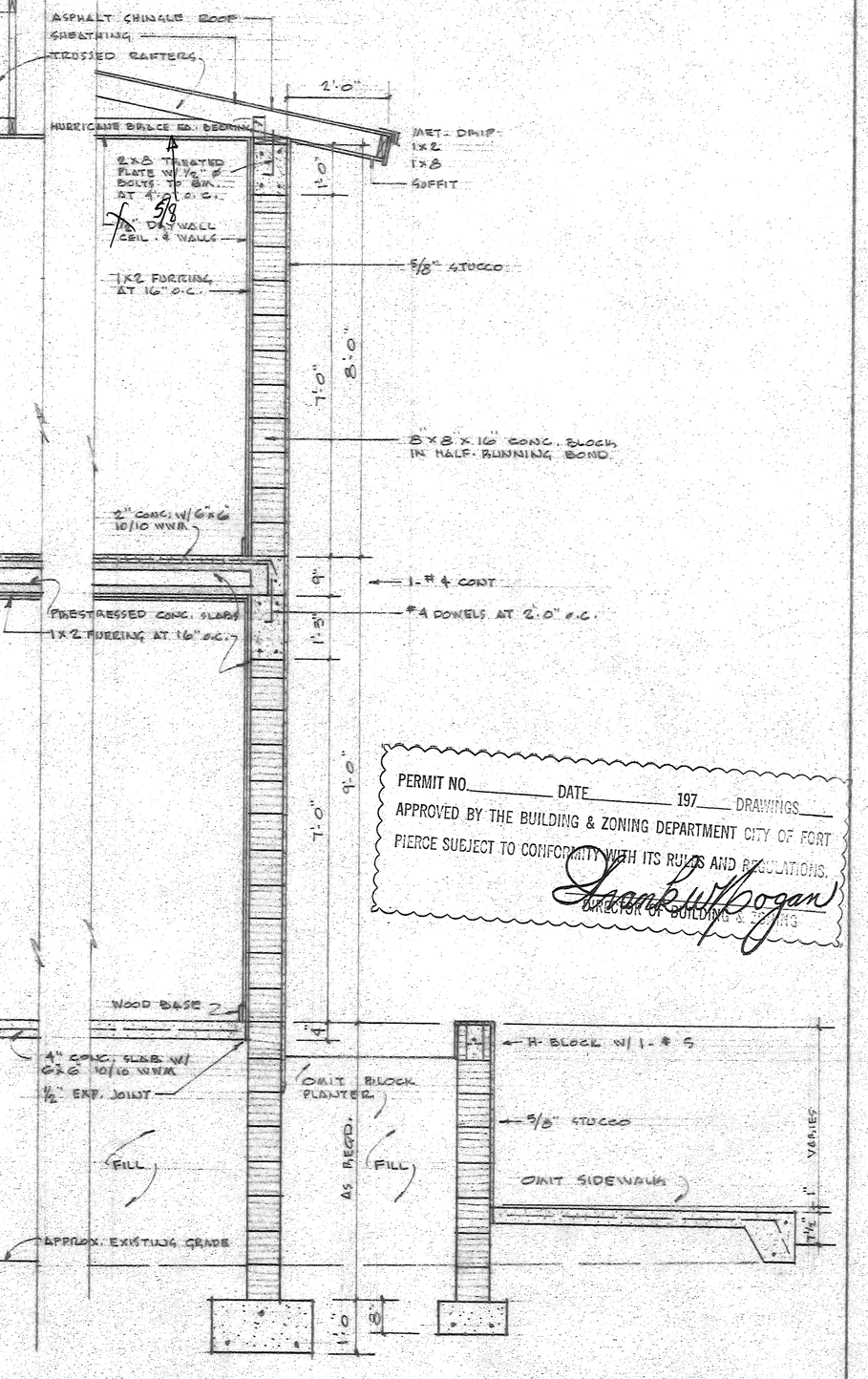
SECTION 1-1 SCALE: ½"=1'-0"



SECTION 2-2 SCALE: ½"=1'-0"



SECTION 3-3 SCALE: ½"=1'-0"



SECTION 4-4 SCALE: ½"=1'-0"

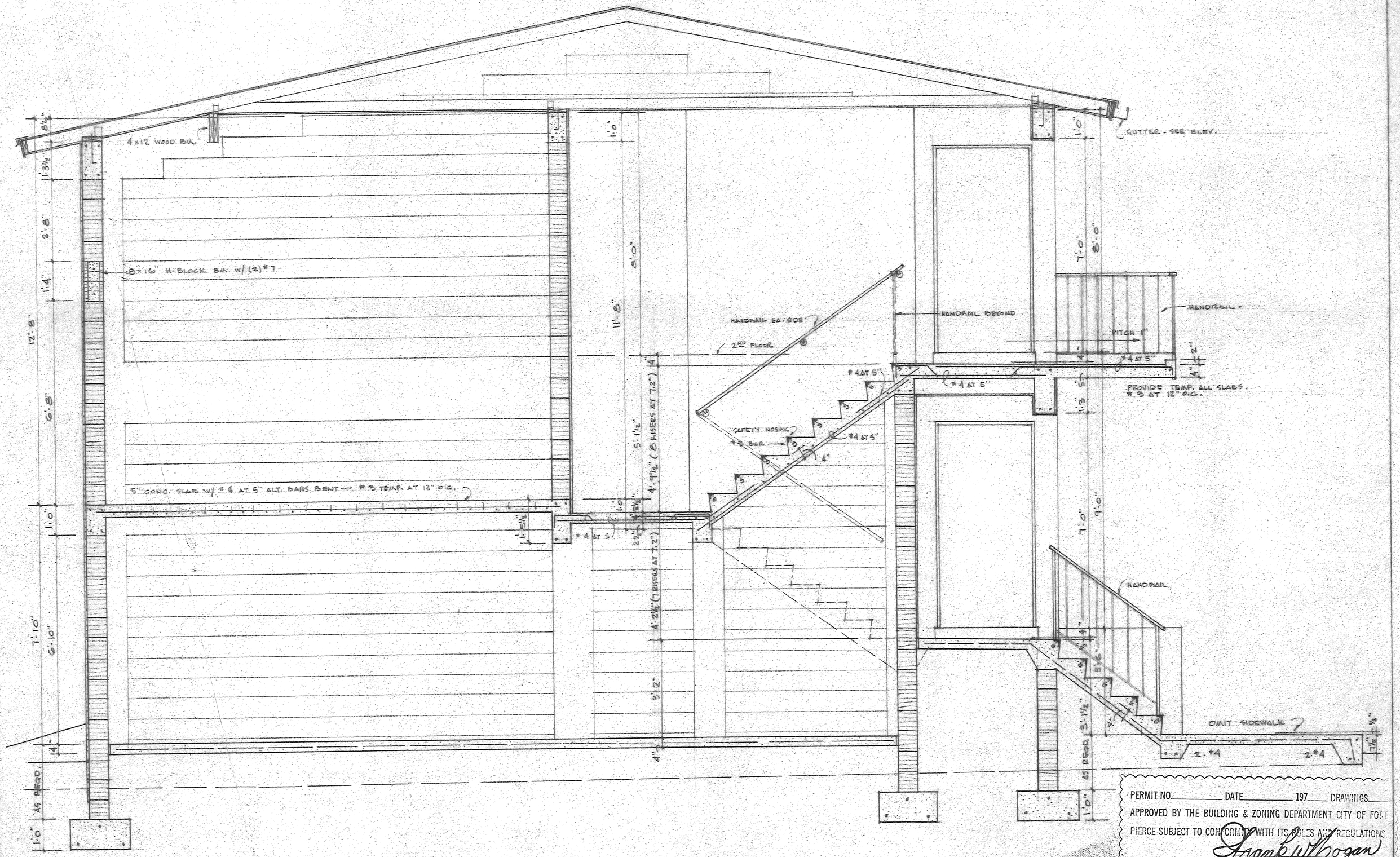
PERMIT NO. _____ DATE _____ 197__ DRAWINGS _____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Logan
DIRECTOR OF BUILDING & ZONING

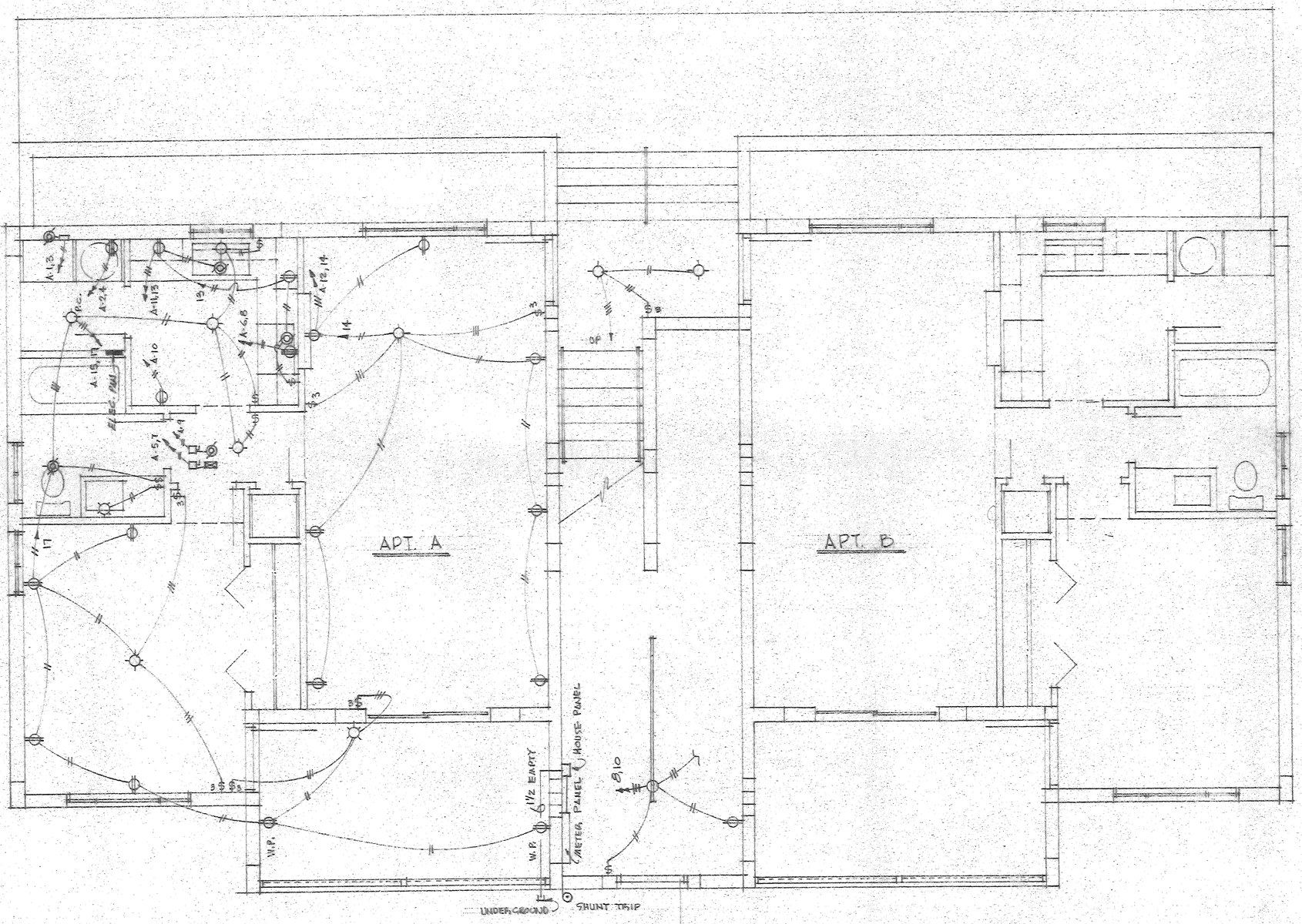
STATE OF FLORIDA
TERRY & SCOTT
ARCHITECTS
REGISTERED
FL 1109

4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.

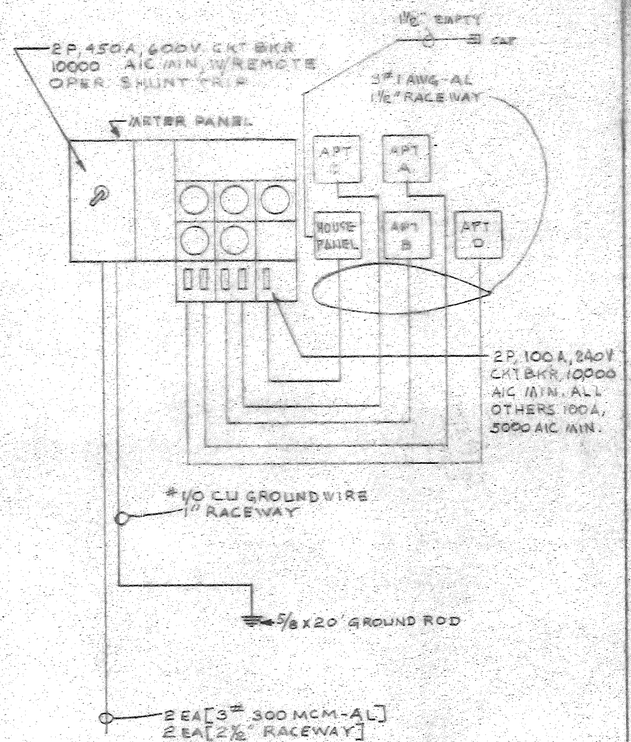
TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

DRAWN: J.M.	SHEET
SCALE: AS SHOWN	10 OF 17
DATE: AUG. 8, 1972	


4x12 WOOD BM.
8"x16" H-BLOCK BM. W/ (2) #7
5" CONC. SLAB W/ #4 AT 5" ALT. BARS BENT ~ #3 TEMP. AT 12" O/C.
#4 AT 5"
HANDRAIL EA. SIDE
2ND FLOOR
#4 AT 5"
SAFETY NOSING
#3 BAR
#4 AT 5"
4"
GUTTER - SEE ELEV.
HANDRAIL BEYOND
HANDRAIL
PITCH 1"
#4 AT 5"
#4 AT 5"
PROVIDE TEMP. ALL SLABS.
#3 AT 12" O/C.
HANDRAIL
OMIT SIDEWALK
2-#4
2-#4
12'-8"
8'-0"
11'-8"
6'-8"
7'-10"
6'-10"
5'-1½"
4'-9½" (8 RISERS AT 7.2")
4'-2½" (7 RISERS AT 7.2")
3'-2"
7'-0"
8'-0"
5'-1½"
3'-1½"
1'-0"
1'-3"
1'-6"
2'-8"
1'-4"
1'-3½"
8½"
4" SLOPE
4" SLOPE
4" SLOPE



FIRST FLOOR ELECTRICAL PLAN SCALE: 1/4"=1'-0



SINGLE LINE DIAGRAM

4 EACH APT. PANELS TO BE 120/240 V. 100A. 1 ϕ MLO WITH: 1-60/2, 3-30/2 AND 8-20/1 ACTIVE; 2-20/1 SPARES AND 2-BLANK SPACES W/ FILLER PLATES---

HOUSE PANEL TO BE 120/240 V. 100A 1 ϕ MLO WITH: 3-30/2 AND 3-20/1 ACTIVE; 3-20/1 SPARES AND 2-SPACES W/ FILLER PLATES---

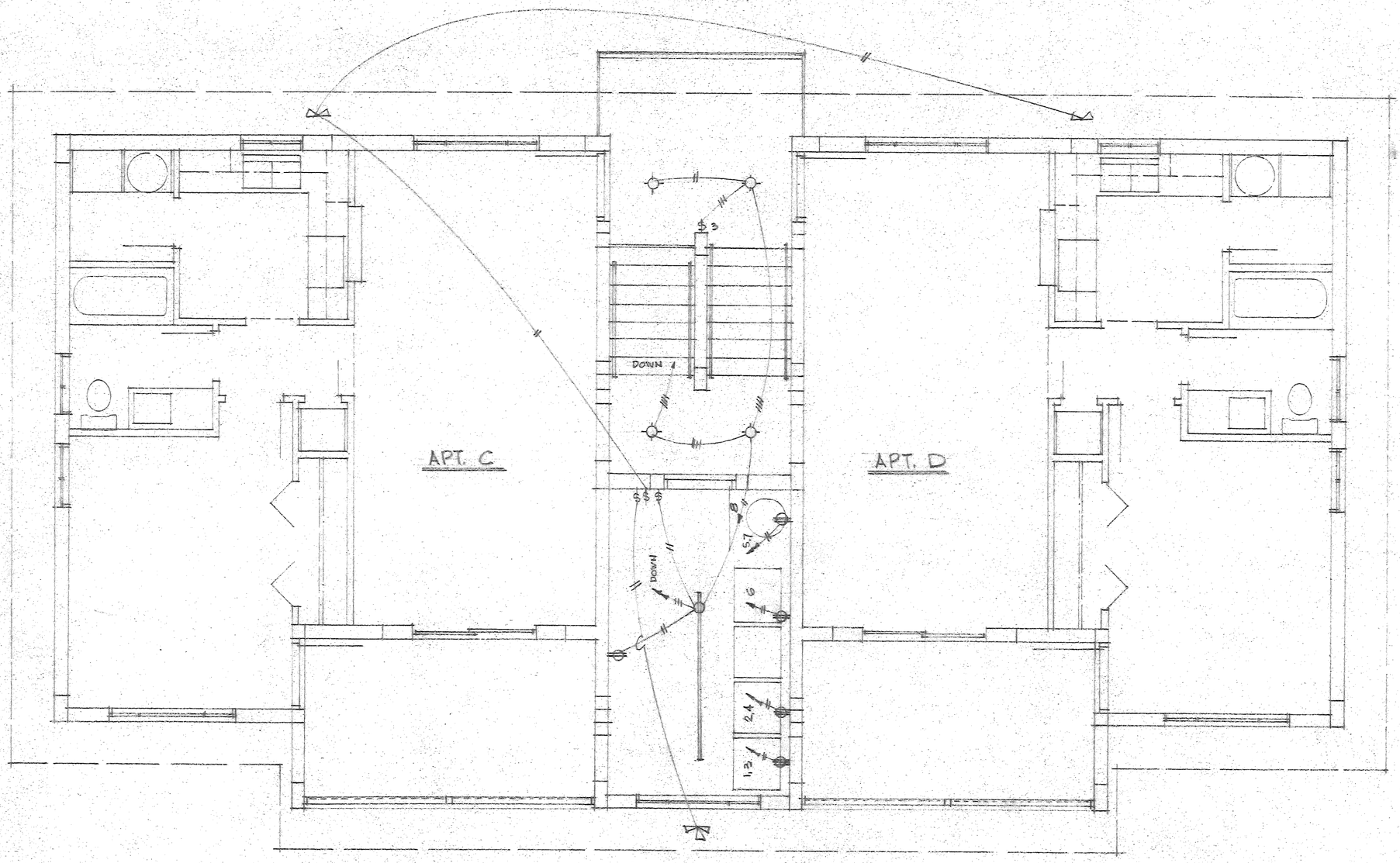
J. Teate 8-9-72

PERMIT NO.____ DATE____ 197____ DRAWINGS____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Logan
DIRECTOR OF BUILDING & ZONING

BELEFANT ASSOCIATES
CONSULTING ENGINEERS
COCOA BEACH FLORIDA

Engineer. ____
Draft. RH
Check. ____
Title

4 UNIT APARTMENT BUILDING FOR
MR. W.A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.
DRAWN: JHS
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET 12 OF 17



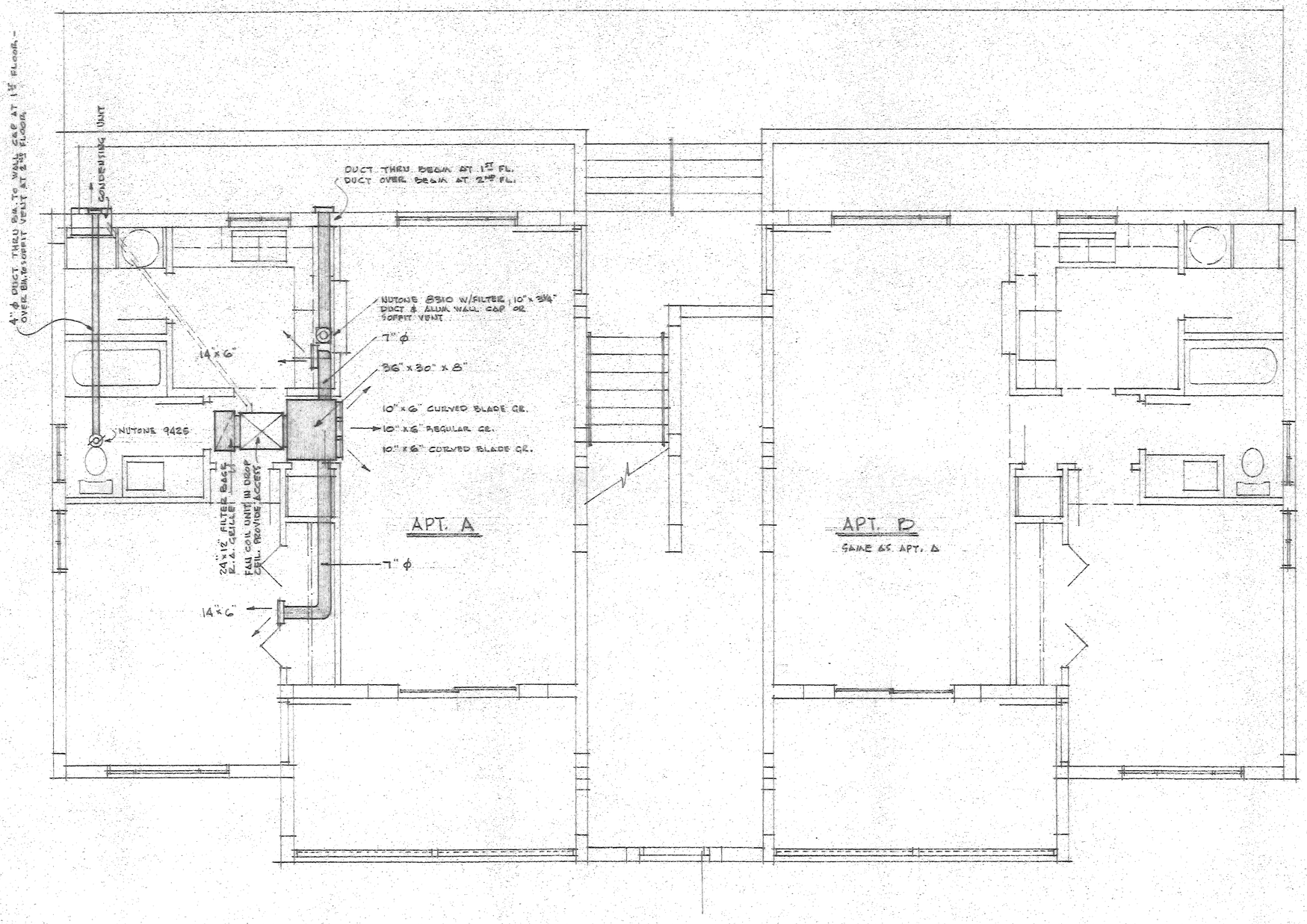
SECOND FLOOR ELECTRICAL PLAN SCALE: 1/4" = 1'-0"

PERMIT NO._____ DATE_____ 197___ DRAWINGS___
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Bogan
DIRECTOR OF BUILDING & ZONING

BELEFANT ASSOCIATES
CONSULTING ENGINEERS
COCOA BEACH FLORIDA

Engineer.
Draft.
Check.
7116

4 UNIT APARTMENT BUILDING FOR
MR. W.A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.
DRAWN: JHS
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET
13 OF 17



FIRST FLOOR H.V.A.C. PLAN SCALE: ¼" = 1'-0"

A.C. EQUIPMENT REQD. EACH APARTMENT

LENNOX	HS12-211-FF	1½ TON CONDENSING UNIT	14.5 AMPS AT 230 V 1ϕ
LENNOX	CB1-21-FF	1½ TON FAN COIL UNIT	6.0 AMPS AT 115 V 1ϕ
LENNOX	ECB2-21-171	5 KW HEAT STRIP	20.0 AMPS AT 230 V 1ϕ

PERMIT NO._____ DATE_____ 197__ DRAWINGS_____
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DIRECTOR OF BUILDING & ZONING

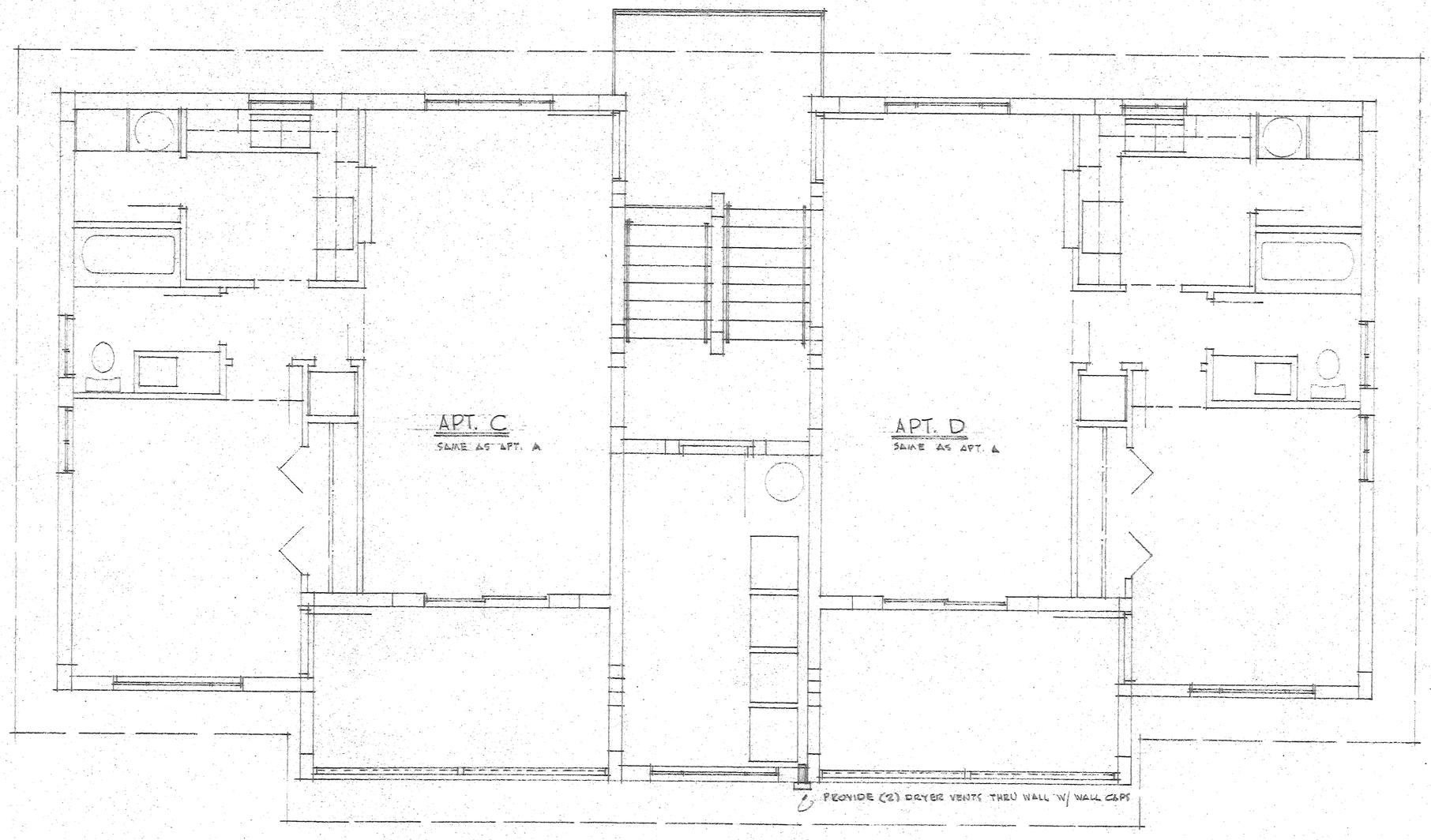
STATE OF FLORIDA SCOTT 10.2809 FLORIDA REGISTERED ARCHITECT

4 UNIT APARTMENT BUILDING FOR
MR. W. A. ANDERSON FT. PIERCE, FLA.

TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

DRAWN: JHS
SCALE: AS SHOWN
DATE: AUG. 8, 1972

SHEET
14 OF 17



SECOND FLOOR H.V.A.C. PLAN SCALE: 1/4"=1'-0"

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Frank W. Pogan
DIRECTOR OF BUILDING & ZONING

STATE OF FLORIDA
JAMES H. SCOTT
NO. 2209
REGISTERED
FLORIDA
FT. PIERCE, FLA.
ARCHITECT

4 UNIT APARTMENT BUILDING FOR
MR. W. A. ANDERSON FT. PIERCE, FLA.

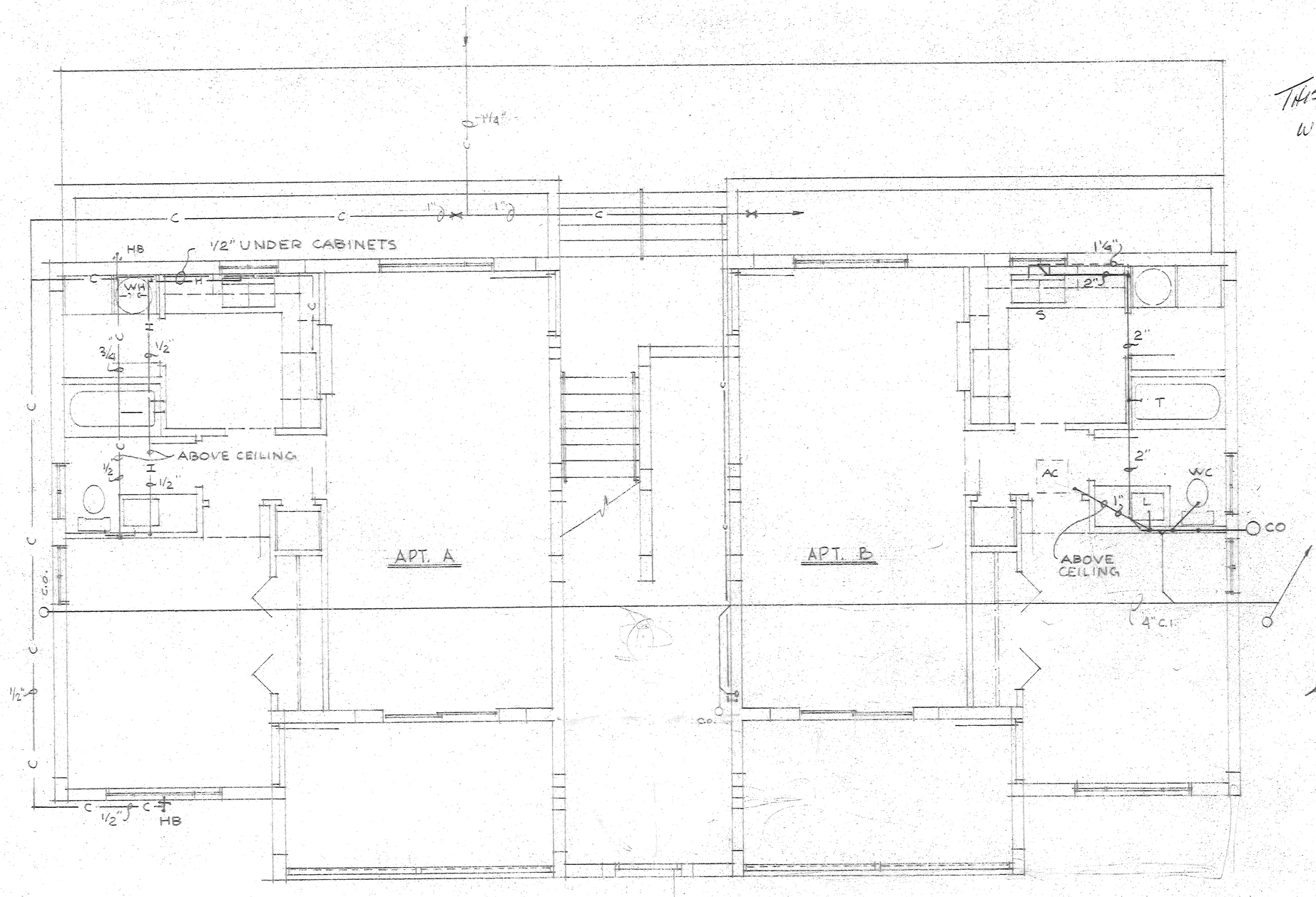
TERRY & SCOTT, ARCHITECTS
FT. PIERCE, FLA.

DRAWN: JHS
SCALE: AS SHOWN
DATE: AUG. 8, 1972

SHEET
15 OF 17

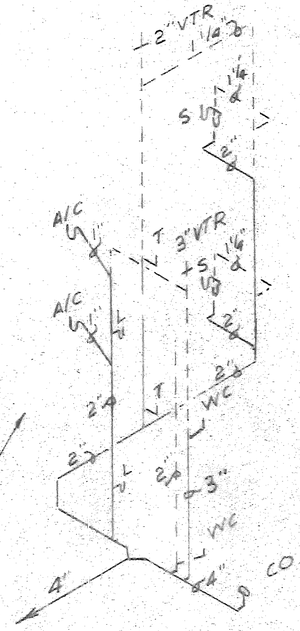
PLEASE NOTE NEW ADDRESS
Reply to:
Dept. of Pollution Control
S. E. Suppression
806 South 9th Street
Fort Pierce, Florida 33450
Tel. (305) 464-1000 Ext.

THIS BUILDING TO HAVE CENTRAL VACUUM CLEANER SYSTEM.
WITH FITTINGS AS SHOWN. [illegible]



TYP. WATER PIPING

TYP. WASTE PIPING



WASTE PIPING DIAGRAM NTS
APT B&D SHOWN - APT A&C OPPOSITE HAND

PIPING SPECIFICATIONS
UNDERSLAB WATER - TYPE L COPPER - SILVER BRAZED JOINTS.
UNDERGROUND WATER SERVICE - SCHEDULE 40 PVC.
ABOVE SLAB WATER - TYPE L COPPER - 50-50 SOLDER JOINTS
UNDERGOUND SEWER - VITREOUS CLAY TILE PIPE
UNDERSLAB SEWER - COATED B&S CAST IRON LEADED JOINTS
ABOVE SLAB WASTE & VENT TYPE DWV COPPER - SOLDER JOINTS

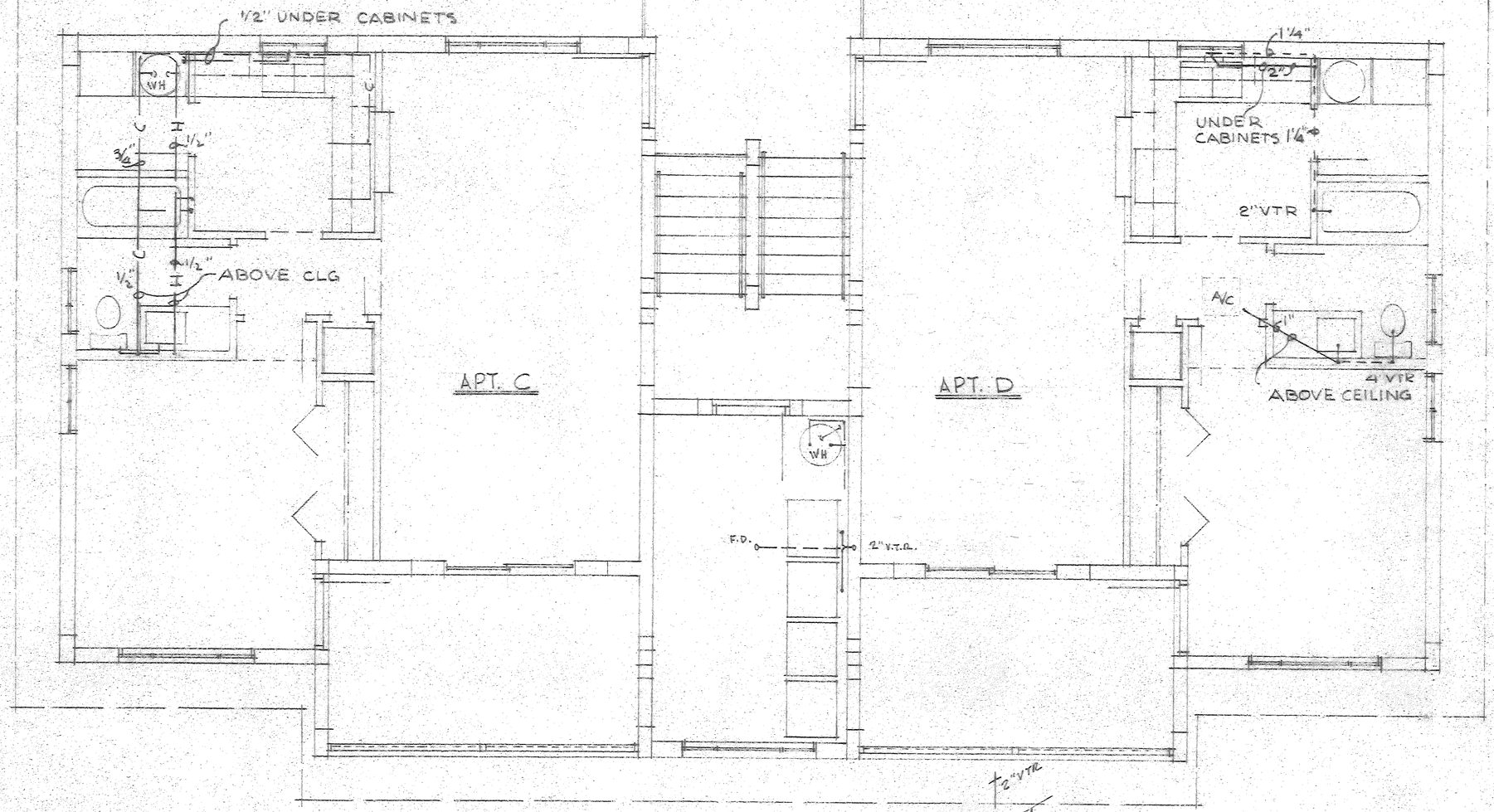
FIRST FLOOR PLUMBING PLAN SCALE: 1/4" = 1'-0

PERMIT NO. _____ DATE _____ 197__ DRAWINGS ____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Hogan
DIRECTOR OF BUILDING & ZONING

BELEFANT ASSOCIATES
CONSULTING ENGINEERS
COCOA BEACH FLORIDA

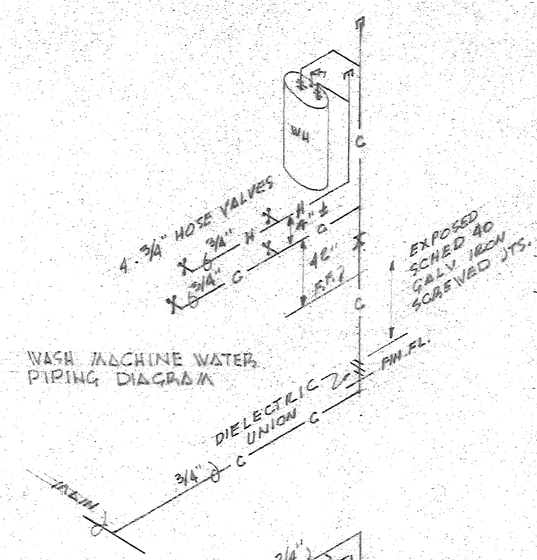
Engineer. NN
Draft.
Check.
7116

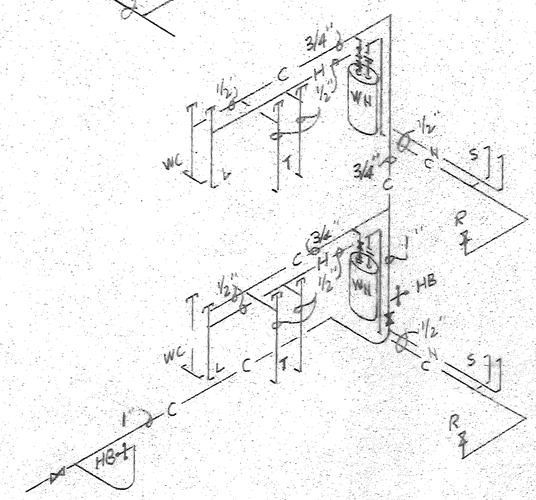
4 UNIT APARTMENT BUILDING FOR MR. W. A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.
DRAWN: JAS
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET 16 OF 17



TYP. WATER PIPING

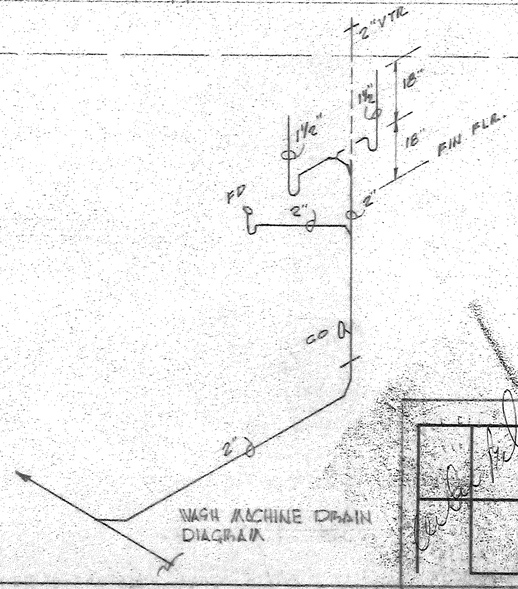
TYP. WASTE PIPING





WATER PIPING DIAGRAM NTS

APT A&C SHOWN APT B&D OPPOSITE HAND



SECOND FLOOR PLUMBING PLAN SCALE: 1/4"=1'-0"

1083 1100 818 1045

PERMIT NO._____ DATE_____ 197___ DRAWINGS_____
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank W. Bogan
DIRECTOR OF BUILDING & ZONING

BELEFANT ASSOCIATES
CONSULTING ENGINEERS
COCOA BEACH FLORIDA

Engineer. A/V
Draft.
Check.
7116

4 UNIT APARTMENT BUILDING FOR MR. W.A. ANDERSON FT. PIERCE, FLA.
TERRY & SCOTT, ARCHITECTS FT. PIERCE, FLA.
DRAWN: JBS
SCALE: AS SHOWN
DATE: AUG. 8, 1972
SHEET 17 OF 17

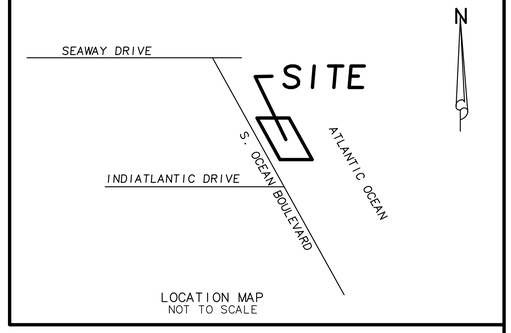
Wm. A. Anderson
1144 So. Ocean Dr.
22760

2401 810 0006 0006
C

#22760
1144 So. Ocean Dr
(Lloyd Taylor)

22760
1144 S Ocean





SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = NUMBER OF PARKING SPACES
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = BACKFLOW PREVENTOR
- = MAIL BOX
- = IRRIGATION VALVE
- = GAS VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CMB = COMMISSIONERS' MINUTES BOOK
CONC = CONCRETE
CLF = CHAIN LINK FENCE
(D) = DEED
DE = DRAINAGE EASEMENT
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB = DEED BOOK
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
FPL = FLORIDA POWER & LIGHT
INV = INVERT
IP = 3/4" IRON PIPE
IR = 5/8" IRON REBAR "NO INDENTIFICATION"
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PCOR = PROPERTY CORNER
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT
PUDE = PUBLIC UTITLITY & DRAINAGE EASEMENT
R = RADIUS OF CURVE
L = LENGTH OF CURVE
Δ = DELTA OF CURVE

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 1, OF TROPICAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 26, THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THAT PORTION LYING EAST OF A LINE AS DESIGNATED IN OFFICIAL RECORD BOOK 172, PAGE 439, AND OFFICIAL RECORD BOOK 175, PAGE 498, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 11,871 SQUARE FEET OR 0.273 ACRES MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
2. SURVEY BASED ON THE PLAT OF TROPICAL BEACH AS RECORDED IN PLAT BOOK 9, PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
4. BEARING BASIS: A "GRID NORTH" BEARING OF N19°07'19"W ALONG THE EAST R/W LINE OF S OCEAN DR.
5. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE CONSTRUCTION AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MAY 21, 2025. 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.
6. UNDERGROUND IMPROVEMENTS, UNDERGROUND ENCROACHMENTS, FOUNDATIONS AND/OR UTILITIES IF EXISTING WERE NOT LOCATED AS A PART OF THIS SURVEY.
7. THIS SITE LIES WITHIN FLOOD ZONES "X" AND "VE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 K, EFFECTIVE DATE 2-19-20. BASE FLOOD ELEVATION = 8.0
8. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
9. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
10. THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051 (2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
11. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
12. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
13. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
15. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: DOUGLAS HIXSON
16. © COPYRIGHT 2025 BY ALEXANDER J. PIAZZA PSM, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

LAST DATE OF DATA ACQUISITION: 5-21-25

DATE OF SURVEY: 5-23-25

ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

1144 S. OCEAN DRIVE

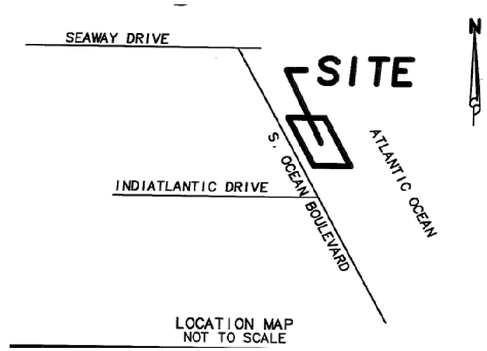
DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDRY & TOPOGRAPHIC SURVEY
LOT 6
TROPICAL BEACH (PB 9, PG 26)
AS PREPARED FOR
DOUGLAS HIXSON

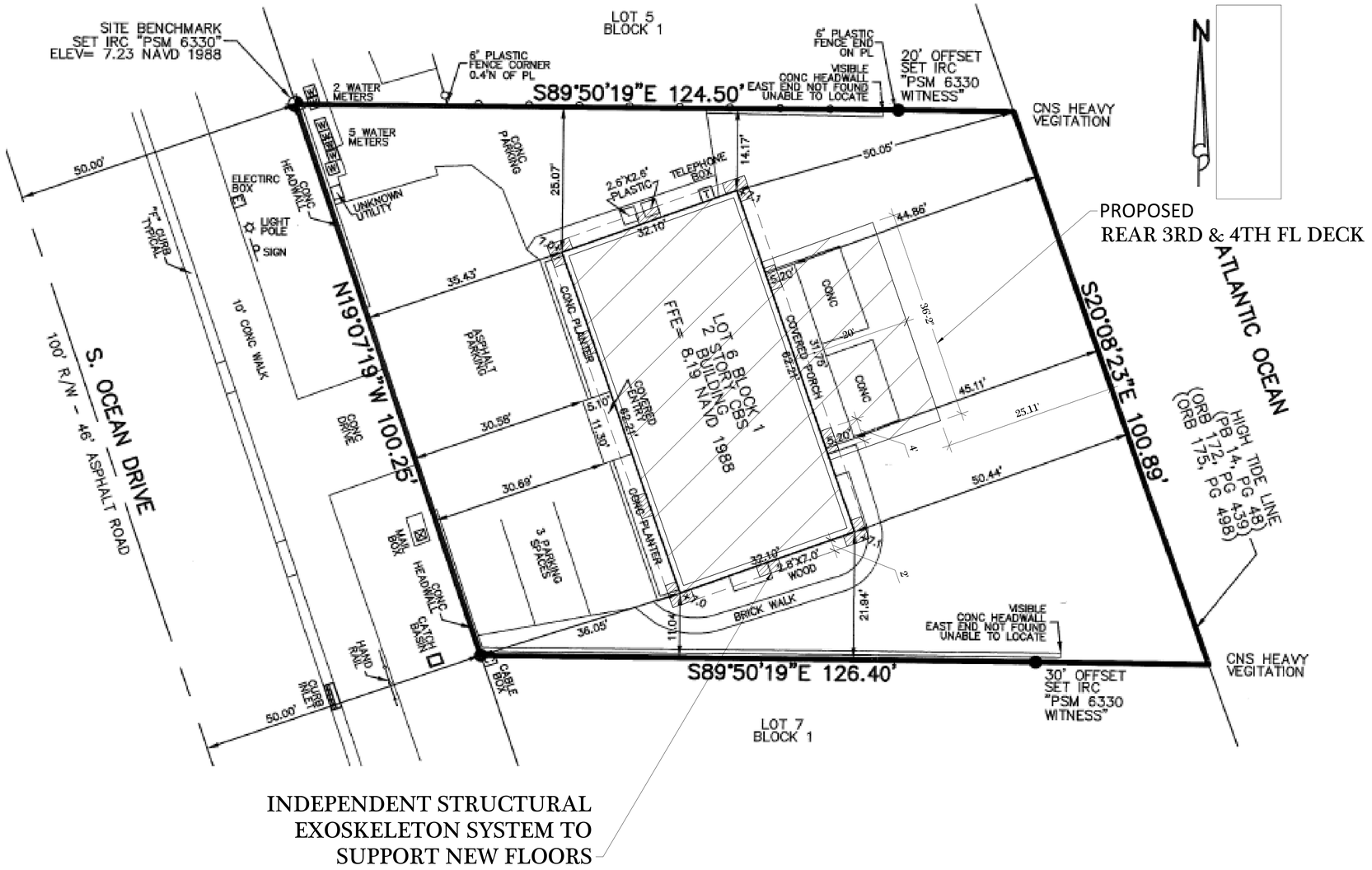
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FLD	MS/DG	FB.	PG.	JOB	25-3291
OFF	AJP			DATE	5-23-25
CKD	AJP	SHEET	1 OF 1	DWG	D-1229

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PROJECT DESIGN DATA	
JURISDICTION	CITY OF FORT PIERCE
CODE	FBC 2023 8th Edition, FBCR 2023 8th Edition
PROJECT NAME	1144 S Ocean Dr, Fort Pierce, Fl 34949
PROJECT ADDRESS	1145 S Ocean Dr, Fort Pierce, Fl 34949
RISK CATEGORY	II
WIND SPEED ASCE 7-16 (3 Sec Gust)	170 MPH
ASD	131 MPH
EXPOSURE	D
MEAN BUILDING HEIGHT`	<35'-0"

EXISTING Key Property Data
Lot Size: 0.29 Acres (12,632 SF)
Finished Area (Under Air): 3,648 SF
Gross Sketched Area: 4,368 SF
Building Type: Multi-Family (4 units)
Construction Type: Concrete Block Stucco (CB Stucco)
Year Built: 1973
Stories (Existing): 2 Stories
Roof Structure: Mansard, Fiberglass Shingles
Wind Speed Requirement: 160–170 mph (Hurricane Zone)
Zoning & Building Code Parameters
Maximum Building Height (R-4A): 45 feet above grade
Permitted Density (Base): 8 units per acre
Bonus Density (if qualified): Up to 9 units per acre with approved landscaping/environmental upgrades
Front Yard Setback: 25 feet (10 feet for townhome developments)
Side Yard Setback (Standard): 6 feet (10 feet for multifamily developments)
Side Yard Setback (Corner Lot): 15 feet
Rear Yard Setback (Standard): 15–20 feet based on use
Lot Coverage Maximum (Base Building): 40% (50% for townhome, 45% for multifamily)



INDEPENDENT STRUCTURAL EXOSKELETON SYSTEM TO SUPPORT NEW FLOORS

PRELIMINARY DESIGN NOTES
PROJECT ADDRESS: 1144 S OCEAN DRIVE, FORT PIERCE, FL 34949
PARCEL ID: 2401-810-0006-000-6
ZONING: R-4A HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL

PROJECT SUMMARY:
PROPOSED ADDITION OF 3RD AND 4TH FLOORS ABOVE EXISTING 2-STORY STRUCTURE.
INDEPENDENT STRUCTURAL EXOSKELETON SYSTEM TO SUPPORT NEW FLOORS — NOT RELYING ON EXISTING BUILDING FOR STRUCTURAL LOADS.
3RD. & 4TH. FL. SUNROOM W/ 4TH FL SWIM SPA EXTENDING 20' TOWARD THE OCEAN.
FIRST-FLOOR GARAGE TO BE FLOOD-COMPLIANT WITH BREAKAWAY WALLS AND FLOOD VENTS.
ADA-COMPLIANT ELEVATOR FOR ACCESS TO ALL FLOORS.
ARCHITECTURAL STYLE INSPIRED BY FRANK LLOYD WRIGHT'S USONIAN DESIGNS — MODERN, NATURAL MATERIALS, CLEAN LINES.

DESIGN CONSIDERATIONS FOR CITY REVIEW:
MAX BUILDING HEIGHT COMPLIANCE: 45 FEET TOTAL HEIGHT INCLUDING ROOFTOP FEATURES.
FLOOD ZONE COMPLIANCE (FEMA): FIRST FLOOR NON-HABITABLE WITH BREAKAWAY WALLS.
COASTAL CONSTRUCTION CONTROL LINE (CCCL): REAR EXTENSION IMPACT ON SETBACKS AND COASTAL PERMITTING.
FIRE AND LIFE SAFETY: SPRINKLERS, EGRESS, RATED STAIRWELLS, ADA ELEVATOR.

CONSTRUCTION PHASING: EXISTING 2ND FLOOR TO REMAIN OCCUPIED DURING CONSTRUCTION.

UTILITY COORDINATION: REVIEW OVERHEAD/UNDERGROUND UTILITIES AFFECTING CONSTRUCTION.

PURPOSE OF PRELIMINARY SUBMISSION:
CONFIRM HEIGHT, SETBACKS, AND STRUCTURAL APPROACH.
REVIEW FLOOD AND COASTAL COMPLIANCE.
DISCUSS FIRE SAFETY AND ADA REQUIREMENTS.
RECEIVE FEEDBACK ON CANTILEVERED SUNROOM/SWIM SPA CONCEPT.
CLARIFY PERMIT AND REVIEW PROCESS WITH CITY AND ALL DEP.

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□ STORY CONCEPT

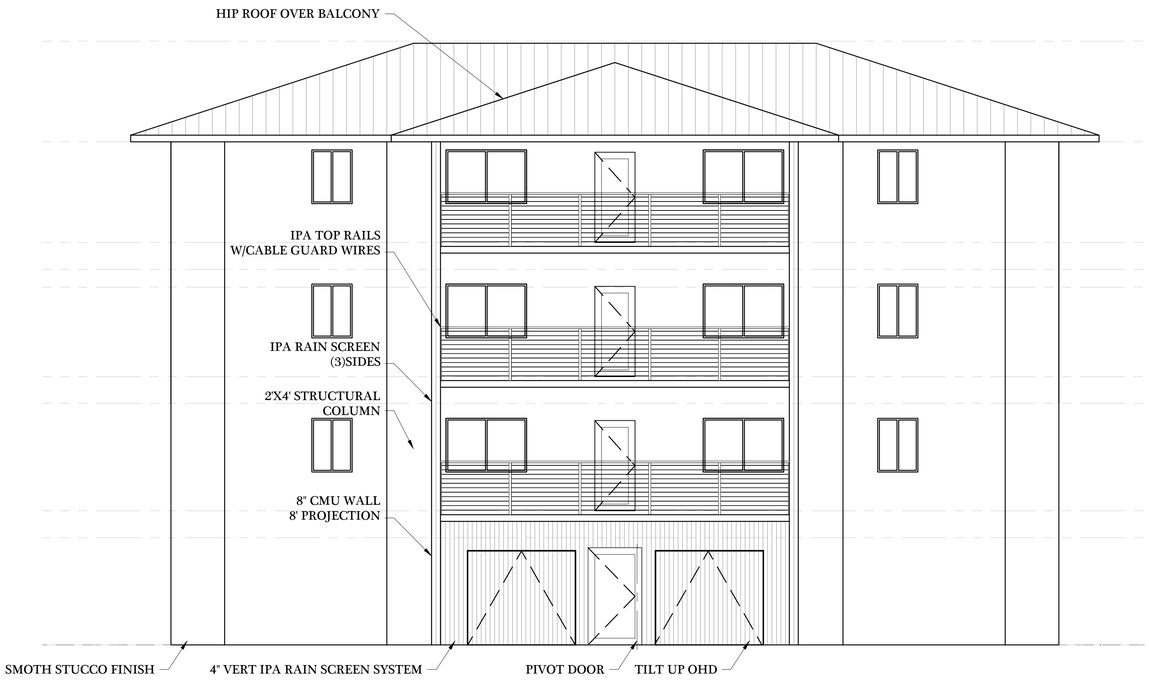
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Fort Pierce & Stuart, FL
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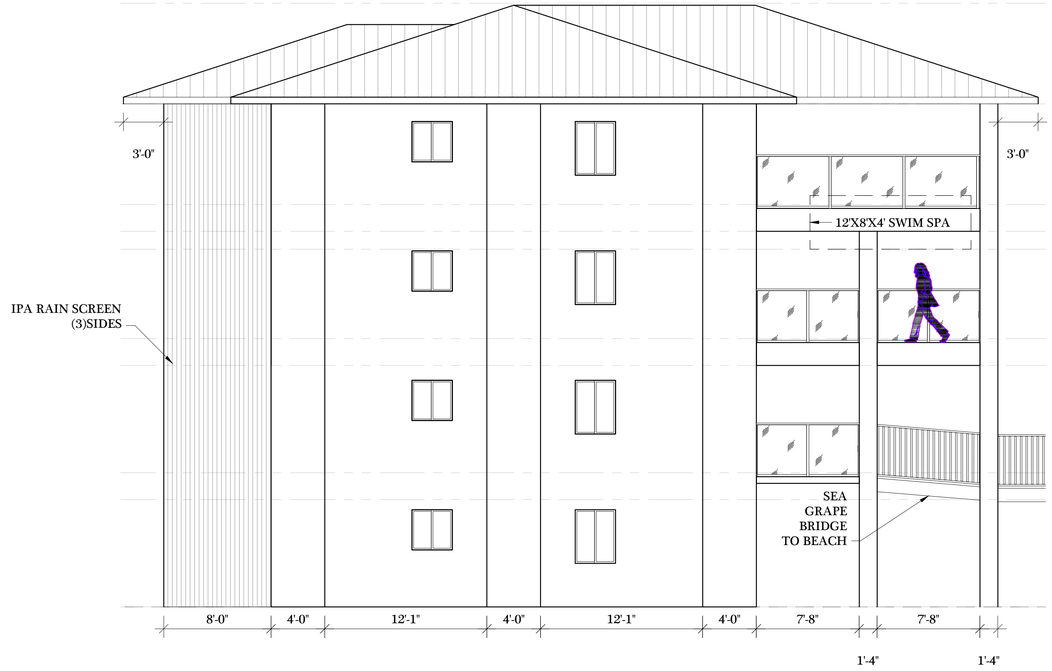
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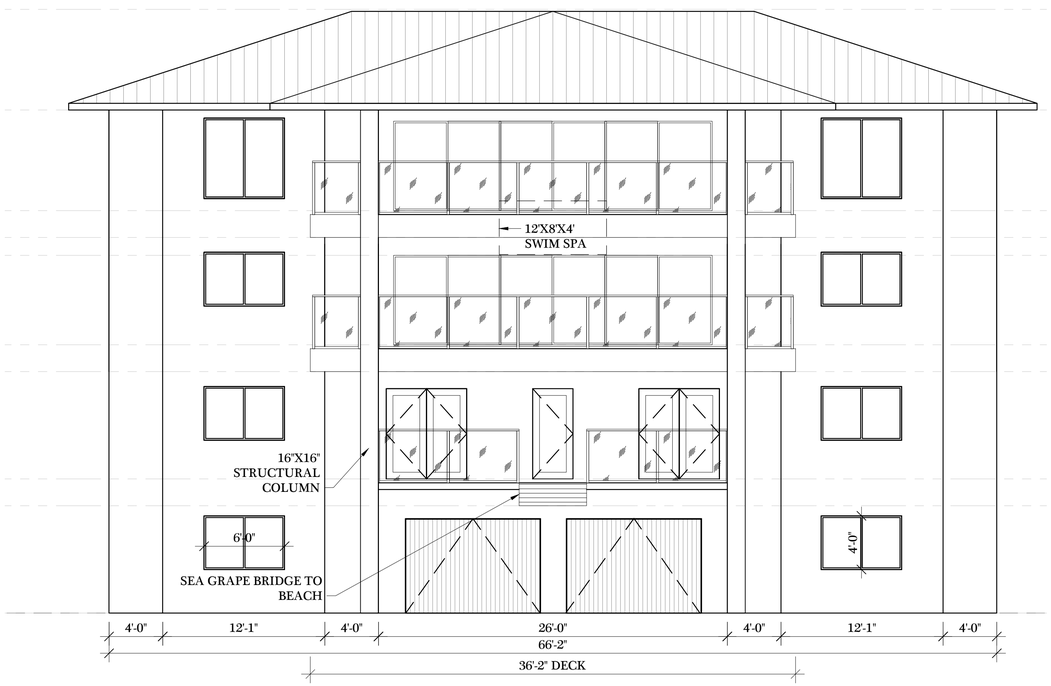
1 002 WEST ELEV (FRONT)

SCALE: 3/16" = 1'-0" A/R:N/A



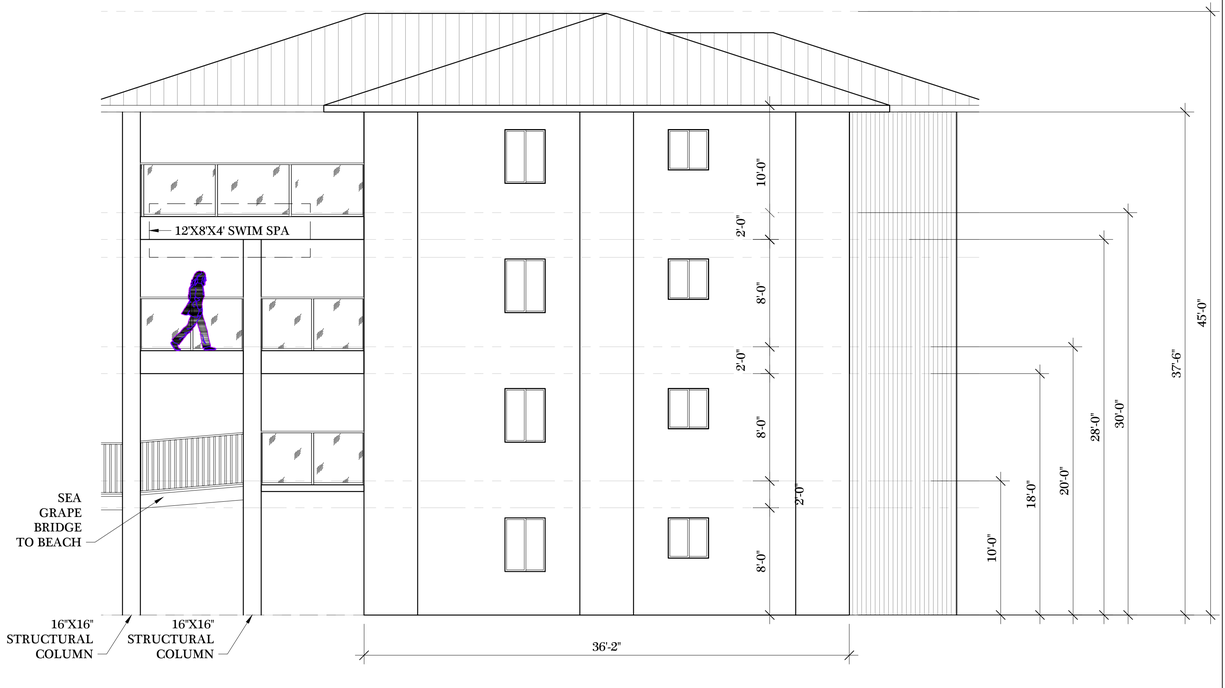
3 002 SOUTH ELEV

SCALE: 3/16" = 1'-0" A/R:N/A



2 002 EAST ELEV (REAR)

SCALE: 3/16" = 1'-0" A/R:N/A



4 002 NORTH ELEV

SCALE: 3/16" = 1'-0" A/R:N/A

REVISIONS	BY
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□ STORY CONCEPT

□□□□ S Ocean Dr□Fort□Pierce□Fl 3□□□□

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Technical Review Committee - 10:00 AM **1. d.**

Meeting Date: 07/17/2025

REQUESTED ACTION

PZSITE2025-00028
Minor Site Plan Amendment -Shell Gas Station-6900 Okeechobee Road

SUMMARY

Project #: PZSITE2025-00028

The applicant is requesting a minor site plan amendment for the approval of the re-allocation of space within the structure per use.The amendment specifically proposes increasing the designated area for the Quick Serve Coffee Shop to 2,000 square feet, while correspondingly reducing the convenience store area to 4,256 square feet. This internal shift in floor space allocation is intended to reflect evolving operational needs and customer demand. The proposed layout will allow both business functions to operate more efficiently and better serve the public, while remaining entirely within the confines of the already approved structure.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to bromer@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads. Should you require additional information, please do not hesitate to reach via email or dialing 772-467-3099.

LOCATION

Address: 6900 Okeechobee Road
Parcel ID: 2324-705-0005-000-0

RESPONSIBLE STAFF

Bridgette Romer-Planner

RECOMMENDATION

N/A

Attachments

TRC Review Package

Form Review

Form Started By: Bridgette Romer Started On: 06/17/2025 01:46 PM
Final Approval Date: 07/03/2025

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2323407 OR BOOK 1865 PAGE 1681
Recorded:12/18/03 09:01

* Doc Assump: $ 0.00
* Doc Tax : $ 10,500.00
* Int Tax : $ 0.00

STATE OF FLORIDA
COUNTY OF ST. LUCIE

RECORDING REQUESTED BY
AND WHEN RECORDED PLEASE
RETURN TO:

Mail

William C. McIntyre, P. A.
3501 S.W. Corporate Parkway
Palm City, Florida 34990
Attention: William C. McIntyre, Esq.

SPECIAL WARRANTY DEED

#200765

For value received, **CHEVRON U.S.A. INC.**, a Pennsylvania corporation, whose address is 2300 Windy Ridge Parkway, Suite 800, Atlanta, Georgia 30339, hereafter referred to as "Grantor", grants to **RELIANCE PETROLEUM COMPANY, LTD.**, a Florida limited partnership, hereafter referred to as "Grantee", all that real property situate in the City of Fort Pierce, County of St. Lucie, State of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (THE "PROPERTY")

This conveyance and any warranty contained herein are subject to (a) liens for property taxes and assessments that are not due and payable, (b) all matters shown in the public records of St. Lucie County, Florida, and (c) all matters that can be ascertained by a reasonable inspection or survey of the Property. This conveyance is

made without any expressed or implied warranty as to the suitability of the Property for any purpose.

GRANTOR HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTEE HEREBY GRANTS TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE AND IRREVOCABLE RIGHT AND OPTION TO PURCHASE FROM GRANTEE, OR ANY SUBSEQUENT OWNER, OR LESSEE, ANY LEASEHOLD AND/OR FEE REAL PROPERTY MAKING UP THE PROPERTY, INCLUDING AFTER ACQUIRED FEE REAL PROPERTY AND/OR LEASEHOLD RELATED TO THE SERVICE STATION BUSINESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER MADE APPURTENANT THERETO, INCLUDING, WITHOUT LIMITATION, ALL RIGHT, TITLE AND INTEREST OF GRANTEE, OR ANY SUBSEQUENT OWNER, IN AND TO ALL STREETS, ROADS AND PUBLIC PLACES, OPENED OR PROPOSED, AND ALL EASEMENTS AND RIGHT(S)-OF-WAY, PUBLIC OR PRIVATE, NOW OR HEREAFTER USED IN CONNECTION WITH SAID PROPERTY, HEREINAFTER COLLECTIVELY THE "OPTION PROPERTY", IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. Option Event. If at any time during the seven (7) year period following the date of recordation of this Deed in the public records, the Option Property ceases to be used as a service station continuously offering for sale all grades of Chevron branded gasolines that are typically offered for sale at other Chevron branded motor fuel retail outlets in St. Lucie County, Florida, and surrounding counties, (the "Option Event"), then Grantor, or its nominee, shall have the right, but not the obligation, to purchase the Option Property from Grantee or, if Grantee no longer owns the Option Property, from any subsequent owner of the Option Property ("Subsequent Owner") under the terms and conditions hereof.

2. Option Price. The option price shall be the fair market value of the Option Property as a service station determined at the time of the Option Event, as determined

by an appraiser who is a member of the Appraisers Institute selected by Grantor and approved by Grantee or Subsequent Owner, which approval shall not be unreasonably withheld, conditioned or delayed.

3. Appraisal. **Upon occurrence of the Option Event, Grantee or Subsequent Owner shall immediately notify Grantor in writing of such occurrence.** Following the occurrence of the Option Event, but in no event more than ninety (90) days following Grantor's receipt of written notice of the Option Event, Grantor may notify Grantee or the Subsequent Owner of Grantor's intent to have the Option Property appraised by a designated appraiser. Grantee or the Subsequent Owner shall approve or disapprove of Grantor's designated appraiser within thirty (30) days after receiving notice of Grantor's intent to obtain an appraisal, and shall cooperate with any such appraisal efforts. The failure of Grantee or Subsequent Owner to approve or disapprove of an appraiser within such thirty (30) day period shall be deemed to be approval of the appraiser. Grantor shall bear the cost of such appraisal and shall deliver to Grantee or the Subsequent Owner a copy of all reports resulting from such appraisal.

4. Property Assessment. At any time after the Option Event but before the expiration of the option hereunder, Grantor shall have the right to enter upon the Option Property for the purpose of making an assessment of the condition of the Option Property and any environmental contamination that may be located on the Option Property; provided that any such assessment shall be made in a manner so as to minimize interference with normal operations on the Option Property. Grantor shall indemnify, defend and hold harmless Grantee or the Subsequent Owner against any personal injury or property damage directly caused by Grantor or its contractors or employees in making any such assessment, but not including indirect or consequential damages.

5. Exercise of Option. Within ninety (90) days after Grantor's receipt of the appraisal referred to in section 3 above, Grantor may exercise its option hereunder to

purchase the Option Property at the appraised value by giving written notice to Grantee or the Subsequent Owner of Grantor's intent to exercise. If Grantor exercises this option, Grantee or the Subsequent Owner shall be obligated to sell the Option Property to Grantor and Grantor shall be obligated to purchase the Option Property in accordance herewith. The closing of such sale shall occur as soon after exercise as is reasonably practical.

6. Conveyance. If Grantor exercises this option, Grantee or the Subsequent Owner shall convey the Option Property to Grantor by means of a special warranty deed, free and clear of all liens, encumbrances, claims or other exceptions to title, except (i) those as to which Grantee took subject to upon acquiring the Option Property hereunder (excluding the option hereunder) and (ii) any easements granted by Grantee or Subsequent Owner with Grantor's prior written approval, which approval shall not unreasonably be withheld by Grantor. In the event of any such conveyance back to Grantor, the reservations of rights set forth in this Deed in favor of Grantor shall be extinguished upon the recordation of the deed of conveyance to Grantor and the reservation of rights shall thereafter be of no force and effect and without the requirement of the recordation of any further instruments to evidence said extinguishment.

7. Indemnity Agreement. If Grantor exercises this option, Grantee or the Subsequent Owner shall, by written agreement in a form satisfactory to Grantor, agree to protect, indemnify, defend and hold harmless Grantor against all claims, expenses (including reasonable attorneys' fees), loss and liability resulting from or relating to environmental contamination located on or originating from operations at the Option Property that may occur on or after the date of this deed on the same terms set forth in Paragraph 14 of that certain Purchase and Sale Agreement between Grantor and Grantee dated October 14, 2003 applicable to Grantor's obligation to clean up and indemnify Grantee for environmental contamination located on or originating from operations at the Option Property prior to the date of this Deed.

8. Expiration. This option shall expire if an Option Event has not occurred within seven (7) years following the date of this Deed without the requirement of the recordation of any further instruments to evidence such expiration.

If Grantee or the Subsequent Owner gives Grantor written notice of the occurrence of an Option Event (the "Option Event Notice"), then this option shall also expire if:

(a) Grantor does not, within ninety (90) days after receiving the Option Event Notice, notify Grantee or the Subsequent Owner in writing of Grantor's desire to consider exercising this option and to have the Option Property appraised for such purpose; or

(b) Grantor does not, within ninety (90) days after Grantor receives an appraisal of the Option Property from an approved appraiser following Grantor's giving of the notice referred to in section 3 above, notify Grantee or the Subsequent Owner in writing of Grantor's intent to exercise this option.

Following any such expiration of this option following the occurrence of an Option Event, Grantor shall execute and deliver such instrument or document as Grantee or the Subsequent Owner may reasonably request and prepare to evidence such expiration.

9. Option Runs With Land. This option shall run with the land, is not personal to Grantee, and shall survive future conveyances of the Option Property.

GRANTOR HEREBY FURTHER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTEE HEREBY GRANTS TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE AND IRREVOCABLE RIGHT OF FIRST REFUSAL TO PURCHASE FROM GRANTEE, OR ANY SUBSEQUENT

OWNER, ANY LEASEHOLD AND/OR FEE REAL PROPERTY MAKING UP THE PROPERTY, INCLUDING AFTER ACQUIRED FEE REAL PROPERTY AND/OR LEASEHOLDS RELATED TO THE SERVICE STATION BUSINESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER LOCATED ON THE PROPERTY, ALL PRIVILEGES AND OTHER RIGHTS NOW OR HEREAFTER MADE APPURTENANT THERETO, INCLUDING, WITHOUT LIMITATION, ALL RIGHT, TITLE AND INTEREST OF BUYER, OR ANY SUBSEQUENT OWNER, IN AND TO ALL STREETS, ROADS AND PUBLIC PLACES, OPENED OR PROPOSED, AND ALL EASEMENTS AND RIGHT-OF-WAY(S), PUBLIC OR PRIVATE, NOW OR HEREAFTER USED IN CONNECTION WITH SAID PROPERTY, HEREINAFTER COLLECTIVELY THE "FIRST REFUSAL PROPERTY", IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. Offer to Sell. If at any time within seven (7) years following the date of this Deed, Grantee desires to sell, lease or otherwise transfer all or part of its interest in the First Refusal Property and Grantee receives a bona fide offer for the same which Grantee wishes to accept, or Grantee has made a bona fide offer to sell which a third party acting in good faith is willing to accept, Grantee shall immediately notify Grantor in writing of the terms thereof and provide Grantor with a complete copy of the executed written agreement or other documents embodying such offer which contain all of the terms and conditions between the parties, with no material terms yet to be negotiated, together with copies of all information regarding the First Refusal Property supplied to the offeror by Grantee.

2. Exercise of Right. Grantor, or its nominee, shall have the right to acquire such interest of Grantee at the price and on the terms of such offer if Grantor, within forty-five (45) days after Grantor's receipt of such written notice from Grantee of any such offer, notifies Grantee in writing of Grantor's exercise of such option. If Grantor exercises such right, the transaction shall be consummated within thirty (30) days after delivery to Grantee of Grantor's notice of exercise or at such later date as may be specified in the offer and Grantee shall, prior to such date and at Grantee's expense, do

all things necessary or desirable in order to give Grantor title to the interest being acquired free from the claims of Grantee's creditors. In the event of a conflict between the terms and conditions of any such offer made or received by Grantee as to the sale and purchase of the First Refusal Property and the terms and conditions of the right of first refusal reserved to Grantor in this Deed, the terms and conditions of the right of first refusal reserved to Grantor in this Deed shall control.

3. Property Assessment. At any time during such 45-day period Grantor shall have the right to enter upon the First Refusal Property for the purpose of making an assessment of the condition of the Property and any environmental contamination that may be located on the Property; provided that any such assessment shall be made in a manner so as to minimize interference with normal operations on the premises. Grantor shall indemnify, defend and hold harmless Grantee against any personal injury or property damage directly caused by Grantor or its contractors or employees in making any such assessment, but not including indirect or consequential damages.

4. Completion of Sale. If Grantor does not exercise such right, Grantee may, at any time within six (6) months after the expiration of such forty-five (45) day period, but no later, sell, lease or otherwise transfer such interest, but only to the original offeror or offeree, as the case may be, and only upon the terms of the offer submitted by Grantee to Grantor. Grantor's rights hereunder shall continue to apply until Grantee's entire interest is transferred in accordance herewith. An offer by a third party to exchange other property interests owned or to be acquired by it for any interest of Grantee or an offer by Grantee to exchange any interest of Grantee for other property of a third person shall be deemed to constitute an offer to purchase for a price equal to the fair market value of the property offered in exchange.

5. Right of First Refusal Runs with Land. This right of first refusal shall run with the land, is not personal to Grantee, and shall survive future conveyances of the First Refusal Property.

NOTICES: All written notices to be given hereunder, shall be posted by certified mail, delivered personally or delivered by a recognized overnight commercial courier, to Grantee or the Subsequent Owner at the Property or to Grantor at the following address (or at such other address as Grantor may designate by written notice to Grantee or the Subsequent Owner):

Grantor:

Chevron U.S.A. Inc.
P. O. Box 1706
Atlanta, GA 30301
Attn: Retail Team Leader

Grantee:

Reliance Petroleum Company, LTD.
3501 S.W. Corporate Parkway
Palm City, FL 34490-8150
Attn: John Bennett

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever IN FEE SIMPLE, SUBJECT TO THE RESTRICTION HEREBY IMPOSED, which is hereby declared to run perpetually with the Property and which Grantee consents and covenants to observe and keep, namely, that the Property may not be used as a site for residential, educational or hospital purposes, and no potable wells may be installed and/or utilized on the Property.

AND THE SAID Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject, however, to the matters set forth herein.

By Grantee's acceptance of this Deed, Grantee accepts and agrees to all of the matters set forth in this Deed.

IN WITNESS WHEREOF, the parties have caused the execution of this instrument on 12/15, 2003.

GRANTOR:

CHEVRON U.S.A. INC.,
a Pennsylvania corporation

By: _____

Name: Kristen F. Clever

Its: Assistant Secretary

CHEVRON U.S.A. INC. INCORPORATED AUG. 9, 1922 PENNSYLVANIA

Lori E. Whatley
Signature of Witness

LORI E. WHATLEY
Printed Name of Witness

Phyllis Ginn
Signature of Witness

PHYLLIS GINN
Printed Name of Witness

THE STATE OF GEORGIA §
§
COUNTY OF COBB §

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared Kristen F. Clever, as Assistant Secretary, of **CHEVRON U.S.A. INC.**, a Pennsylvania corporation, who is personally known to me and who did/did not (strike one) take an oath, and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes set forth therein.

WITNESS my hand and seal in the county and state last aforesaid this 10th day of December, 2003.

(SEAL)

SALLY A. HERRMAN NOTARY PUBLIC COBB COUNTY, GEORGIA

Signature of Notary Public

Printed Name of Notary Public

My Commission Expires: Notary Public, Cherokee County, Georgia My Commission Expires June 16, 2005.

GRANTEE:

RELIANCE PETROLEUM COMPANY, LTD., a Florida limited partnership

By: RELIANCE PETROLEUM COMPANY, INC., a Delaware corporation

By: _____

Name: J.E. Bennett

Its: V.Pres

Signature of Witness

Wm McIntyre
Printed Name of Witness

Signature of Witness

Wm Lee
Printed Name of Witness

THE STATE OF FLORIDA §
§
COUNTY OF MARTIN §

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Bennett, as V. P., of **RELIANCE PETROLEUM COMPANY, INC.**, a Delaware corporation, General Partner of **RELIANCE PETROLEUM COMPANY, LTD.**, a Florida limited partnership, who is personally known to me and who did/did not (strike one) take an oath, and who executed the foregoing instrument and acknowledged before me that he/she executed the same for the purposes set forth therein.

WITNESS my hand and seal in the county and state last aforesaid this 15th day of December, 2003.

(SEAL)

William C. McIntyre
Commission #DD195657
Expires: May 02, 2007
Bonded Thru
Atlantic Bonding Co., Inc

Signature of Notary Public

Printed Name of Notary Public

My Commission Expires: _____

This Instrument Prepared By:

James M. Bauer, Esquire
Senior Counsel for
Chevron Products Company
P. O. Box 1706
Atlanta, Georgia 30301

EXHIBIT "A"

TO

SPECIAL WARRANTY DEED

(THE "PROPERTY")

Lot 2, ST. LUCIE CROSSROADS, according to the map or plat thereof as recorded in Plat Book 30, Page(s) 8, Public Records of St. Lucie County, Florida.

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

Property Identification

Site Address: 6900 OKEECHOBEE RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-705-0005-000-0
Jurisdiction: Fort Pierce

Use Type: 2600
Account #: 132693
Map ID: 23/24S
Zoning: General Co

Ownership

MacMillan Real Estate LLC

7950 NW 58th ST
Doral, FL 33166



Legal Description

ST LUCIE CROSSROADS LOT 2 (1.95 AC) (OR1865-1681)

Current Values

Just/Market Value:	$1,796,800
Assessed Value:	$1,159,620
Exemptions:	$0
Taxable Value:	$1,159,620

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):	1,736
Gross Sketched Area (SF):	6,338
Land Size (acres):	1.95
Land Size (SF):	84,942

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 15, 2003	1865 / 1681	XX01	SPWD	Chevron Usa Inc	$1,500,000
Jun 8, 1990	0695 / 0351	XX00	WD	ST LUCIE CROSSROADS DEV PRTNRS	$1,213,500

Building Information (1 of 2)

Finished Area: 966 SF

Gross Sketched Area: 5,568 SF

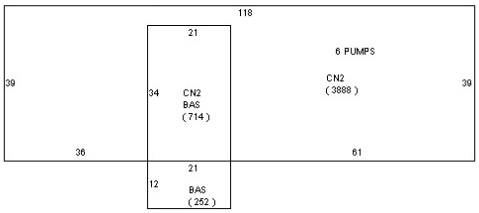
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: SRST	Year Built: 1991	Frame:
Grade: Y_D	Effective Year: 1991	Primary Wall: Enam/Pfb Mtl
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Quarry
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	966	966	176
CN2	CANOPY	4602	0	492

Building Information (2 of 2)

Finished Area: 770 SF

Gross Sketched Area: 770 SF

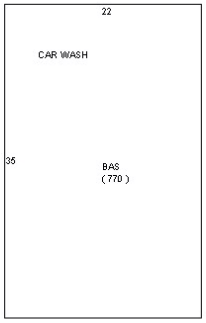
Exterior Data

View:	Roof Cover: Metal	Roof Structure: BarJst/Rigid
Building Type: CW2	Year Built: 1991	Frame:
Grade: Y_D	Effective Year: 1991	Primary Wall: Enam/Pfb Mtl
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	770	770	114

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1760	1991
SINGLE LIGHT	1	4	1991
CONC-SRV STA	1	4320	1991
ASP2 LOW	1	50000	1991
CONCRETE LOW	1	3354	1991

Current Year Values

Current Values Breakdown

Building:	$1,478,200
Land:	$318,600
Just/Market:	$1,796,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$637,180
Assessed:	$1,159,620
Exemption(s):	$0
Taxable:	$1,159,620

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	27.4	Fort Pierce Stormwater Charge	$1,890.60

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.95	North St. Lucie Water Management District	$46.80

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	$1,796,800	$1,159,620	$0	$1,159,620
2022	$1,054,200	$1,054,200	$0	$1,054,200
2021	$1,011,900	$1,011,900	$0	$1,011,900

Permits

Number	Issue Date	Description	Amount	Fee
F02-0069	Jun 27, 2002	Unknown	$40,000	$525
F02-0069A	Jun 27, 2002	Commercial New Construction	$793,000	$5,575
0700001109	Oct 2, 2007	Alterations/Remodeling	$21,250	$213
BP14-2029	Jul 28, 2014	Air Conditioning Only	$10,800	$191
BP14-2057	Aug 14, 2014	Plumbing	$10,800	$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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1 in = 400 ft

0 250 500 Feet

Aerial Location Map

6900 Okeechobee Road

Fort Pierce, FL

Map Document:
23-1002 Ft. Pierce Shell (F:\Projects Active\23-1002 Ft. Pierce Shell @ 6900 Okeechobee Rd. Ft. Pierce\Maps and Graphics)
08/14/2024 mnw

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Subject Property (Main Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Gas Station





Subject Property (Ancillary Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Car Wash





Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Ft. Pierce Shell

Minor Site Plan Amendment
Statement of Use
June 9, 2025

To whom it may concern,

On behalf of McMillian Oil Company, LLC, we respectfully submit this request for a minor administrative amendment to the previously approved site plan for the property located at 6900 Okeechobee Road. We are seeking your review and approval of a proposed modification that involves the reallocation of the interior floor space within the existing building.

Request
The amendment specifically proposes increasing the designated area for the Quick Serve Coffee Shop to 2,000 square feet, while correspondingly reducing the convenience store area to 4,256 square feet. This internal shift in floor space allocation is intended to reflect evolving operational needs and customer demand. The proposed layout will allow both business functions to operate more efficiently and better serve the public, while remaining entirely within the confines of the already approved structure.

Parking
As part of this proposed modification, and in accordance with applicable parking requirements, the site plan has been updated to include three (3) additional parking spaces located on the north side of the building. This increases the total number of provided spaces from 45 to 48, thereby ensuring full compliance with the updated parking ratio required as a result of the interior space reconfiguration.

Conclusion
We respectfully submit that this amendment constitutes a minor adjustment to the previously approved plan and does not affect the site's external footprint, traffic flow, or compatibility with surrounding properties. The changes are intended solely to support the operational needs of two established uses within the structure—each of which contributes to the overall vitality of the site and the surrounding community.

We believe this request is fully consistent with the spirit and intent of the original approval and complies with all applicable development standards. We kindly request your favorable consideration and approval of this amendment. Should you require any additional information or documentation to assist with your review, please do not hesitate to contact us.

Sincerely,

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter · Florida · 33458
561-747-6336 · Fax 561-747-1377 · Lic.# LC-C000239

Samuel Polacek
Land Planner
Cotleur & Hearing
561-406-1024

SKETCH OF BOUNDARY AND TOPOGRAPHIC TITLE SURVEY OF: 6900 OKEECHOBEE ROAD, FORT PIERCE, FL

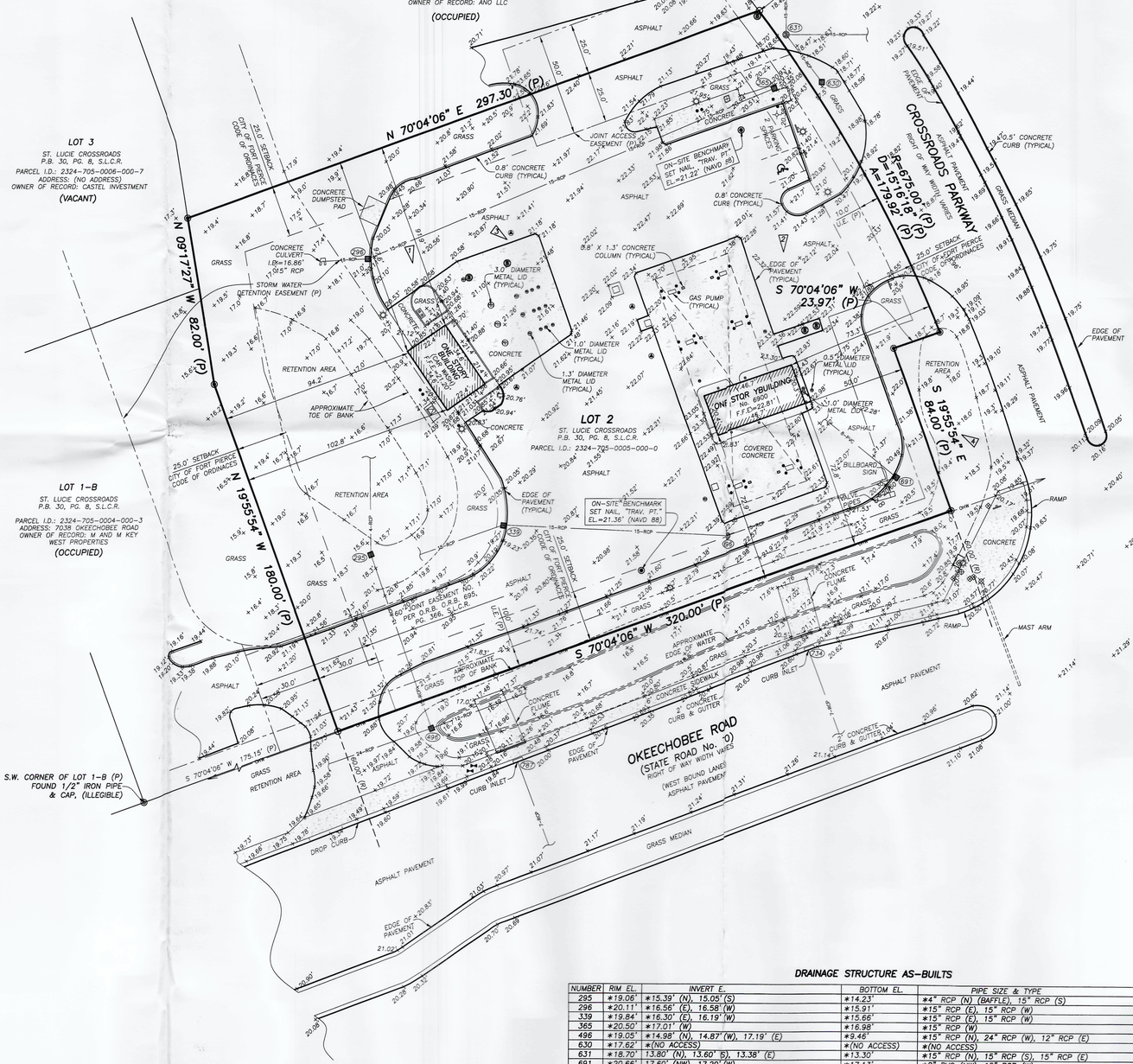


LOCATION MAP
NOT TO SCALE

SCALE: 1" = 30'
0 7.5 15 30 60
GRAPHIC SCALE

LEGEND:

S.L.C.R.	ST. LUCIE COUNTY RECORDS
L.B.	LICENSED BUSINESS
I.D.	IDENTIFICATION
U.E.	UTILITY EASEMENT
P.I.	POINT OF INTERSECTION
(P)	DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
P.B.	PLAT BOOK
PG.	PAGE
R=	RADIUS
D=	DELTA ANGLE
A=	ARC LENGTH
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
F.F.E.	FINISHED FLOOR ELEVATION
EL.	ELEVATION
TRAV. PT.	TRAVERSE POINT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
I.E.	INVERT ELEVATION
	VIEW 1
	BREAK IN LINE SCALE
	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	ELECTRIC TRANSFORMER ON CONCRETE PAD
S	SANITARY SEWER MANHOLE
	METAL BOLLARD
	CONCRETE LIGHT POLE
	TRAFFIC LIGHT SIGNAL POLE
	CROSSWALK SIGNAL POLE
	CATCH BASIN
	SIGN
TM	STORM DRAIN MANHOLE
	CONCRETE POWER POLE
	METAL LIGHT POLE
	METAL LID
	VACUUM/AIR
	MONITORING WELL
	KEY PAD
	CLEANOUT
	WIRE PULL BOX
	SEWER VALVE
	HANDICAP PARKING SPACES
20.40	SURFACE ELEVATION
(295)	DRAINAGE STRUCTURE NUMBER





VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.05°58'20"W., ALONG A LINE BETWEEN A FOUND NAIL, NO ID. AT THE CENTERLINE INTERSECTION OF WHEELER TERRACE AND CROSSROADS PARKWAY AND A FOUND 1/2" IRON PIPE, CAP ILLEGIBLE AT THE SOUTHWEST CORNER OF LOT 1-B, ST. LUCIE CROSSROADS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 8 AND 8A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C 0167 J, COMMUNITY NO.: 120286, CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA. MAP EFFECTIVE DATE: FEBRUARY 16, 2012.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. TREES, PLANTS, HEDGES, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

8. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

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

10. THE PROPERTY SHOWN HEREON CONTAINS 1.95 ACRES (84,945 SQUARE FEET), MORE OR LESS.

11. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

12. THE SETBACK LINES SHOWN HEREON ARE PLOTTED ON THE SURVEY AND ARE DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

14. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

15. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM I-95 E-14" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A BRASS DISC SET IN THE NORTHWEST WINGWALL OF THE SOUTHBOUND BRIDGE OF I-95 OVER OKEECHOBEE ROAD. ELEVATION=46.66'.

DRAINAGE STRUCTURE AS-BUILTS

NUMBER	RIM EL.	INVERT E.	BOTTOM EL.	PIPE SIZE & TYPE
295	*19.06'	*15.39' (N), 15.05'(S)	*14.23'	*4" RCP (N) (BAFFLE), 15" RCP (S)
296	*20.11'	*16.56' (E), 16.58' (W)	*15.91'	*15" RCP (E), 15" RCP (W)
339	*19.84'	*16.30' (E), 16.19' (W)	*15.66'	*15" RCP (E), 15" RCP (W)
365	*20.50'	*17.01' (W)	*16.98'	*15" RCP (W)
496	*19.05'	*14.98' (N), 14.87' (W), 17.19' (E)	*9.46'	*15" RCP (N), 24" RCP (W), 12" RCP (E)
630	*17.62'	*(NO ACCESS)	*(NO ACCESS)	*(NO ACCESS)
631	*16.70'	13.80' (N), 13.60' (S), 13.38' (E)	*13.30'	*15" RCP (N), 15" RCP (S), 15" RCP (E)
691	*20.66'	17.60' (NW), 17.29' (W)	*17.13'	*8" PVC (NW), 15" RCP (W)
696	*22.55'	17.28' (E), 16.86' (W)	*16.78'	*15" RCP (E), 15" RCP (W)
734	*20.17'	*19.82' (S)	*19.82'	*7" RCP (S)
787	*19.49'	*19.10' (S)	*19.10'	*7" RCP (S)

THIS SURVEY IS CERTIFIED TO:

MACMILLAN OIL COMPANY, LLC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

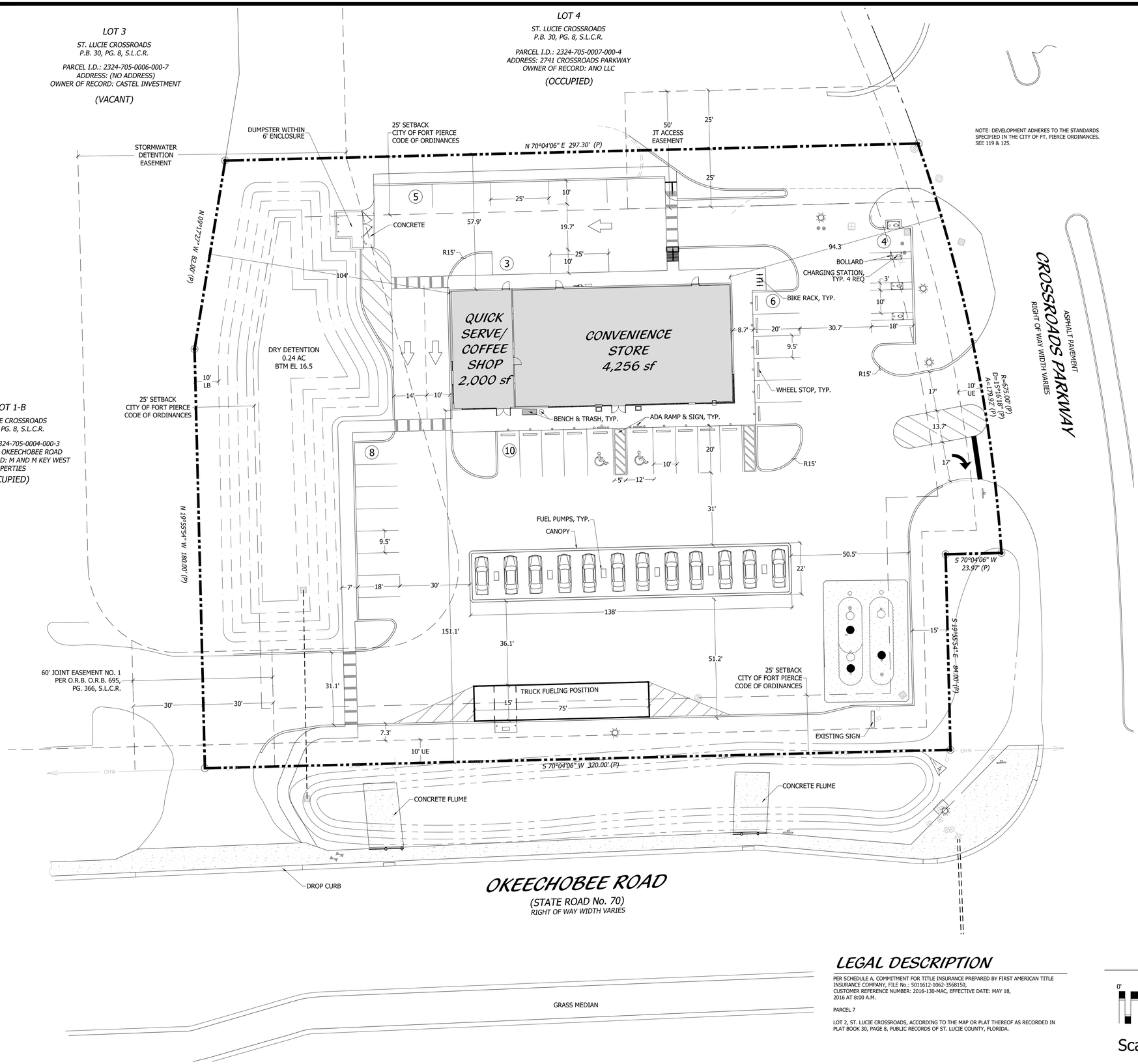
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770
ECS LAND SURVEYORS, INC.
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 2
ST. LUCIE CROSSROADS
PLAT BOOK 30, PAGE 8, S.L.C.R., FL
6900 OKEECHOBEE ROAD, FORT PIERCE, FL 34945

CLIENT: MACMILLAN OIL COMPANY, LLC
DATE: 03/14/24
DRWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 03/08/24
REVISIONS
JOB NO. ECS3586
SHEET NO. 01 OF 01



SITE DATA

NAME OF PROJECT	Okeechobee Road Station
PROPERTY CONTROL NUMBER	2324705000500 0
LAND USE DESIGNATION	GC
ZONING DISTRICT	C-3 (General Commercial)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TOTAL OVERALL SITE AREA	**1.95 AC** / **84,945.00 SF**

BUILDING DATA	**USE SF**
CONVENIENCE STORE	4,256 SF
QUICK SERVE / COFFEE SHOP	2,000 SF
12 FUEL PUMP GAS STATION	3,036 SF
TOTAL SQUARE FOOTAGE	**9,292.00 SF**

TOTAL LOT AREA BREAKDOWN	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	6,256	0.22	7.36%
VIA	49,405	1.13	58.16%
SIDEWALK	4,096	0.09	4.82%
DRY RETENTION	10,324	0.24	12.15%
GREEN SPACE	14,864	0.34	17.50%
TOTAL	**84,945**	**1.95**	**100.00%**

PARKING DATA	**REQ**	**PROV**
CONVENIENCE STORE W/FUEL SALES	21	
QUICK SERVE	27	
TOTAL	**48**	**48**
HANDICAP SPACES (INCLUDED IN TOTAL)		2

SETBACKS		
CONVENIENCE STORE	**REQ**	**PROV**
FRONT	25'	160.6'
SIDE	15'	91.8'
REAR	15'	26'
FUEL PUMPS		
FRONT	25'	71.3'
SIDE	15'	96.8'
REAR	15'	167.3'

PEDESTRIAN AMENITIES	**REQ**	**PROV**
BIKE RACK SPACES	**3**	**3**
COMMERCIAL (1 SPACE/10 CAR SPACES)	3	3

PROJECT TEAM

OWNER/CLIENT:
MACMILLIAN OIL COMPANY, LLC
7950 NW 58TH ST
DORAL, FL 33166
CONTACT: **DAVID KINGSLEY**
DBKINGSLEY@AOL.COM
561-254-8040

LANDSCAPE ARCHITECT:
COTLEUR & HEARING
CONTACT: DON HEARING
DHEARING@COTLEUR-HEARING.COM
561-747-6336

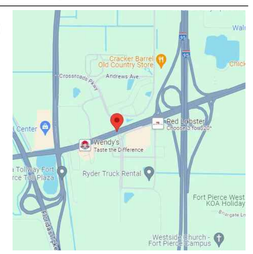
CIVIL ENGINEER/TRAFFIC ENGINEER:
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1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
CONTACT: JEFF IRAVANI, PE
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561-575-6030

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3480 FAIRLANE FARMS ROAD, SUITE 7
WELLINGTON, FL 33414
CONTACT: JAVIER DE LA ROCHA
JAVIER@EXACTACOMM.COM
561-314-0769

LEGEND

ADA	DISABLED		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		PARKING LIGHT
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		

LOCATION MAP



LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Okeechobee Road Station
6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-11-24
	01-06-25

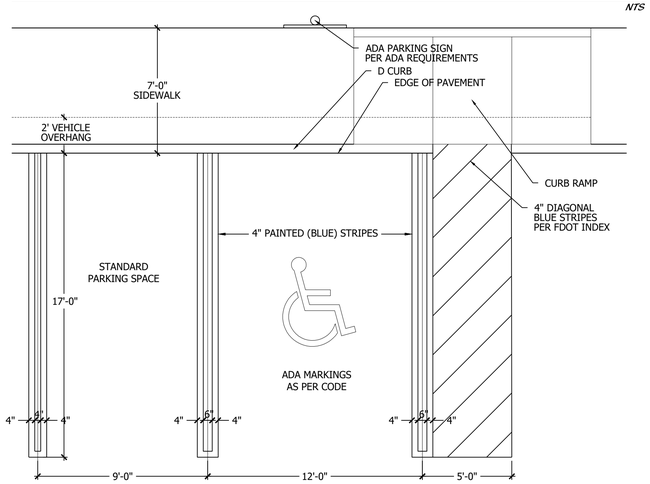
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Drawing: 23-1002 CSP.DWG

SHEET 1 OF 2

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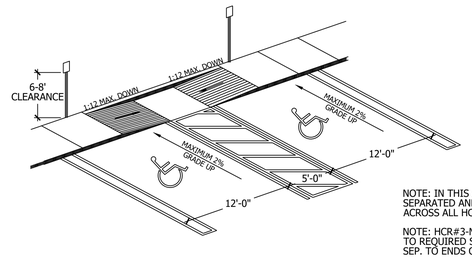
STANDARD AND ADA PARKING DETAIL

NTS



ADA RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

ADA SIGN DETAIL

NTS

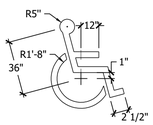


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA SYMBOL DETAIL

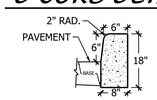
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL ADA STALLS

D CURB DETAILS

NTS

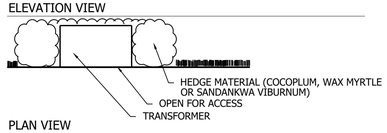


NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

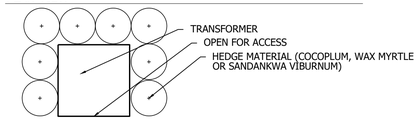
TRANSFORMER DETAIL

NTS

ELEVATION VIEW



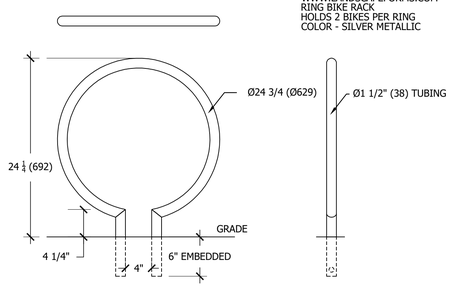
PLAN VIEW



BIKE RACK DETAIL

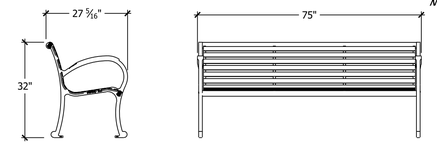
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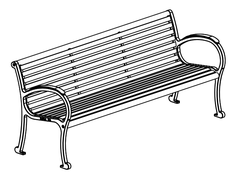
WWW.LANDSCAPEFORMS.COM
RING BIKE RACK
HOLDS 2 BIKES PER RING
COLOR - SILVER METALLIC



BENCH DETAIL

NTS



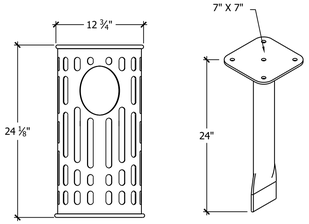


TYPE: DUMOR 160 SERIES BENCH

FINISH: ZINC RICH AND
POLYESTER POWDER COAT

TRASH CAN DETAIL

NTS

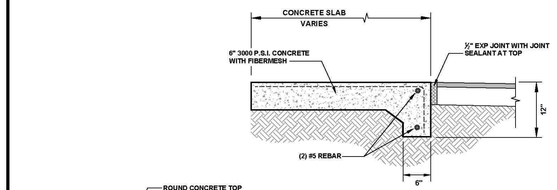


TYPE: WABASH VALLEY
ASH URN

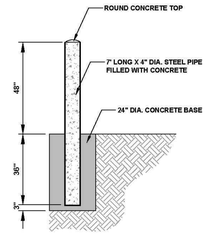
FINISH: POWDER COAT

DUMPSTER DETAIL

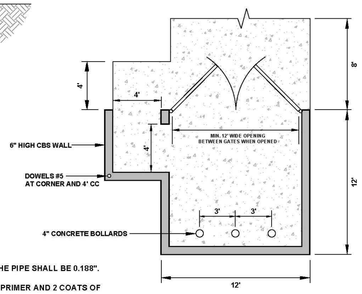
NTS



FOOTER FOUNDATION



BOLLARD



GENERAL CONSTRUCTION NOTES

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

G:\Engineering CAD0 Files\Drawings\Reference\City Details\City Details 2018\000 Dumpster Enclosure Detail.dwg

CITY OF FORT PIERCE UTILITIES DEPARTMENT	DUMPSTER ENCLOSURE DETAIL	DATE: MAY 2021 SCALE: N.T.S. DRAWN: D.SUMNER	SHEET

Site Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Okeechobee Road Station
6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-11-24
	01-06-25

January 06, 2025 2:39:11 p.m.
Drawing: 23-1002 CSP.DWG

SHEET 2 OF 2

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LOT 3

ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.

PARCEL I.D.: 2324-705-0006-000-7
ADDRESS: (NO ADDRESS)
OWNER OF RECORD: CASTEL INVESTMENT

(VACANT)

LOT 4

ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.

PARCEL I.D.: 2324-705-0007-000-4
ADDRESS: 2741 CROSSROADS PARKWAY
OWNER OF RECORD: ANO LLC

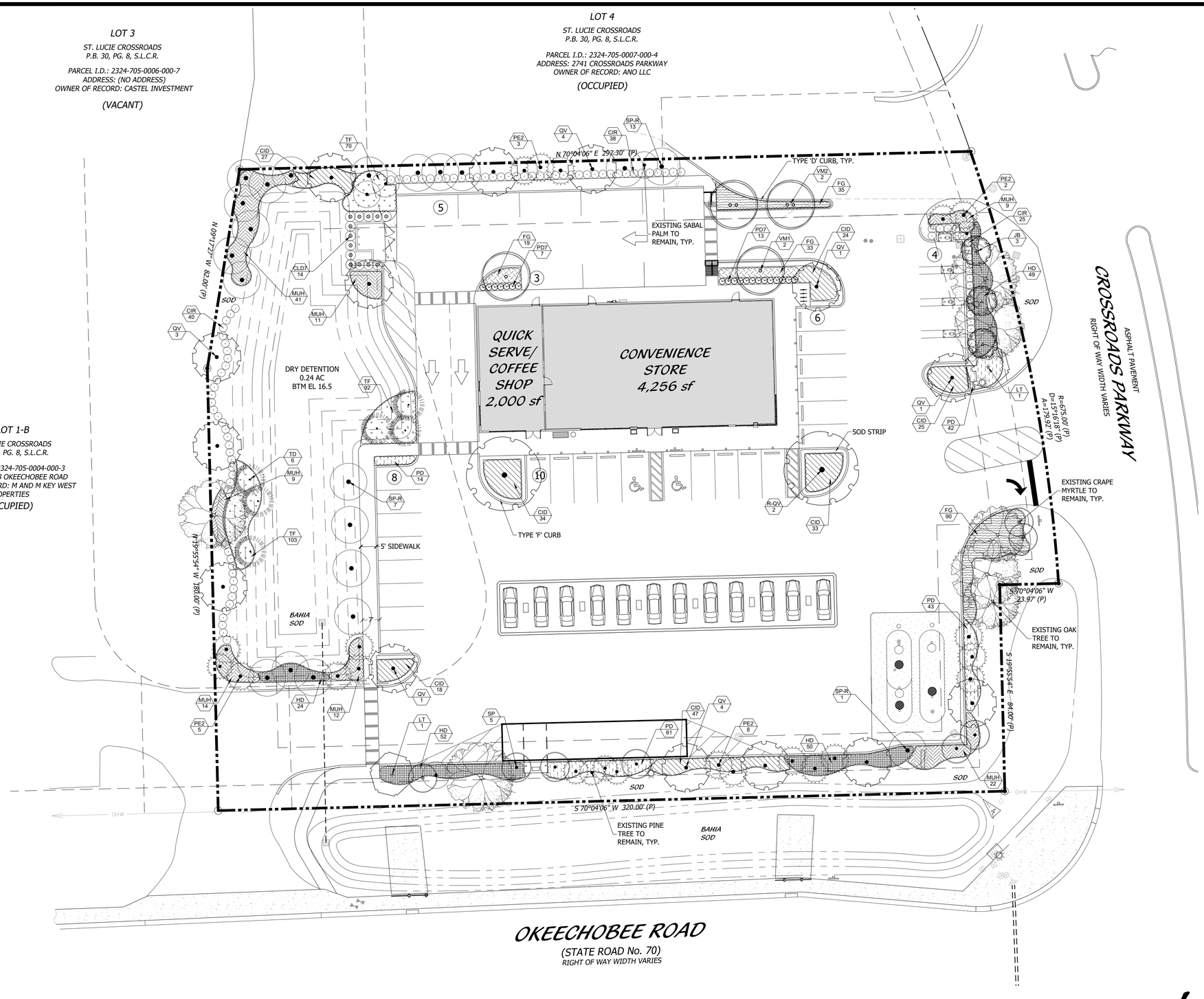
(OCCUPIED)

LOT 1-B

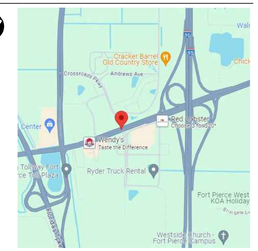
ST. LUCIE CROSSROADS
P.B. 30, PG. 8, S.L.C.R.

PARCEL I.D.: 2324-705-0004-000-3
ADDRESS: 7038 OKEECHOBEE ROAD
OWNER OF RECORD: M AND M KEY WEST PROPERTIES

(OCCUPIED)



LOCATION MAP



PROJECT TEAM

OWNER/CLIENT:
MACMILLIAN OIL COMPANY, LLC
7950 NW 58TH ST
DORAL, FL 33166
CONTACT: **DAVID KINGSLEY**
DBKINGSLEY@AOL.COM
561-254-8040

LANDSCAPE ARCHITECT:
COTLEUR & HEARING
CONTACT: DON HEARING
DHEARING@COTLEUR-HEARING.COM
561-747-6336

CIVIL ENGINEER/TRAFFIC ENGINEER:
JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
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CONTACT: JAVIER DE LA ROCHA
JAVIER@EXACTACOMM.COM
561-314-0769

LEGEND

ADA	DISABLED
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

HC SIGN
STOP SIGN
PARKING LIGHT

LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, according to the map or plat thereof as recorded in PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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Landscape Architects
Land Planners
Environmental Consultants
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Okeechobee Road Station

6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24
	01-06-25
	06-06-25

June 06, 2025 1:09:46 p.m.
Drawing: 23-1002 LP.DWG

SHEET 1 OF 2

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA FAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
CANOPY TREES								
JB	3	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	FIELD GROWN	2.5" CAL. MIN.	12` HT MIN.	Y	FULL CANOPY
QV	14	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FIELD GROWN	2.5" CAL. MIN.	12` HT MIN.	Y	FULL CANOPY
FLOWERING TREES								
LT	2	LAGERSTROEMIA INDICA 'TUSKEEGEE'	TUSKEEGEE CRAPE MYRTLE	25 GAL	2.5" CAL. MIN.	10` HT X 6`-8` SPRD	N	MULTI TRUNK, MIN 4' CT
MITIGATION TREES								
PE2	18	PINUS ELLIOTTII `DENSA`	SLASH PINE	FIELD GROWN	4" CAL	10`-12` OA HT	Y	FULL CANOPY; FL#1 OR BETTER
TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	2.5" CAL. MIN.	12` HT MIN.	Y	FULL CANOPY
PALM TREES								
SP	5	SABAL PALMETTO	SABAL PALM	FIELD GROWN	HEAVY CALIPER	18`, 22`, 26` OA STGG	Y	SLICK, STRAIGHT TRUNK, STAGGERED HEIGHTS
VM1	2	VEITCHIA MONTGOMERYANA	MONGOMERY PALM	FIELD GROWN	N/A	16` OA HT	N	SINGLE TRUNK, FL#1 OR BETTER, MATCHING
VM2	2	VEITCHIA MONTGOMERYANA	MONGOMERY PALM	FIELD GROWN	N/A	16`-18` OA	N	DOUBLE TRUNK, FL#1 OR BETTER
RELOCATE FROM ON-SITE								
R-QV	2	QUERCUS VIRGINIANA	RELOCATED LIVE OAK	RELOCATED	RELOCATED	RELOCATED	Y	RELOCATED FROM SITE
SP-R	21	SABAL PALMETTO	SABAL PALM	RELOCATED	RELOCATED	RELOCATED	Y	SLICK, STRAIGHT TRUNK, RELOCATED FROM SITE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
CIR	103	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	3 GAL	18"X18"	AS	Y	FULL & THICK
CLD7	14	CLUSIA GUTTIFERA	CLUSIA	7 GAL	3`-4` HT X 2` SPRD	36" O.C.	N	FULL TO BASE, FL #1 OR BETTER
PD7	20	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
GROUND COVERS								
CID	208	CHRYSOBALANUS ICACO	DWARF COCOPLUM	3 GAL	12" X 18"	24" OC	Y	FULL & THICK
FG	229	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND INDIAN LAUREL FIG	3 GAL	2` X 2`	2` OC	N	FULL
HD	175	HAMELIA PATENS `COMPACTA`	DWARF FIREBUSH	3 GAL	18" X 18"	24" OC	Y	FULL & THICK, FLORIDA NATIVE VARIETY
MUH	118	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	10" X 10"	24" OC	Y	FULL &THICK
PD	160	PODCARPUS MACROPHYLLUS ' DWARF PRINGLES'	DWARF PRINGLES YEW PODOCARPUS	3 GAL	2` X 2`	2` OC	N	FULL
TF	328	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL	2` X 2`	2` OC	Y	FULL

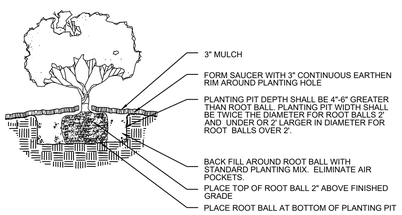
LANDSCAPE DATA

LANDSCAPE MATERIAL	QTY	% NATIVE
TOTAL TREES PROPOSED	43	
PROPOSED NATIVE TREES	41	95%
TOTAL PALMS PROPOSED	12	
PROPOSED NATIVE PALMS	5	42%
TOTAL SHRUBS PROPOSED	1,029	
PROPOSED NATIVE SHRUBS	665	65%

MITIGATION DATA

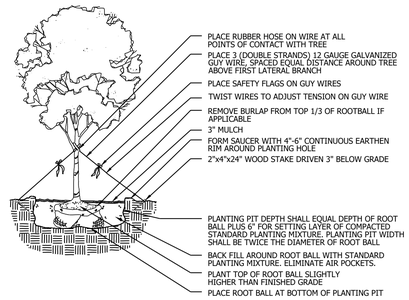
MITIGATION TABLE- TOTAL PROPERTY AREA	
TOTAL NATIVE TREES ON SITE	33
TOTAL NATIVE TREES TO MITIGATE (EQUAL OR GREATER THAN 14" DBH)	9
TOTAL MITIGATION DBH (INCHES)	145
TOTAL MITIGATION TREES REQUIRED (12' HT, 2.5" CALIPER)	58
TOTAL NATIVE PALMS ON SITE	32
TOTAL NATIVE PALMS TO RELOCATE	21
TOTAL PALMS TO MITIGATE	0

PLANTING DETAILS



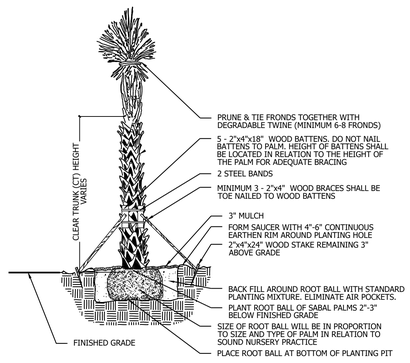
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Landscape Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Okeechobee Road Station
6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24
	01-06-25
	06-06-25

June 06, 2025 1:09:46 p.m.
Drawing: 23-1002 LP.DWG

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GARDCO

Site and Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an EcoForm luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color / Generation	Mounting	Distribution	Voltage
ECF-S EcoForm small area, small	**32L** 32 LEDs (2 modules)	**350** 350mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**NW-G2** Neutral White 4000K, 70CRI Generation 2 **WW-G2** Warm White 3000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AP** Arm Mount (standard) The following mounting options are ordered separately (See accessories): **SPF** Slip Fitter Mount (fits 2 3/8" O.D. tenon) **WS** Wall mount with 3/4" knockout rear entry conduit hole **RAMP** Retrofit arm mount kit	**Type 2** **2-90** Type 2 Rotated left 90° **2-270** Rotated right 270° **Type 3** **3-90** Type 3 Rotated left 90° **3-270** Rotated right 270° **Type 4** **4-90** Type 4 Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **SW** Type SW	**AFR** Auto Front Row **AFR-90** Auto Front Row Rotated left 90° **AFR-270** Auto Front Row Rotated right 270° **BLC-90** Back Light Control Optic Rotated left 90° **BLC-270** Back Light Control Optic Rotated right 270° **LCL*** LEDGE Corner Optic Left **RCL*** LEDGE Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DD** 0-10V External dimming (for controls by others) **DCD**** Dual Circuit Control **FASD**** Field Selectable Multilevel Selector **SRDD****,***** SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CSSD**** Safety 50% Dimming, 7 hours **CMSD**** Median 50% Dimming, 8 hours **CSSD**** Safety 30% Dimming, 7 hours **CMSD**** Median 30% Dimming, 8 hours **BL**,*,*** Bi-level functionality **WAM**,**,*** Wireless Interact (Includes SR driver and SR receptacle - do NOT select SRDR) **(MSS)*** Integral with #3 lens **(MSS7)*** Integral with #7 lens **LS** Low (7-10' mounting height) sensor, Black color housing **LW** Wireless Interact, integral sensor, White color housing **HS** High (18'-40' mounting height) sensor, Black color housing **HW** High (18'-40' mounting height) sensor, White color housing	**PCB**** Photocontrol Button **TLRDD**** Twist Lock Receptacle 5 Pin **TLRDU**** Twist Lock Receptacle 7 Pin **TLRP,NEMA**** Twist Lock Receptacle w/Photocell **Fusing** **FF** Single (120, 277, 347VAC) **FF2** Double (208, 240, 480VAC) **Pole Mount Fusing** **FPF** Single (120, 277, 347VAC) **FPF2** Double (208, 240, 480VAC) **FPF2C** Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA **BAC**,**,*** Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product **TBT*** Terminal Block **RPA*** Round Pole Adapter (fits to 3"- 3.5" O.D. pole) **HIS*** Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer-specified** **RAL** Specify additional color or RAL (ex: DC-LGF or DC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-(MSS)-7 equipped with out-boarded sensor housing when voltage is 120V, 208V or 240V.
2. Mounts to 4.5" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with motion sensor options.
5. Not available with motion sensor.
6. Must specify a motion sensor lens.
7. Must specify a finish option.
8. Must specify input voltage.
9. TLRDU, TLRDT and TLRPC receptacle pins 4 & 5 are capped off when ordered with a photocontrol, motion sensor or wireless option.
10. Not available in 480V. Order photocell separately with TLRDU-T.
11. Not available with SCO.
12. Not available with and WS. RPAs provided with black finish standard.
13. HIS not available with Type 5, SW, BLC, BLC-90, BLC-270, LCL or RCL optics.
14. HIS not available with 50K CCT. Not available with Buy American Act compliance.
15. MSP must be combined with Motion sensing lens (-S or LW or HS or HW.
16. Not available with Buy American Act compliance. Not available with SCO.
17. Must be SR compatible (See specifications for more details). Consult factory for availability. Must be ordered with SR driver and connected to SR sensor. (MSS not available in Zhaga, 5-Pin or TLRDU).
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 4BL-1 24 or 4U-1A.
20. Extended lead times apply. Contact factory for details.
21. Buy American Act (BAA) - Must be ordered as BAA compliant when receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not apply to BAA compliant products. Meets the requirements of the Buy American Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
* Consult factory to confirm whether specific accessories are BAA compliant.

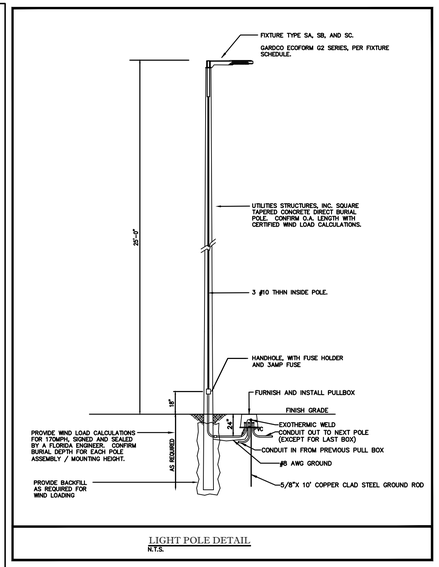
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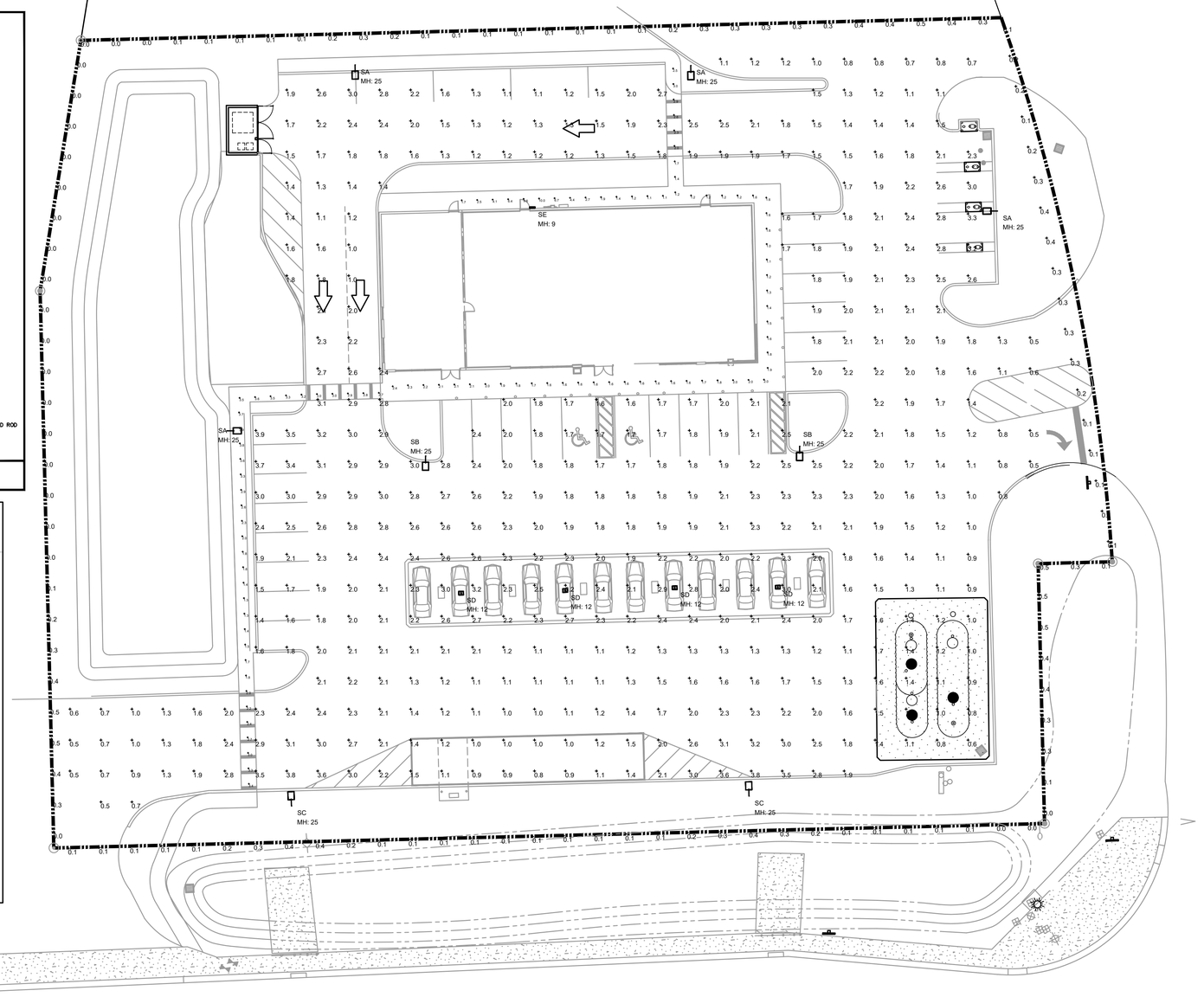
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LIGHT POLE DETAIL
N.T.S.



Stonco
by ⓛignify

Site & Area

Garage and Canopy DualSelect

60W and 90W



Stonco Garage and Canopy DualSelect LED luminaire is exactly what you need when searching for durable, cost-effective lighting for parking garages, covered walkways and outdoor canopies. Compact and efficient, it has durable, weather tight construction and a rugged, UV-stabilized lens.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: GC60-SCT-G2-SM-5-10-BZ

Luminaire	LED Color	Generation	Mounting	Distribution	Voltage	Finish
	SCT Selectable 3000K,4000K & 5000K, 70CRI	**G2** Generation 2	**SM** Surface Mount	**5** Type 5 Symmetric	**10** 120-347V	**BZ** Bronze
GC60 Garage & Canopy LED 28W-40W-60W **GC90** Garage & Canopy LED 70W-80W-90W						

LED Wattage and Lumen Values

Ordering Codes	Total LEDs	System Current (mA)	Color Temp (K)	Average System Wattage	Lumen Output[1,2] (lm)	Efficacy (LPW)	Weight (kg)
GC60-SCT-G2-SM-5-10-BZ	168	220 @ 120V 220 @ 277V 500 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	28 40 60	4100/4250/4350 6600/6800/6900 7550/8350/7900	146/150/145 165/170/160 125/140/130	3
GC90-SCT-G2-SM-5-10-BZ	280	583 @ 120V 667 @ 120V 750 @ 120V	3000/4000/5000 3000/4000/5000 3000/4000/5000	70 80 90	9800/10500/10350 10800/11700/11400 11700/12850/12400	140/150/145 135/145/140 125/145/130	4.3

1. Wattage and lumen output may vary by +/-5% due to LED manufacturer forward volt specification and ambient temperature.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Predicted Lumen Depreciation Data

Ordering Codes	Ambient Temperature °C	LED Current mA	Driver Output Current mA	L_{70} per TM21[1,2]	Lumen Maintenance @ 60,000hrs
GC60-SCT-G2-SM-5-10-BZ	25°C	104	1300	>60,000 hrs	85.8%
GC90-SCT-G2-SM-5-10-BZ	25°C	100	2000	>60,000 hrs	85.8%

1. $L70$ is the predicted time when LED performance depreciates to 70% of initial lumen output.
2. Calculated per IESNA TM-21-11. Published L70 hours limited to 6 times actual LED test hours.

Accessories (order separately)

Ordering Code	Description
GC60/90-MHYD	Garage & Canopy DualSelect Controller



Remote Controller

DLC

c UL us

Stonco
by ⓛignify

Wall mount

LytePro

LPW16 medium wall sconce



Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

					Options			
Prefix	**Wattage**	**LED Color/Gen**	**Distribution**	**Voltage**	**Photocontrol**	**Location**	**Finish**	
LPW16								
LPW16 LytePro 16 LED medium wall sconce	**20** 20W **30** 30W **40** 40W	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**----** None **PCB** Photocontrol Button*	**BAC*** Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer-specified** **RAL** Specify additional color or RAL (ex: DC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)	

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC-Code
LPW16-G3-3-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622253815872
LPW16-G3-3-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622253815865

Stocked accessories - Ordering guide (Must be ordered separately)*

Catalog Number	Description	Master Pack, Qty	UPC-Code
LPWCVRPLT-BZ*	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190099514880

1 Must specify voltage. Not available in 347V or 480V.
2 Other colors available upon request as made-to-order
3 Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not apply to BAA compliant products. Meets the requirements of the Buy American Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
* Consult factory to confirm whether specific accessories are BAA compliant.

DLC

ETL

Luminaire Schedule							
Project: 7 ELEVEN FT PIERCE SITE 11-12-2024							
Symbol	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	SA	Gardco	ECF-S-32L-1_2A-NW-G2-4-HIS POLE MOUNT 25' AFG	12183	0.900	121.6	486.4
	SB	Gardco	ECF-S-64L-1A-NW-G2-SW POLE MOUNT 25' AFG	27330	1.000	205.9	411.8
	SC	Gardco	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	15699	0.900	156.7	317.4
	SD	Stonco	GC60-SCT-G2-SM-5-10-BZ-Select DIMMED TO 25%	4494	0.225	27.9535	111.814
	SE	Stonco	LPW-16-20-NW-G3-2 WALL MOUNT 9' AFG	2725	0.900	22.3	22.3

Calculation Summary								
Project: 7 ELEVEN FT PIERCE SITE 11-12-2024								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
EGRESS	Illuminance	Fc	2.37	10.0	1.0	2.37	10.00	
PROPERTY LINE	Illuminance	Fc	0.18	0.5	0.0	N.A.	N.A.	
DRIVE	Illuminance	Fc	1.76	3.8	0.5	3.52	7.60	
PARKING	Illuminance	Fc	2.20	3.9	1.1	2.00	3.55	

SITE PHOTOMETRIC PLAN

1"=20'-0" NORTH

PERMIT ISSUED -
CONSTRUCTION ISSUED -

revision	date
4	
3	
2	
1	

KAMM Consulting
405 Argyle Road
Fort Pierce, Florida 34947
Phone: (772) 242-2373
jmm@kammconsulting.com
Certification of Authorization #8189

BENCH PSM
Ralph J. Fletcher Florida License #58337

date
signed

project title:
7-ELEVEN FT. PIERCE
FORT PIERCE, FLORIDA

sheet title: **SITE PHOTOMETRIC PLAN**

projt. no.:	2024-0519
project manager:	JM
checked by:	BB
scale:	AS NOTED
date:	11/12/2024

sheet
E1.1
project

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Ft. Pierce Shell

Minor Site Plan Amendment
Statement of Use
June 9, 2025

To whom it may concern,

On behalf of McMillian Oil Company, LLC, we respectfully submit this request for a minor administrative amendment to the previously approved site plan for the property located at 6900 Okeechobee Road. We are seeking your review and approval of a proposed modification that involves the reallocation of the interior floor space within the existing building.

Request
The amendment specifically proposes increasing the designated area for the Quick Serve Coffee Shop to 2,000 square feet, while correspondingly reducing the convenience store area to 4,256 square feet. This internal shift in floor space allocation is intended to reflect evolving operational needs and customer demand. The proposed layout will allow both business functions to operate more efficiently and better serve the public, while remaining entirely within the confines of the already approved structure.

Parking
As part of this proposed modification, and in accordance with applicable parking requirements, the site plan has been updated to include three (3) additional parking spaces located on the north side of the building. This increases the total number of provided spaces from 45 to 48, thereby ensuring full compliance with the updated parking ratio required as a result of the interior space reconfiguration.

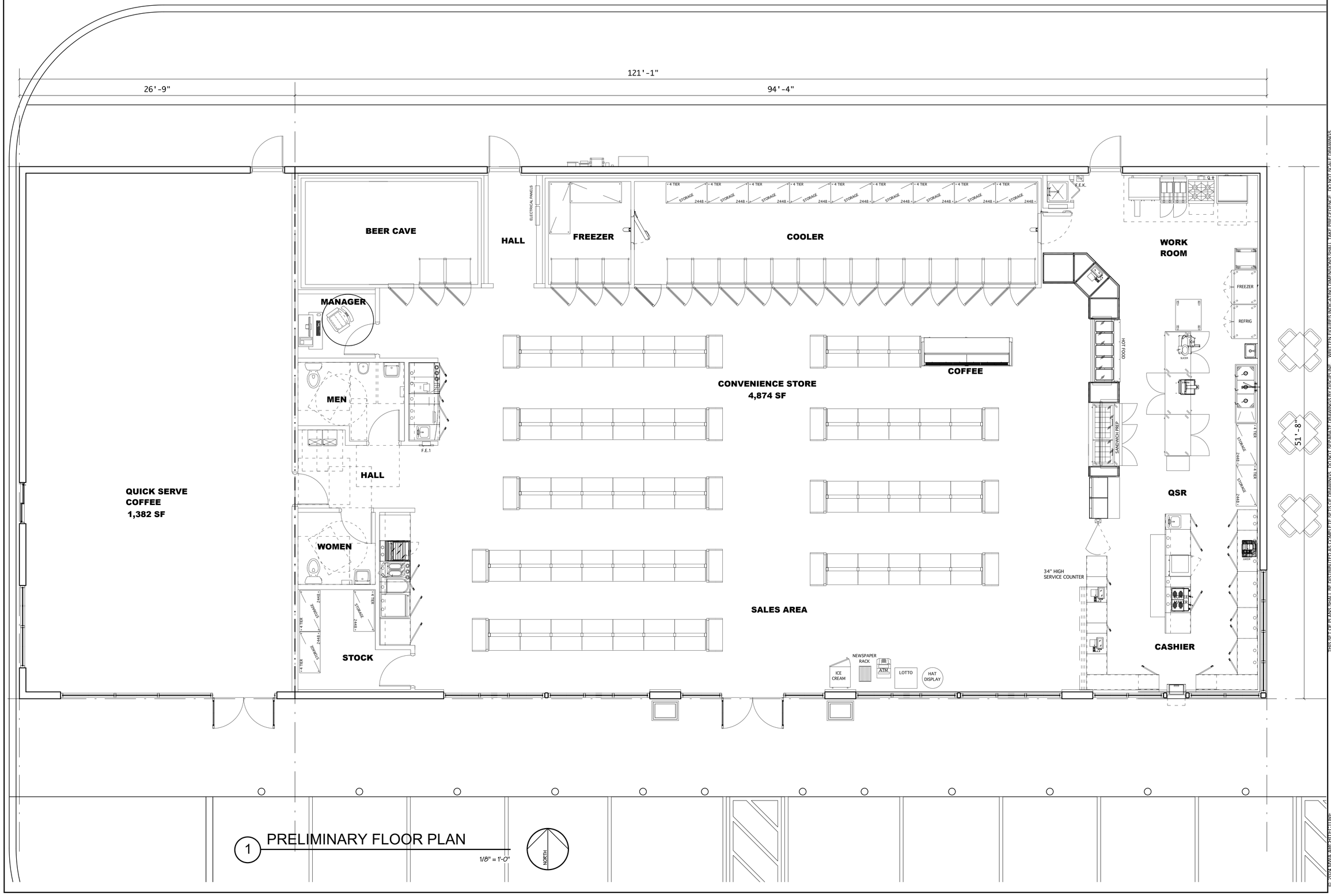
Conclusion
We respectfully submit that this amendment constitutes a minor adjustment to the previously approved plan and does not affect the site's external footprint, traffic flow, or compatibility with surrounding properties. The changes are intended solely to support the operational needs of two established uses within the structure—each of which contributes to the overall vitality of the site and the surrounding community.

We believe this request is fully consistent with the spirit and intent of the original approval and complies with all applicable development standards. We kindly request your favorable consideration and approval of this amendment. Should you require any additional information or documentation to assist with your review, please do not hesitate to contact us.

Sincerely,

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter · Florida · 33458
561-747-6336 · Fax 561-747-1377 · Lic.# LC-C000239

Samuel Polacek
Land Planner
Cotleur & Hearing
561-406-1024



1 PRELIMINARY FLOOR PLAN

1/8" = 1'-0"

NORTH

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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ARCHITECTURE / PLANNING
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ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

BUILDING

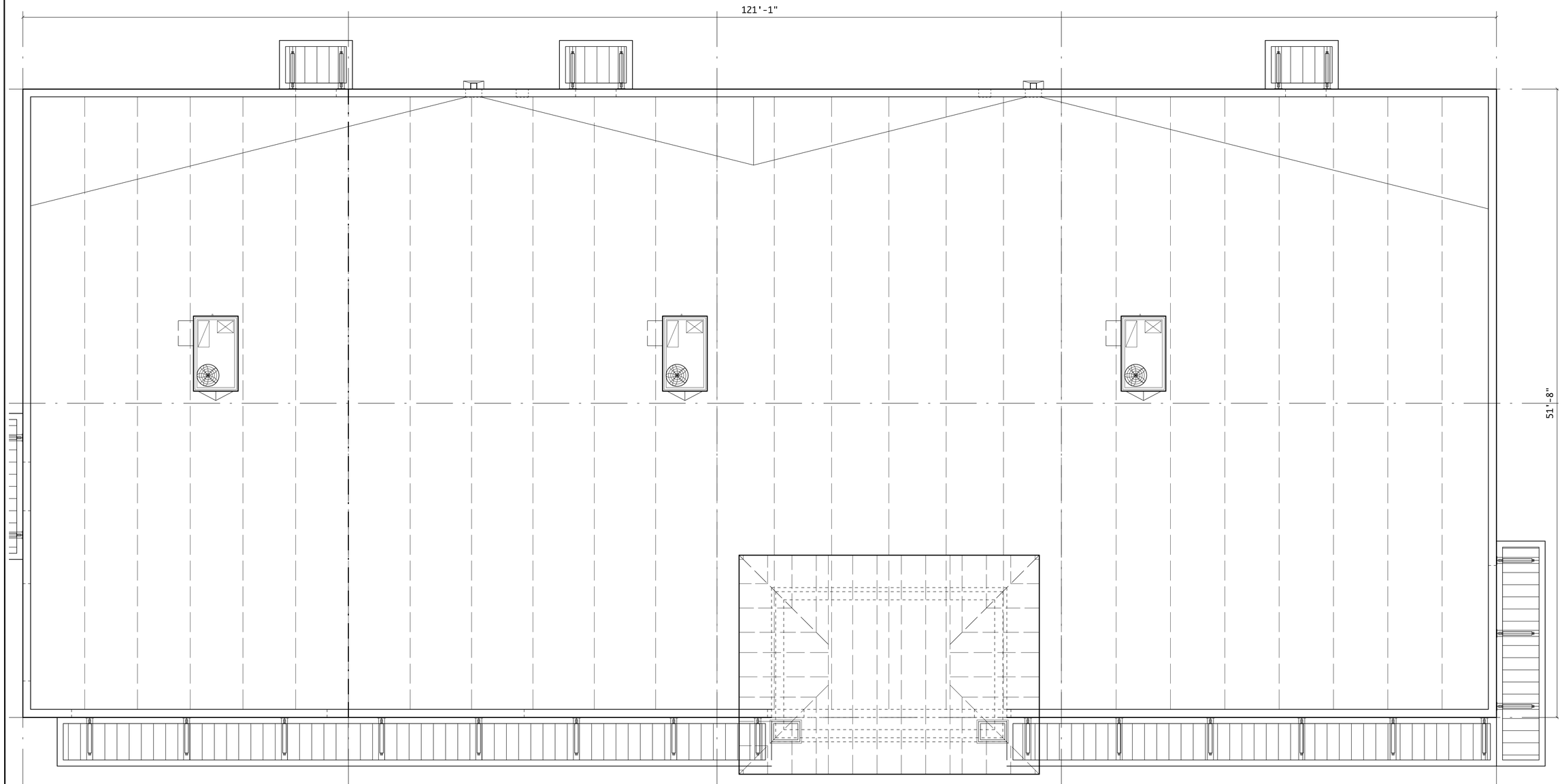
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SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	FLOOR PLAN
SHEET NUMBER	A-1

SHEET

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1 PRELIMINARY ROOF PLAN

1/8" = 1'-0"

NORTH

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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DO NOT SEPARATE DRAWINGS BY DISCIPLINE

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ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

BUILDING

PROJECT	
JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

SHEET	
DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ROOF PLAN
SHEET NUMBER	A-2

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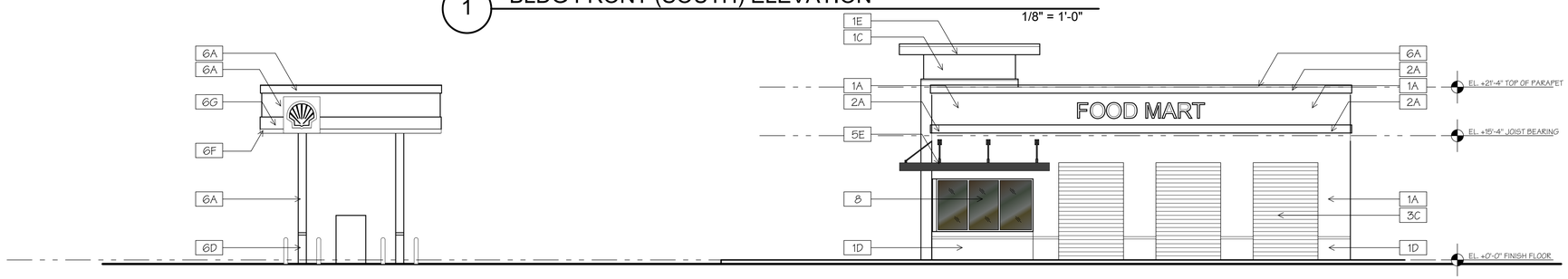
MATERIAL SCHEDULE

FT. PIERCE — 10/11/24

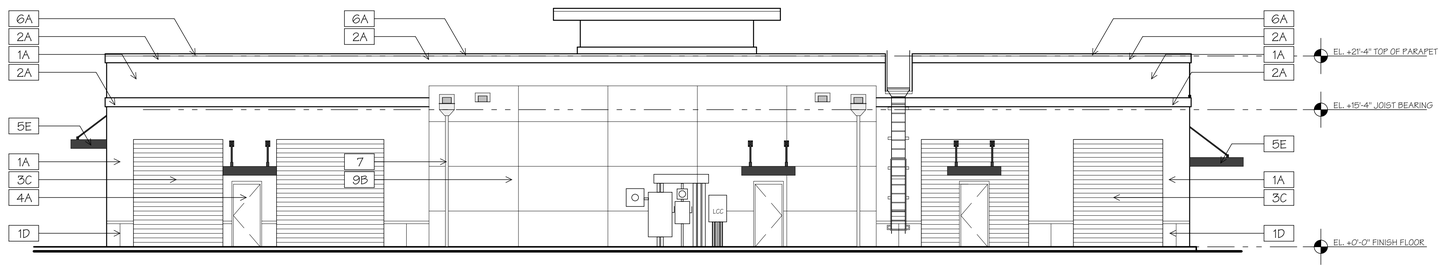
MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT FINISH / PAINT	
2	E.I.F.S. ON SHAPED FOAM BAND	FINE SAND TEXTURE / PAINT	
3	CEMENT PLASTER W/ PVC SIDING BEADS 6" O.C.		
4	METAL		
5	PRE-FINISHED SUSPENDED METAL CANOPY W/ GUTTER SYSTEM	COLOR TO MATCH DESIGNATIONS	
6	PRE-FINISHED METAL	PAINT	
7	METAL DOWNSPOUT	CLEAR ANODIZED ALUMINUM	
8	ALUMINUM STOREFRONT	IMPACT RATED CLEAR GLASS CLEAR ANODIZED ALUMINUM FRAME	
8.1	ALUMINUM WINDOW	IMPACT RATED CLEAR GLASS CLEAR ANODIZED ALUMINUM FRAME	
9	CEMENT PLASTER W/ 1" PVC REVEALS		
A	PAINT - WHITE	HIGH REFLECTIVE WHITE (SW 7757)	SHERWIN-WILLIAMS
B	PAINT - TAN	BUNGALOW BEIGE (SW 7511)	SHERWIN-WILLIAMS
C	PAINT - TAUPE	WARM STONE (SW 7032)	SHERWIN-WILLIAMS
D	PAINT - GRAY	GAUNTLET GRAY (SW 7019)	SHERWIN-WILLIAMS
E	PAINT - DARK GRAY	BLACK FOX (SW 7020)	SHERWIN-WILLIAMS
F	RED		
G	YELLOW		



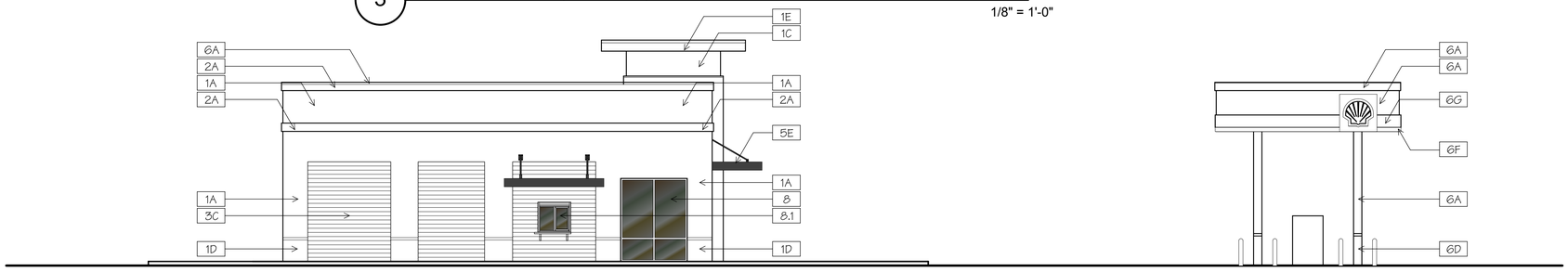
1 BLDG FRONT (SOUTH) ELEVATION — 1/8" = 1'-0"



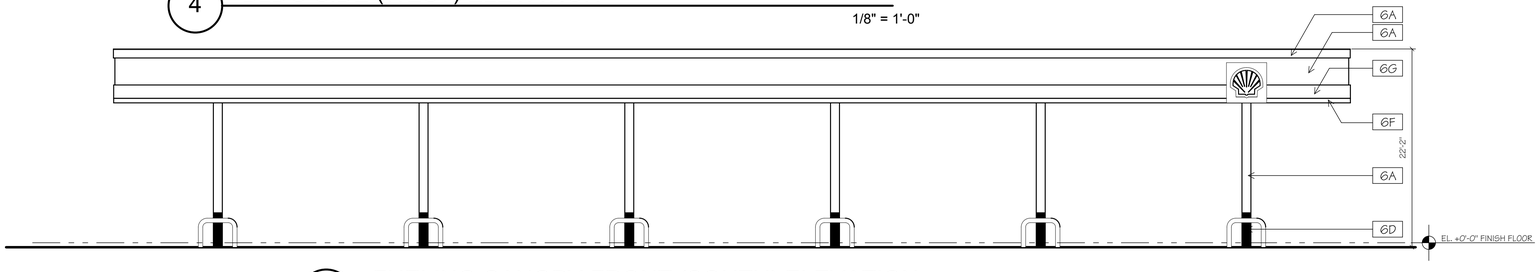
2 BLDG SIDE (EAST) ELEVATION — 1/8" = 1'-0"



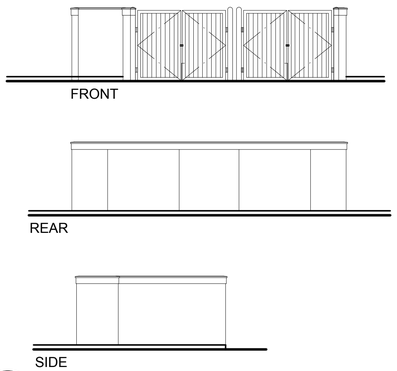
3 BLDG REAR (NORTH) ELEVATION — 1/8" = 1'-0"



4 BLDG SIDE (WEST) ELEVATION — 1/8" = 1'-0"



5 FUELING CANOPY FRONT (SOUTH) ELEVATION



6 DUMPSTER ELEVATION — 1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

DRAWINGS BY DISCIPLINE WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS

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ARCHITECT

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CONSULTANT

OWNER IDENTIFICATION

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Ft. Pierce cGas Station

Okeechobee Road

Preliminary Architectural Elevations

St Lucie County, Florida

BUILDING

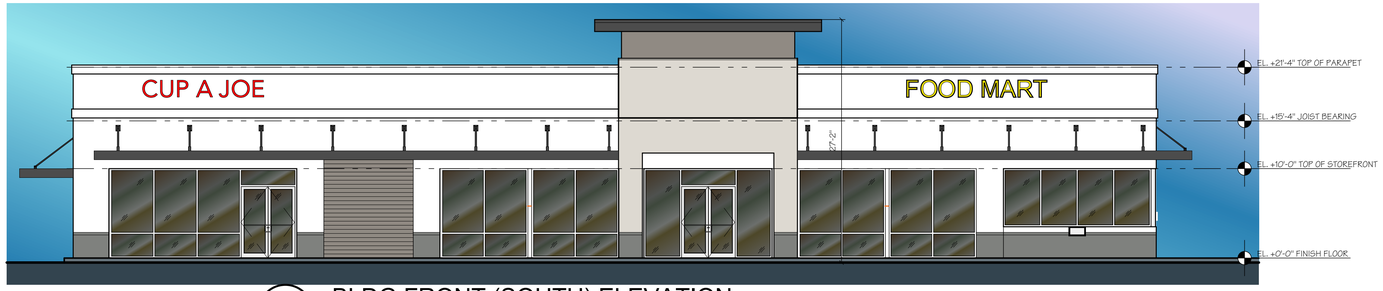
JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-3

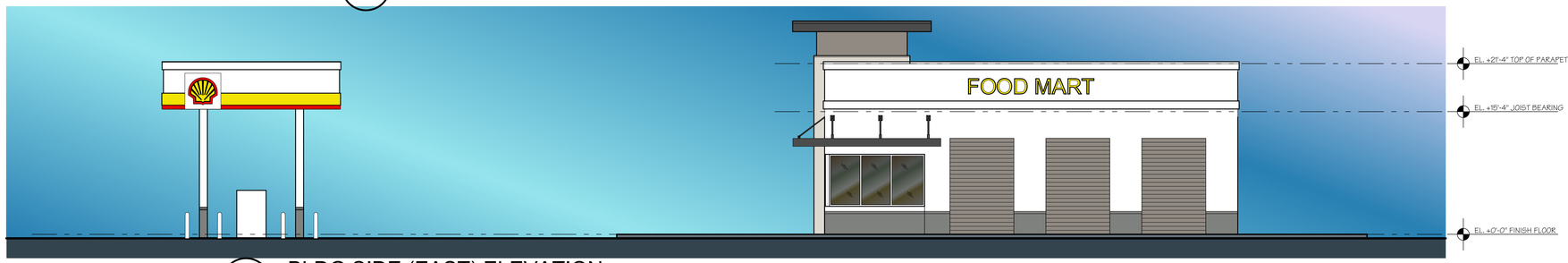
SHEET

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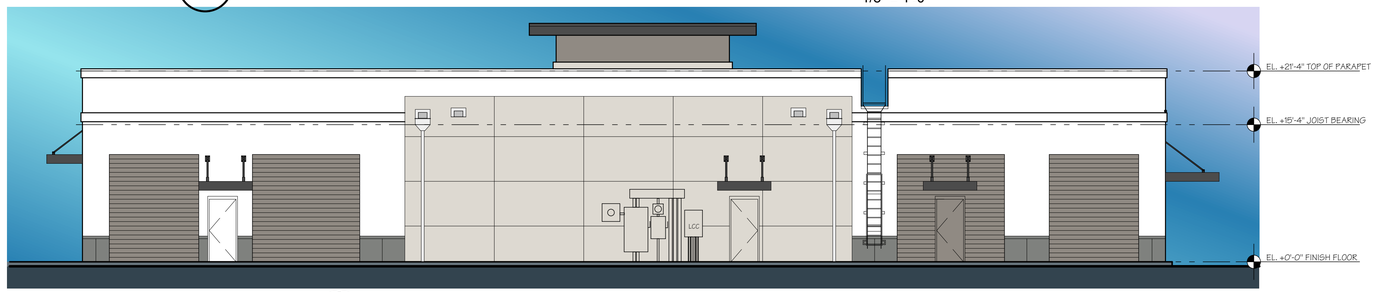
1 BLDG FRONT (SOUTH) ELEVATION

1/8" = 1'-0"



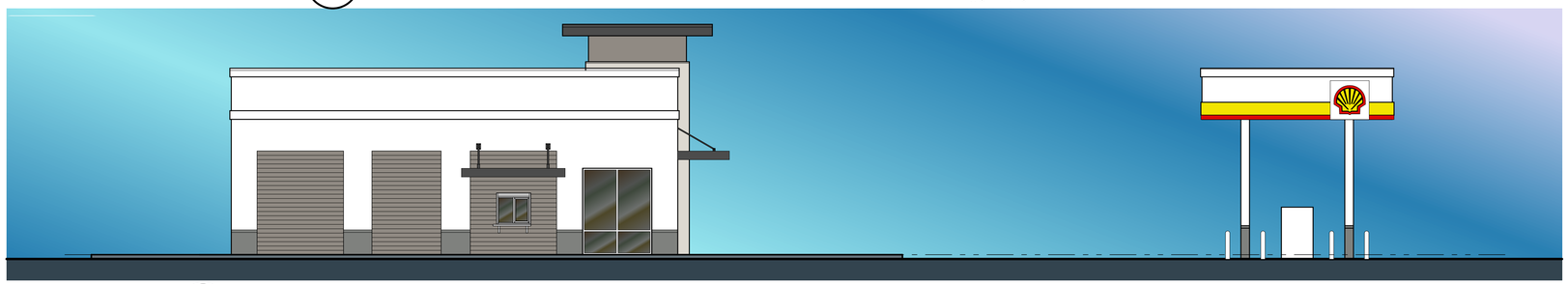
2 BLDG SIDE (EAST) ELEVATION

1/8" = 1'-0"



3 BLDG REAR (NORTH) ELEVATION

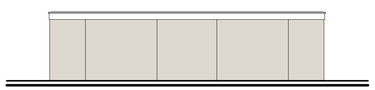
1/8" = 1'-0"

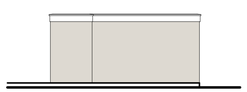


4 BLDG SIDE (WEST) ELEVATION

1/8" = 1'-0"

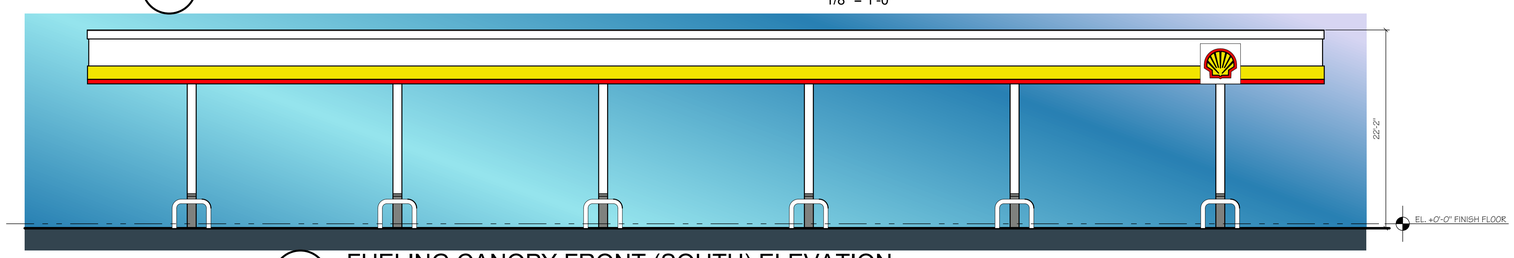






6 DUMPSTER ELEVATION

1/8" = 1'-0"



5 FUELING CANOPY FRONT (SOUTH) ELEVATION

1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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ARCHITECT

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Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

Preliminary Architectural Elevations

BUILDING

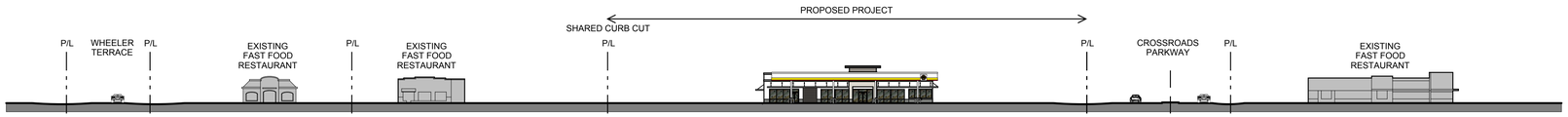
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PROJECT

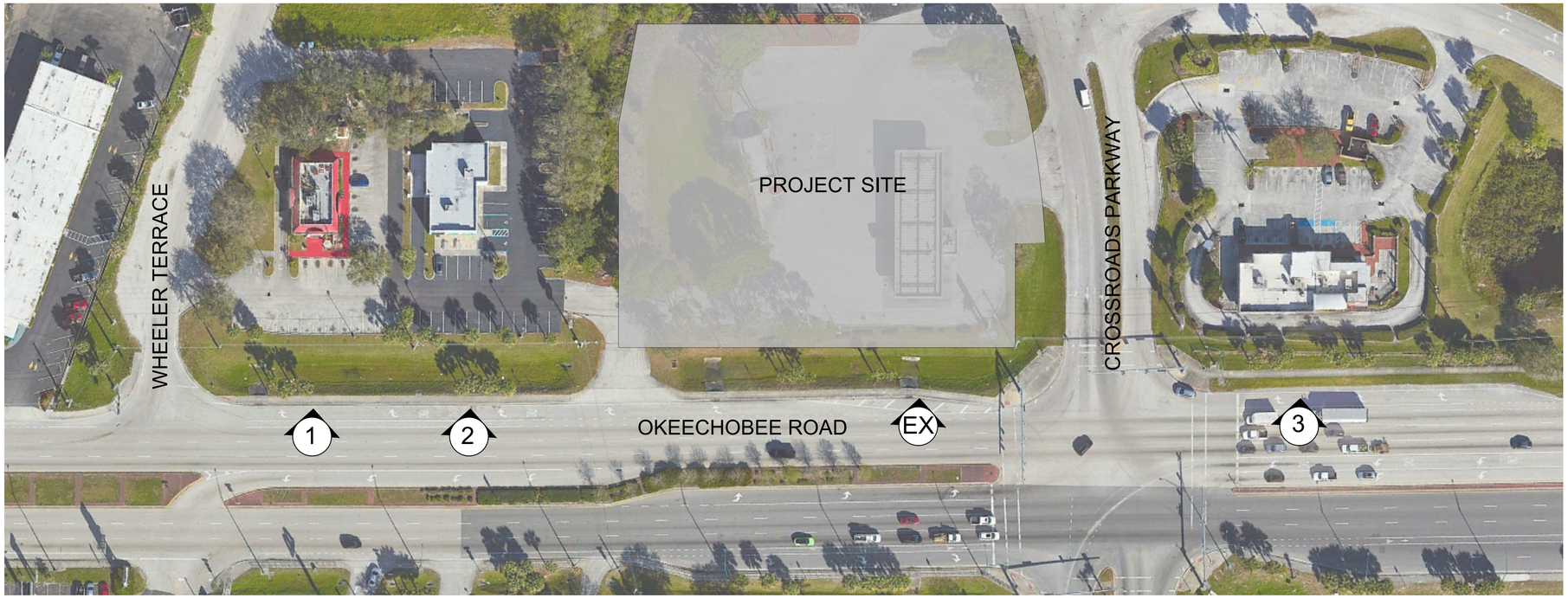
DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-4

SHEET

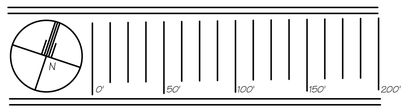
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OKEECHOBEE ROAD MASSING PROFILE



VISUAL ANALYSIS



PROJECT DESIGN INTENT NARRATIVE

1. ENVIRONMENTAL ASSESSMENT

The subject parcel is located at the north west corner at the intersection of Okeechobee Road and Crossroads Parkway west of the I-95 interchange. This parcel has an area of approximately 1.98 acres with +/- 320 lf of frontage along Okeechobee Road.

The properties along Okeechobee Road have various retail / commercial / lodging uses related to the highway corridor. The existing architecture is a blend of a variety of architectural styles, none which is dominant. The more recent buildings have a more contemporary design with horizontal lines and projected features based on certain branding themes.

2. ARCHITECTURAL COMPLIANCE STATEMENT

The proposed building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower element to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding.



EX EXISTING VIEW POINT



VIEW POINT '1'



VIEW POINT '2'



VIEW POINT '3'

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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ARCHITECT

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Ft. Pierce cGas Station

Okeechobee Road

St Lucie County, Florida

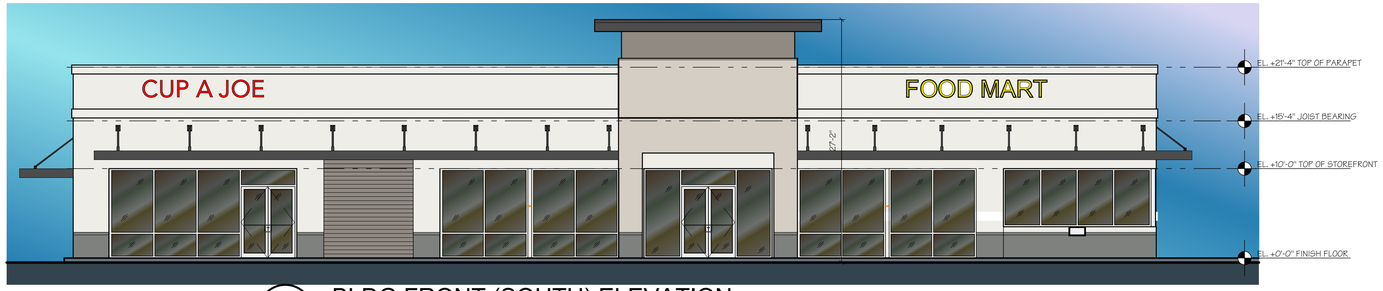
BUILDING

PROJECT	
JOB NUMBER	24030
SCALE	AS NOTED
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BID DATE	

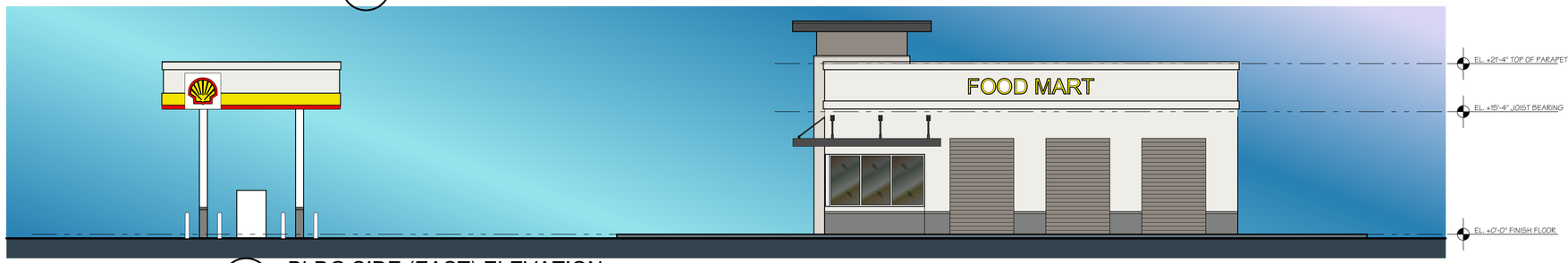
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DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	PLAN / SECTION
SHEET NUMBER	A-5

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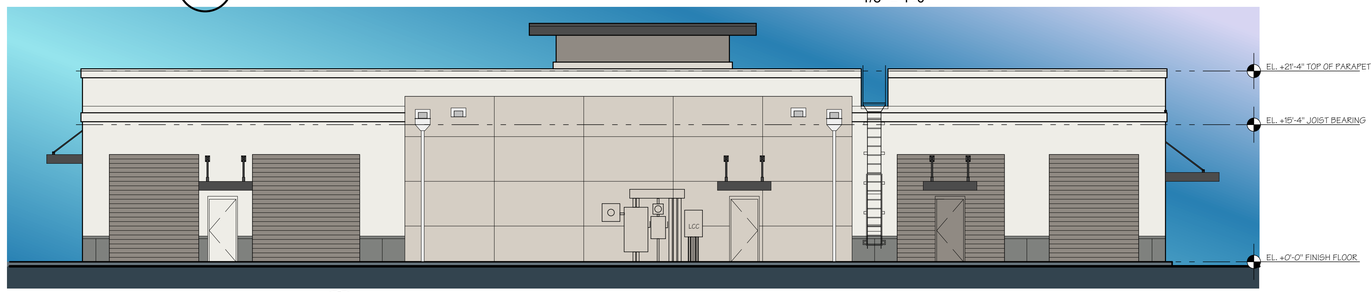
A	B	C	D	E	F	G
Sherwin Williams Pure White SW-7005	Sherwin Williams Popular Gray SW-6071	Sherwin Williams Dovetail SW-7018	Sherwin Williams Cityscape SW-7067	Sherwin Williams Iron Ore SW-7069	Red	Yellow



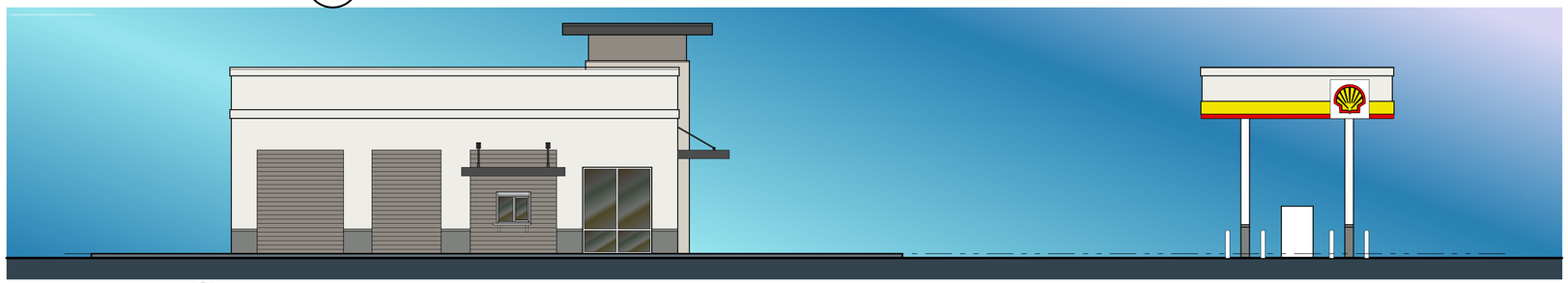
1 BLDG FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



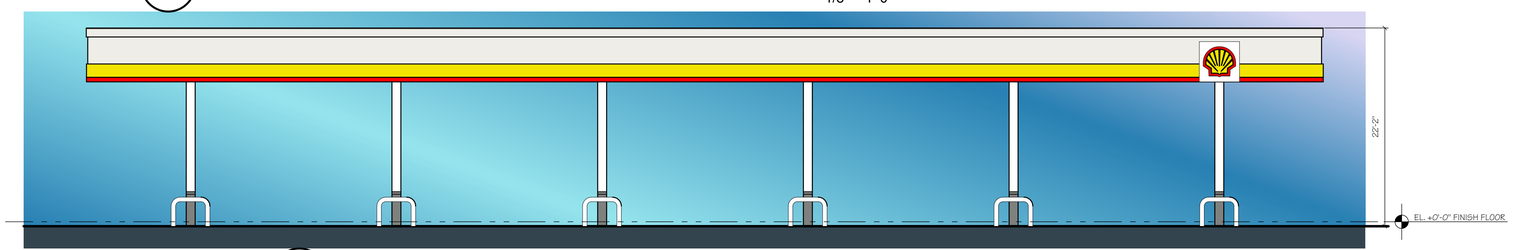
2 BLDG SIDE (EAST) ELEVATION
1/8" = 1'-0"



3 BLDG REAR (NORTH) ELEVATION
1/8" = 1'-0"



4 BLDG SIDE (WEST) ELEVATION
1/8" = 1'-0"



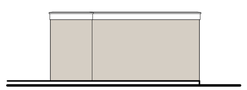
5 FUELING CANOPY FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



FRONT



REAR



SIDE

6 DUMPSTER ELEVATION
1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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Preliminary Architectural Elevations

St Lucie County, Florida

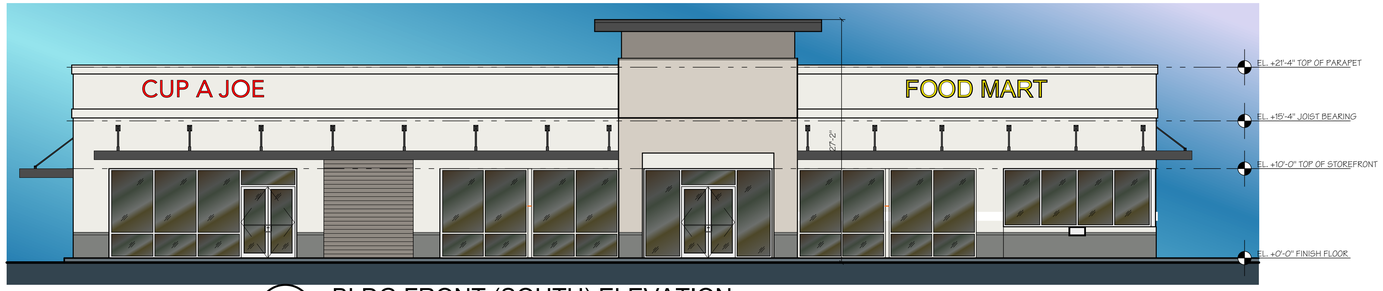
BUILDING

PROJECT	
JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	1/8/25
PERMIT DATE	
BID DATE	

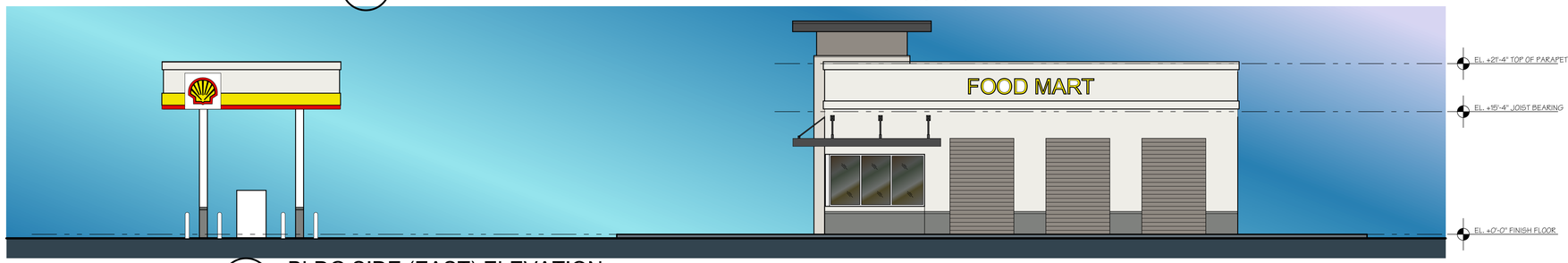
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CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-4

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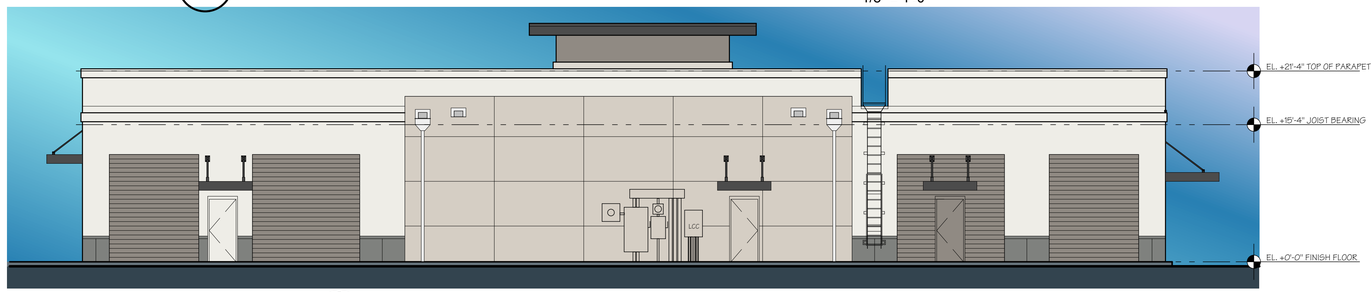
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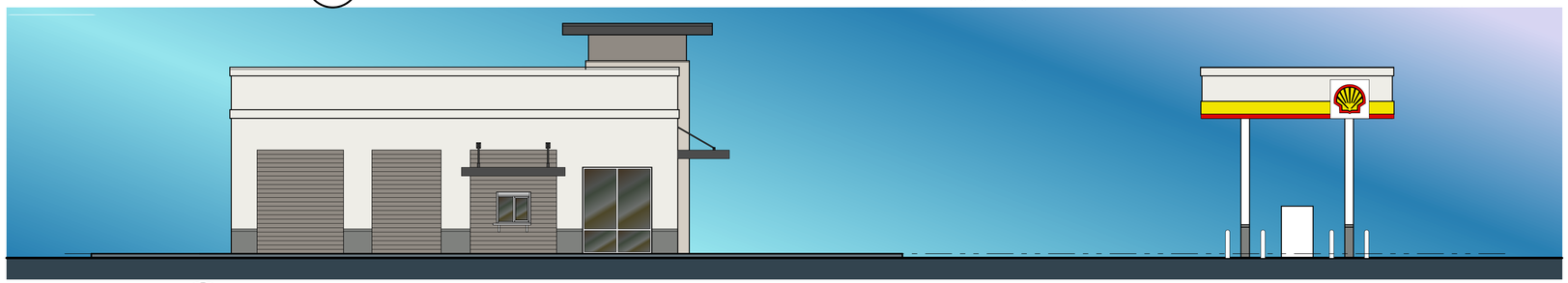
1 BLDG FRONT (SOUTH) ELEVATION
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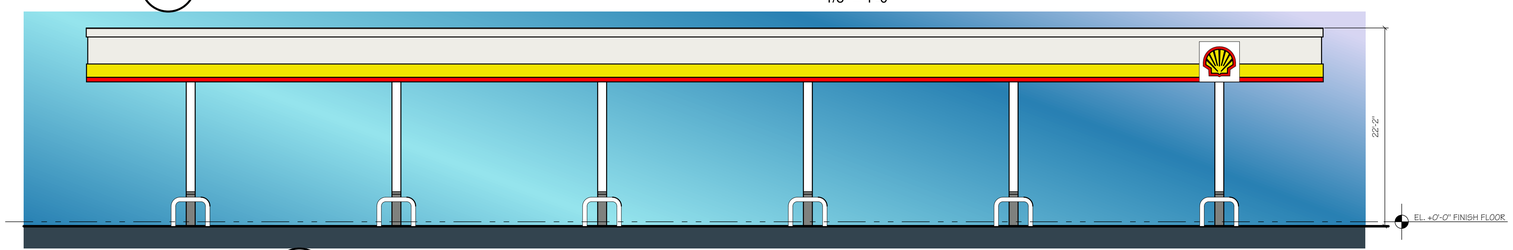
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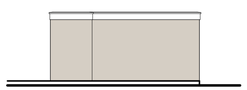
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SIDE

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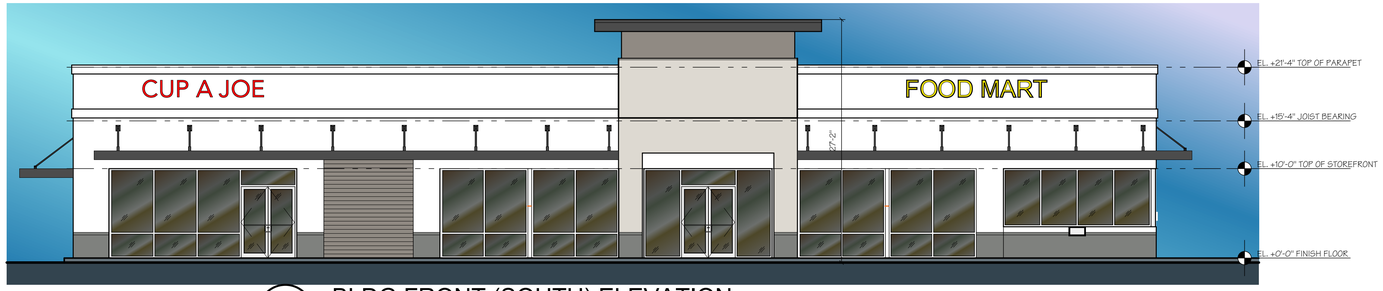
St Lucie County, Florida

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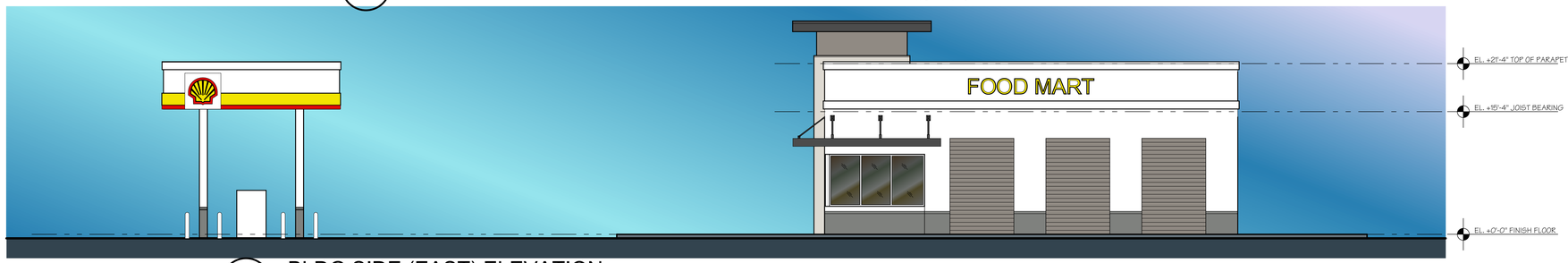
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CHECKED BY	RW
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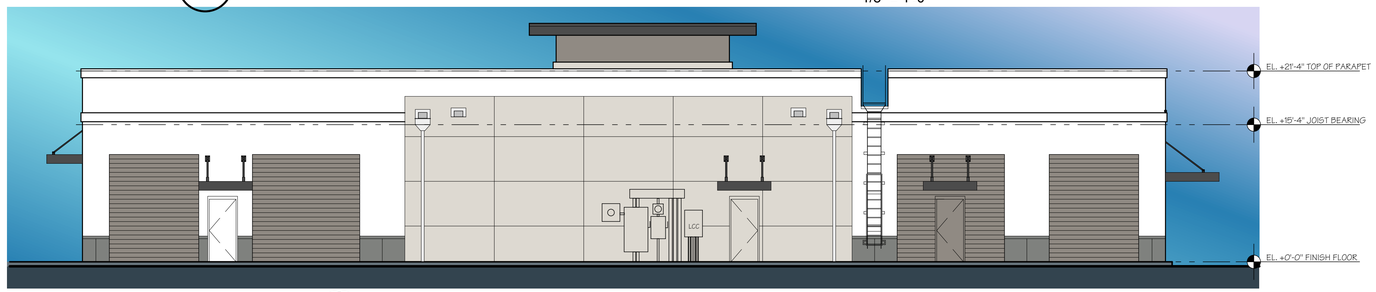
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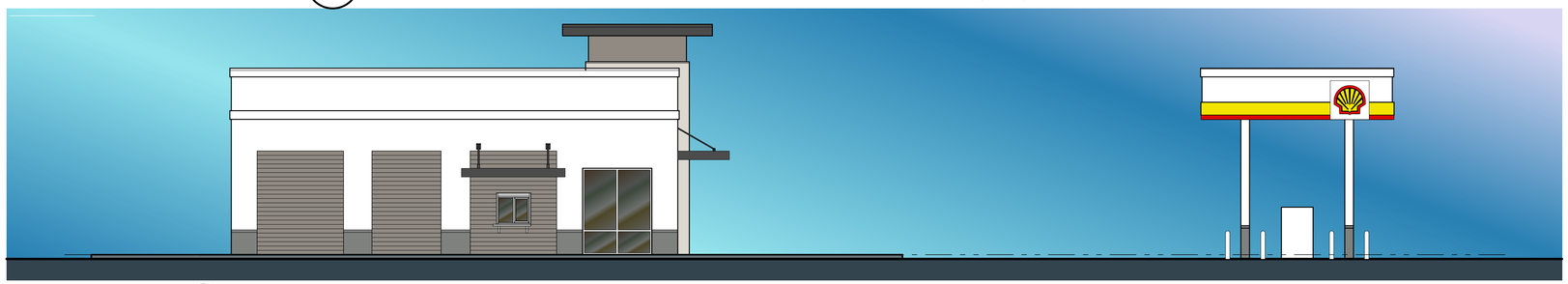
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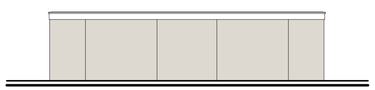
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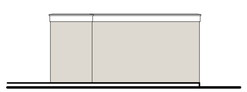


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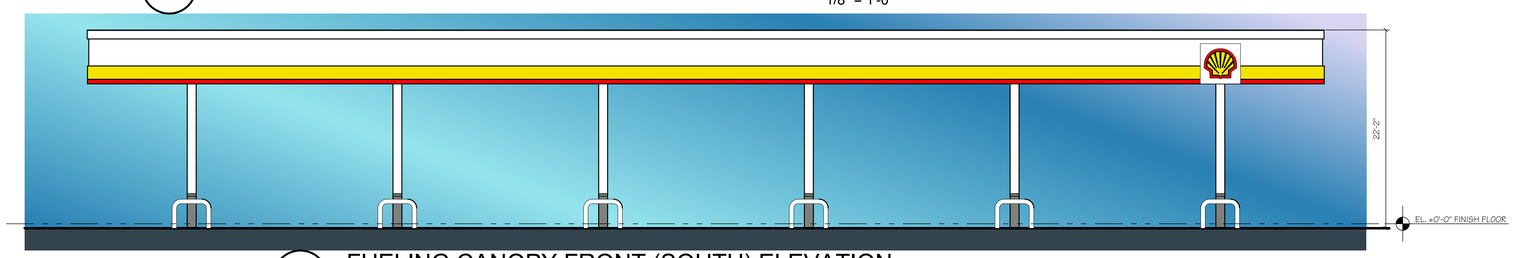






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SHEET

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Hotel	GC (General Commercial)	C-3
South	Okeechobee Road	Okeechobee Road	Okeechobee Road
East	Crossroads Pkwy	Crossroads Pkwy	Crossroads Pkwy
West	Restaurant	GC (General Commercial)	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	NA	1.95	N/A
****Proposed**	GC	C-3	11,096	1.95	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 0.125 x 6256 = 782 GPD
Demand Analysis	Maximum 782
Current Zoning/FLU	Total gallons per day 782 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 $0.1 \times 6256 = 625.6$
Demand Analysis	Maximum 625.6
Current Zoning/FLU	Total gallons per day 625.6 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	See storm water report for details.

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	See attached Traffic Study	See attached Traffic Study
****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**
Commercial (Gas Station)		6256	1.95		

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? 1,736

2. What is the current use of the structure to be demolished or re-used? Commercial (Gas Station)

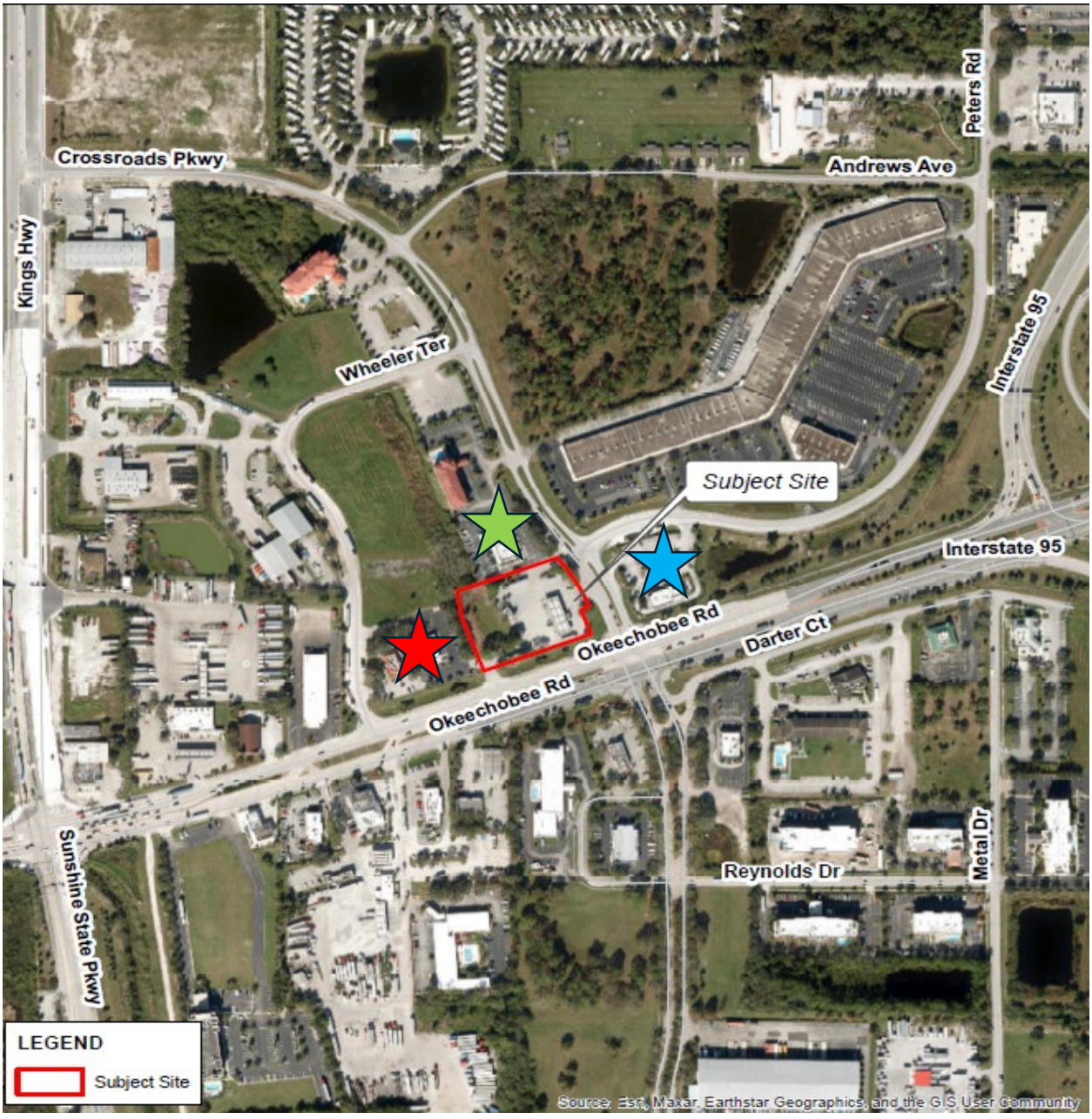
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: NA

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

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
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DESIGN REVIEW COMPARISON



Structure 1

Structure 2

Structure 3

Subject Property (Main Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Gas Station





Subject Property (Ancillary Structure)

ID: 232470500050000
Year Built: 1991
Story Height: One Story
Use: Car Wash





Comparable Structure 1 (North)

ID: 232470500070004
Year Built: 1992
Story Height: 1 Story
Use: Office





Comparable Structure 2 (West)

ID: 232470500040003
Year Built: 1991
Story Height: 1 Story
Use: Restaurant



Comparable Structure 3 (East)

ID: 232431300060004
Year Built: 1989
Story Height: 1 Story
Use: Restaurant



TRAFFIC IMPACT ANALYSIS

Okeechobee Shell
Fort Pierce, FL

Prepared for:
MacMilan Real Estate, LLC
Doral, FL

Prepared by:

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

293001
October 2024
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CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed development is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1-lane (1,382 SF) quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

The proposed development will generate the following driveway trips:

- 3,713 daily, 408 AM peak hour (204 in/204 out), and 328 PM peak hour (165 in/163 out) trips.

The project traffic impacts are de minimis. Therefore the project meets traffic concurrency. No improvements are needed.

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn lane length. The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

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APPENDICES

Appendix A. ITE Report, *Trip Generation (11th Edition)*

Appendix B. St. Lucie TPO Traffic Counts and Level of Service Report (2024)

Appendix C. FDOT Standardized Service Volume Table

Appendix D. Site Plan

Appendix E. Property Card

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed redevelopment is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1,382 SF quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

Figure 1: Proposed Site Location



INVENTORY AND PLANNING DATA

The traffic data used in this analysis were obtained from Polk County and FDOT. The data included:

- St. Lucie TPO Data
- Historic traffic count data
- Roadway geometrics

Cotleur & Hearing provided project development information.

PROJECT TRAFFIC

Traffic Generation

The study used trip generation rates for the following uses from the Institute of Transportation Engineers (ITE) report, *Trip Generation (11th Edition)* to estimate trips from the project:

- Gasoline/Service Station (ITE Land Use 944)
- Coffee Shop with Drive Through and No Indoor Seating (ITE Land Use 938)
- Convenience Store with Gas Station (4,000-5,500 SF) (ITE Land Use 945)
- MEP developed an EV charging Station trip rate based average vehicle charge time

Existing Site

- Gasoline/Service Station (ITE Land Use 944) with 12 Fueling Positions and a 1,736 SF convenience store

The existing development generates the following driveway trips:

- 2,064 daily, 123 AM peak hour (62 in/61 out), and 167 PM peak hour (84 in/83 out) trips.

Proposed Site

- 1-Lane (1,382 SF) Coffee Shop with Drive Through and No Indoor Seating (ITE Land Use 938)
- 4,874 SF Convenience Store with Gas Station (4,000-5,500 SF) (ITE Land Use 945) with 13 fueling positions
- 4 EV Charging Stations

The proposed development will generate the following driveway trips:

- 3,265 daily, 360 AM peak hour (180 in/180 out), and 288 PM peak hour (145 in/143 out) trips.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

Internal Capture

The internal capture is 0.

Pass-by Trip Capture

Pass-by capture is based on ITE data for AM and PM peak hour rates and St. Lucie County impact fee data for daily pass-by rates.

Table 1. Pass-By Rates

Use	ITE Use	AM	PM	Daily
Gasoline/Service Station	944	63%	57%	77%
Coffee Shop with Drive-Thru and No Indoor stg	938	90%	98%	84%*
Convenience Store/Gas Station/EV Charging Station	945	76%	75%	77%
Source:		ITE	ITE	SLC

* Rate based on the lowest calculated rate for a weekday time period published by ITE

MacKenzie
Engineering & Planning, Inc.

Table 2. Trip Generation

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing FLU Traffic										
Gas/Service Station	12		VFP	2,064	123	62	61	167	84	83
Pass-By Traffic	AM	PM	Daily							
Gas/Service Station	63.0%	57.0%	77%	1,589	77	39	38	95	48	47
NET EXISTING TRIPS				***475***	***46***	***23***	***23***	***72***	***36***	***36***
Total Existing Driveway Volumes				***2,064***	***123***	***62***	***61***	***167***	***84***	***83***
Proposed Traffic Use										
Coffee Shop with Drive-Thru and No Indoor stg	1		DT Lanes	179	36	18	18	15	8	7
Convenience Store/Gas Station	13		VFP	3,343	352	176	176	296	148	148
EV charging Station	4		VCP	191	20	10	10	17	9	8
Subtotal				3,713	408	204	204	328	165	163
Pass-By Traffic	AM	PM	Daily							
Coffee Shop with Drive-Thru and No Indoor stg	90.0%	98.0%	84%	150	32	16	16	15	8	7
Convenience Store/Gas Station	76.0%	75.0%	77.0%	2,574	268	134	134	222	111	111
EV charging Station	76.0%	75.0%	77.0%	147	15	8	7	13	7	6
Subtotal				2,871	315	158	157	250	126	124
NET PROPOSED TRIPS				***842***	***93***	***46***	***47***	***78***	***39***	***39***
Total Proposed Driveway Volumes				***3,713***	***408***	***204***	***204***	***328***	***165***	***163***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**367**	**47**	**23**	**24**	**6**	**3**	**3**
NET CHANGE IN DRIVEWAY VOLUMES				**1,649**	**285**	**142**	**143**	**161**	**81**	**80**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Coffee Shop with Drive-Thru and No Indoor stg	938	DT Lanes	179.00	(1)	51/49	T=53.21(X) - 17.43	50/50	15.08
Convenience Store/Gas Station	945	VFP	257.13	(1)	50/50	27.04	50/50	22.76
EV charging Station	MEP	VCP	47.83	(1)	50/50	5.03	50/50	4.23
Gas/Service Station	944	VFP	172.01	(1)	50/50	10.28	50/50	13.91

(1) See Table Above

(2) See Appendix Calculations regarding EV station trip generation estimates

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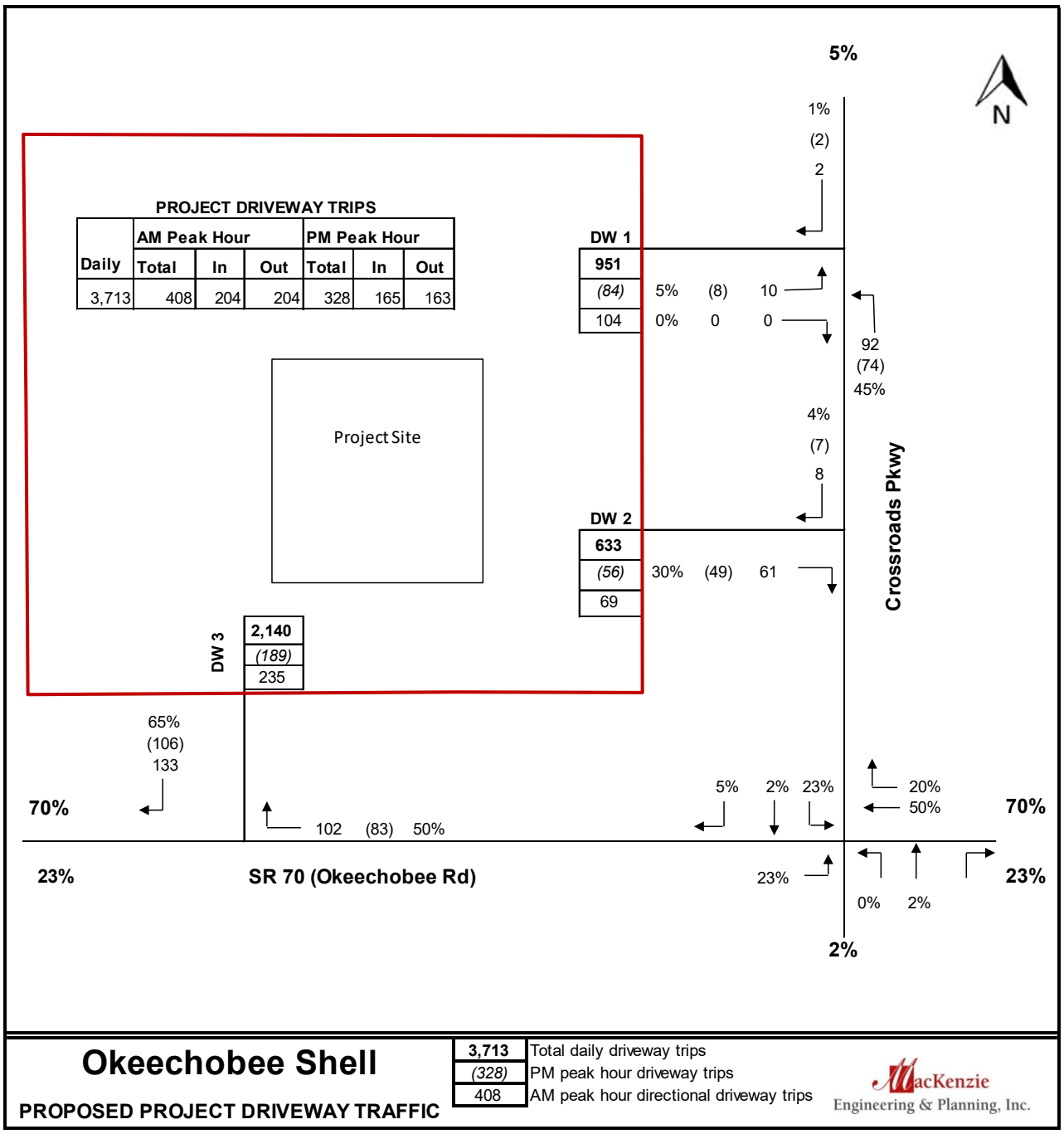
TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths, surrounding uses and review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

WESTBOUND	-	70 Percent
EASTBOUND	-	23 Percent
NORTH	-	5 Percent
SOUTH	-	2 Percent

The distributed external trips for the project were assigned to the roadway network within the radius of influence. The project assignment is shown in Figure 2.

Figure 2. Traffic Assignment



Okeechobee Shell

PROPOSED PROJECT DRIVEWAY TRAFFIC

3,713	Total daily driveway trips
(328)	PM peak hour driveway trips
408	AM peak hour directional driveway trips

MacKenzie Engineering & Planning, Inc.

COMMITTED ROADWAY IMPROVEMENTS

A review was conducted of the Five-Year Plans of FDOT and St. Lucie County, as well as those improvements committed by the developers of projects in the area. There are no roadway improvements adding capacity within the study area.

ROADWAY ANALYSIS

Study Area

The study area for the project is a radius of 1.0 mile based on the St. Lucie Standardized TIS Methodology (SLSTISM).

Significant Impact

The project is required to study roadways within the study area that are impacted. A project impact is de minimis for transportation concurrency purposes if it would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility. (Section 1.0, SLSTISM)

St. Lucie TPO Traffic Counts and Level of Service Report (2024) does not publish roadway volumes or capacities on SR 70. The study uses FDOT's 2023 Multimodal Quality/LOS Handbook for roadway service volumes. Area types were applied based on FDOT preliminary Context Classification. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. Table 3 displays the significant roadway analysis. Significance was based on the highest number of new trips (AM peak hour) in order to provide a conservative analysis.

Table 3. Peak Hour Significant Roadway Analysis

							Project Traffic			De Minimis Impact? (Y/N)	
Roadway	**Segments**	**Context Class**	**E+C Lanes**	**Serv. Vol.**	**EB**	**WB**	**NB/EB**	**SB/WB**	**Project Impact**	**NB/EB**	**SB/WB**
Okeechobee Rd	Kings Hwy to Crossroads Pkwy	C3C	6	2,680	23%	70%	5	17	0.63%	**YES**	**YES**
	Crossroads Pkwy to I-95	C3C	6	2,680	23%	70%	6	16	0.60%	**YES**	**YES**

The project's impacts are De Minimis pursuant to Section 1.0, SLSTISM. Therefore, no further roadway analysis is necessary and the project meets Fort Pierce concurrency requirements.

DRIVEWAYS

Driveway Access

The project site has three (3) points of access. The access is as follows:

- Crossroads Parkway North (DW 1) – Full Opening (to remain)
- Crossroads Parkway South (DW 2) – Right-in/Right-Out Opening (to remain)
- SR 70 (DW 3) – Right-in/Right-Out Opening (to remain)

The proposed project driveway volumes are shown in Figure 2. The project shares a driveway with the property to the west.

Deceleration Lanes

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70).

SR 70 Details

- Speed Limit – 45 MPH
- Minimum Required Deceleration Lane Length – 185 Feet
- Access Class – 5
- Minimum Driveway Spacing – 245 Feet

Existing Driveway Spacing (based on Google Earth)

- East (Crossroads Parkway) – 337 feet
- West (Wheeler Terrace) – 340 feet

A right-turn lane at the SR 70 access is warranted and provided into the property. The turn lane meets exceeds the required length and the access meets FDOT's minimum driveway spacing criteria.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed development is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1-lane (1,382 SF) quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

The proposed development will generate the following driveway trips:

- 3,713 daily, 408 AM peak hour (204 in/204 out), and 328 PM peak hour (165 in/163 out) trips.

The project traffic impacts are de minimis. Therefore the project meets traffic concurrency. No improvements are needed.

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn lane length. The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

MacKenzie
Engineering & Planning, Inc.

APPENDICES

Appendix A. ITE Report, *Trip Generation (11th Edition)*

Appendix B. St. Lucie TPO Traffic Counts and Level of Service Report (2024)

Appendix C. FDOT Standardized Service Volume Table

Appendix D. Site Plan

Appendix E. Property Card

Land Use: 938
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating

Description

This land use includes any coffee and donut restaurant that has only drive-through window service. A patron cannot walk into the shop and purchase items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa).

The coffee/donut shops contained in this land use typically hold long store hours (more than 15 hours) with an early morning opening.

Coffee/donut shop without drive-through window (Land Use 936) and coffee/donut shop with drive-through window (Land Use 937) are related uses.

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Arizona, New Hampshire, Oregon, and Washington.

Source Numbers

514, 644, 755, 981, 1028

Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

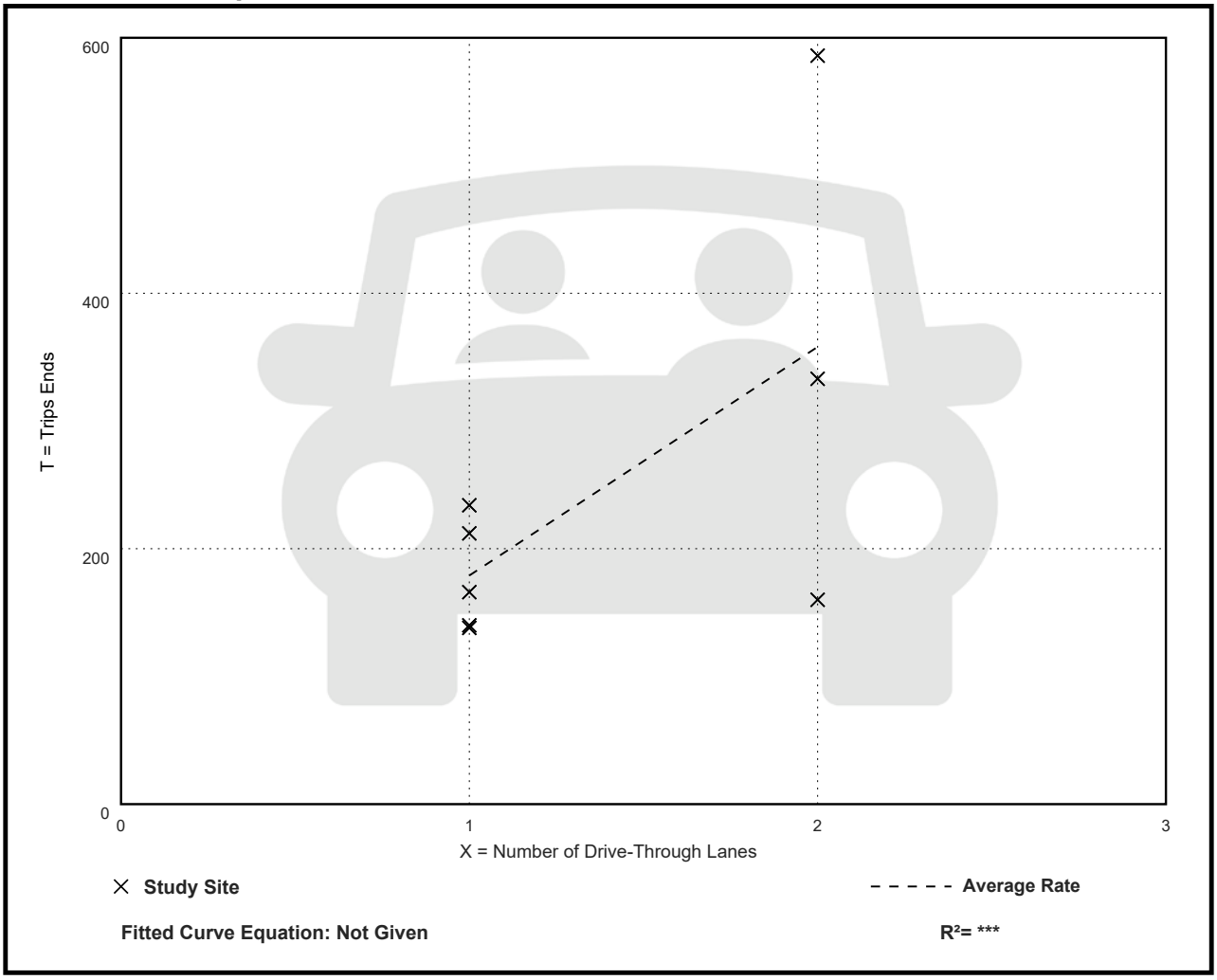
Vehicle Trip Ends vs: Drive-Through Lanes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
179.00	80.00 - 293.00	74.48

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

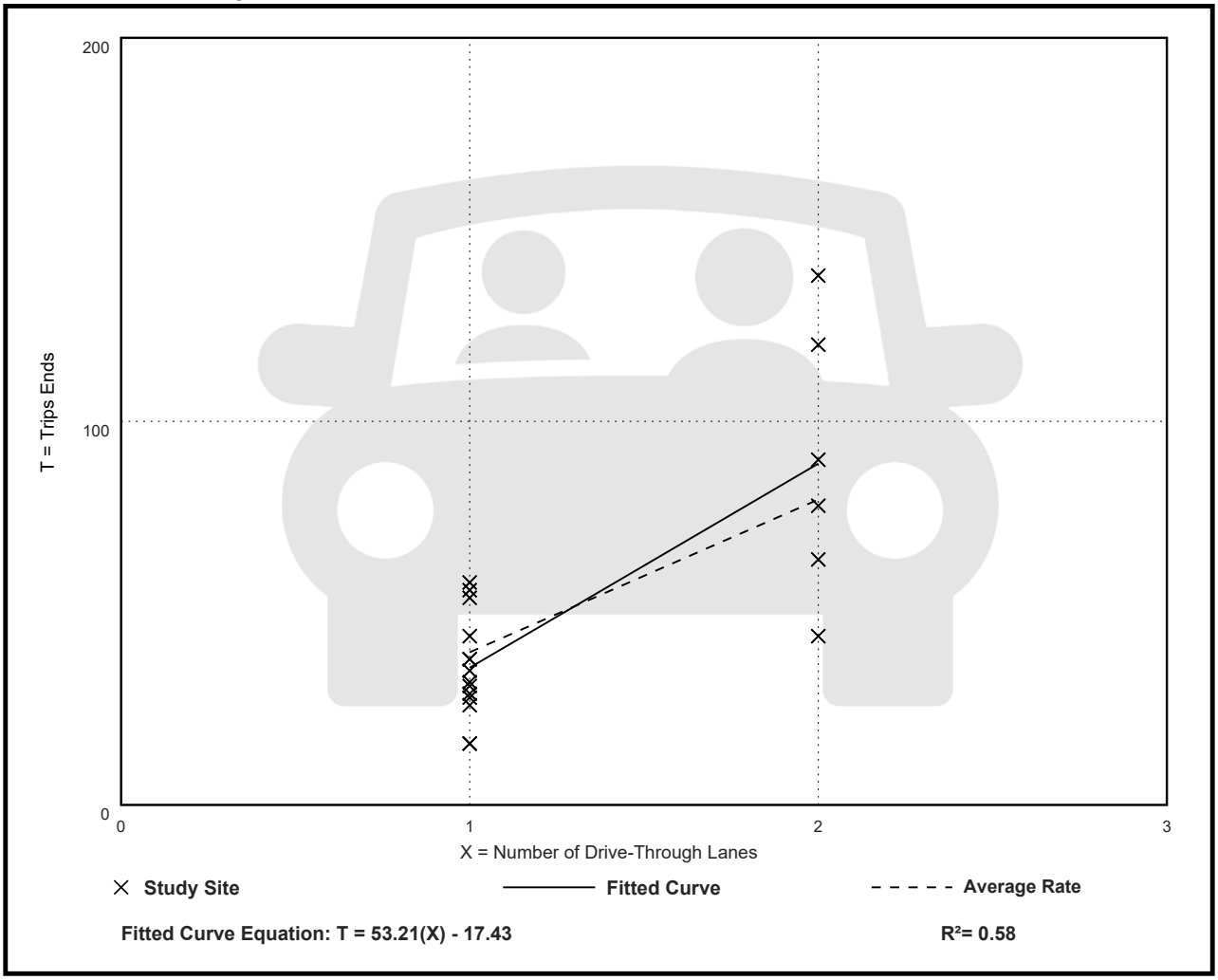
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs: Drive-Through Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 20
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
39.81	16.00 - 69.00	15.44

Data Plot and Equation



Fitted Curve Equation: T = 53.21(X) - 17.43

R^2= 0.58

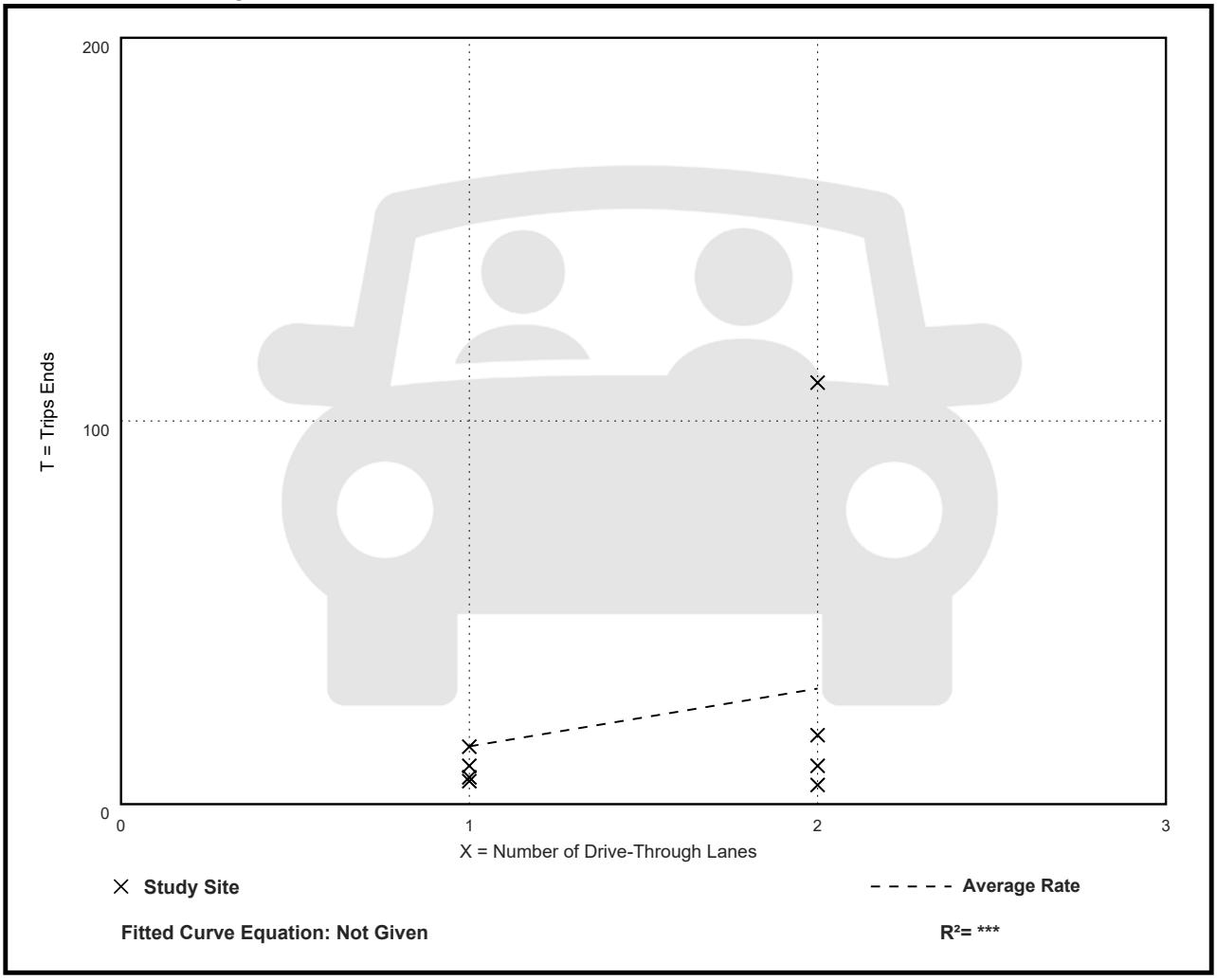
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs: Drive-Through Lanes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
15.08	2.50 - 55.00	19.41

Data Plot and Equation



Land Use: 944
Gasoline/Service Station

Description

This land use includes gasoline/service stations where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. A gasoline/service station may also have facilities for servicing and repairing motor vehicles. The gasoline/service station may also have a car wash. Convenience store/gas station (Land Use 945) and truck stop (Land Use 950) are related uses.

Additional Data

The independent variable—vehicle fueling positions—is defined as the maximum number of vehicles that can be fueled simultaneously. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Kentucky, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario (CAN), Oregon, South Dakota, Texas, and Washington.

Specialized Land Use Data

A 2006 study provided data on four private fuel facilities in Florida (source 721). These facilities provide self-fuel service for any motorist with a pre-established membership account. The site is not open to the general public. The trip generation characteristics of these sites differ from sites included in this land use; therefore, trip generation information for these sites is excluded from the data plots. The four sites have an average of nine vehicle fueling positions, with an average of 12 vehicle trips during the weekday, AM peak hour of adjacent traffic and 7 vehicle trips during the weekday, PM peak hour of adjacent street traffic.

Source Numbers

221, 274, 278, 288, 340, 350, 351, 355, 359, 366, 440, 583, 617, 618, 631, 721, 867, 882, 883, 888, 954, 977

Gasoline/Service Station
(944)

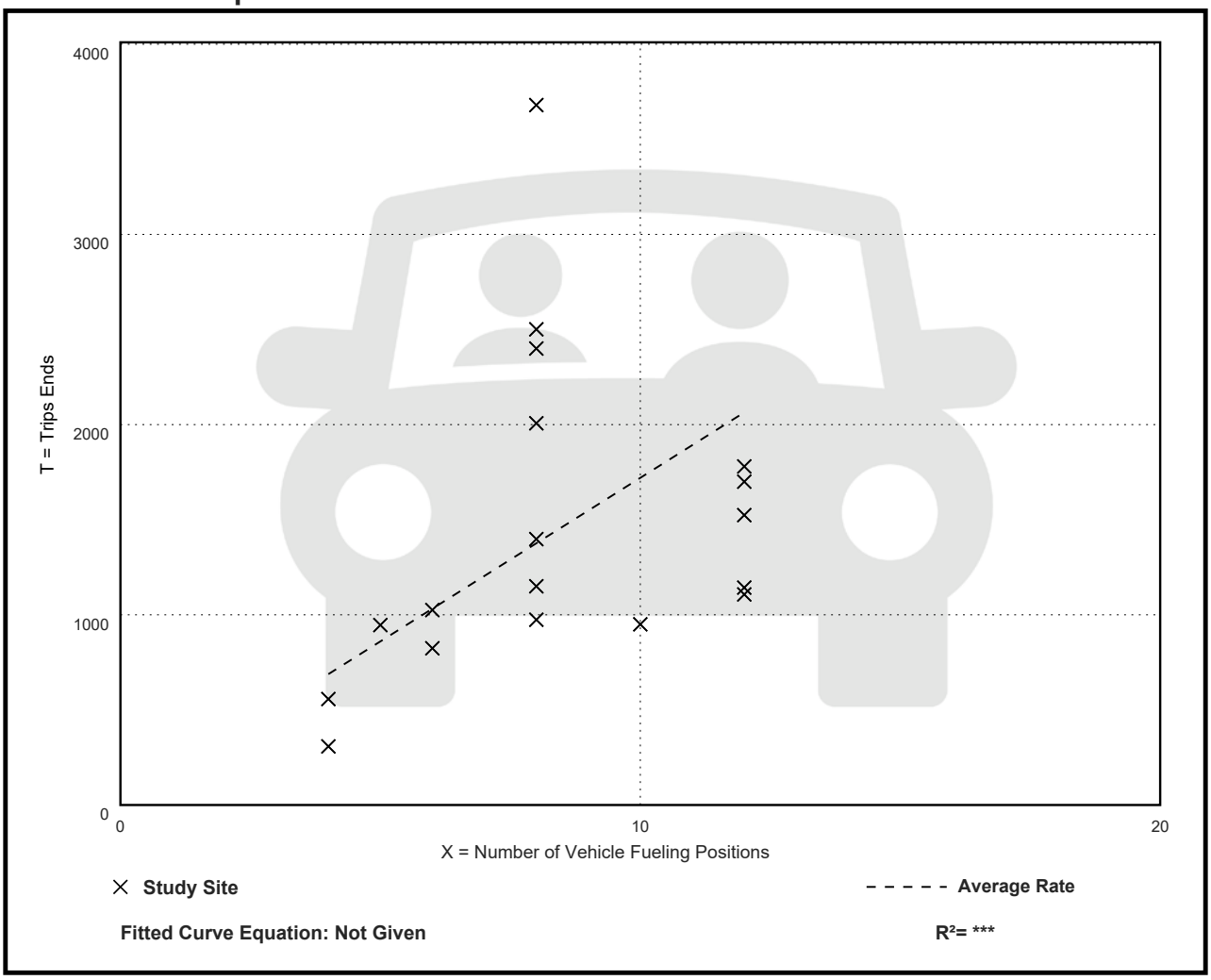
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 8
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
172.01	77.00 - 460.00	96.45

Data Plot and Equation



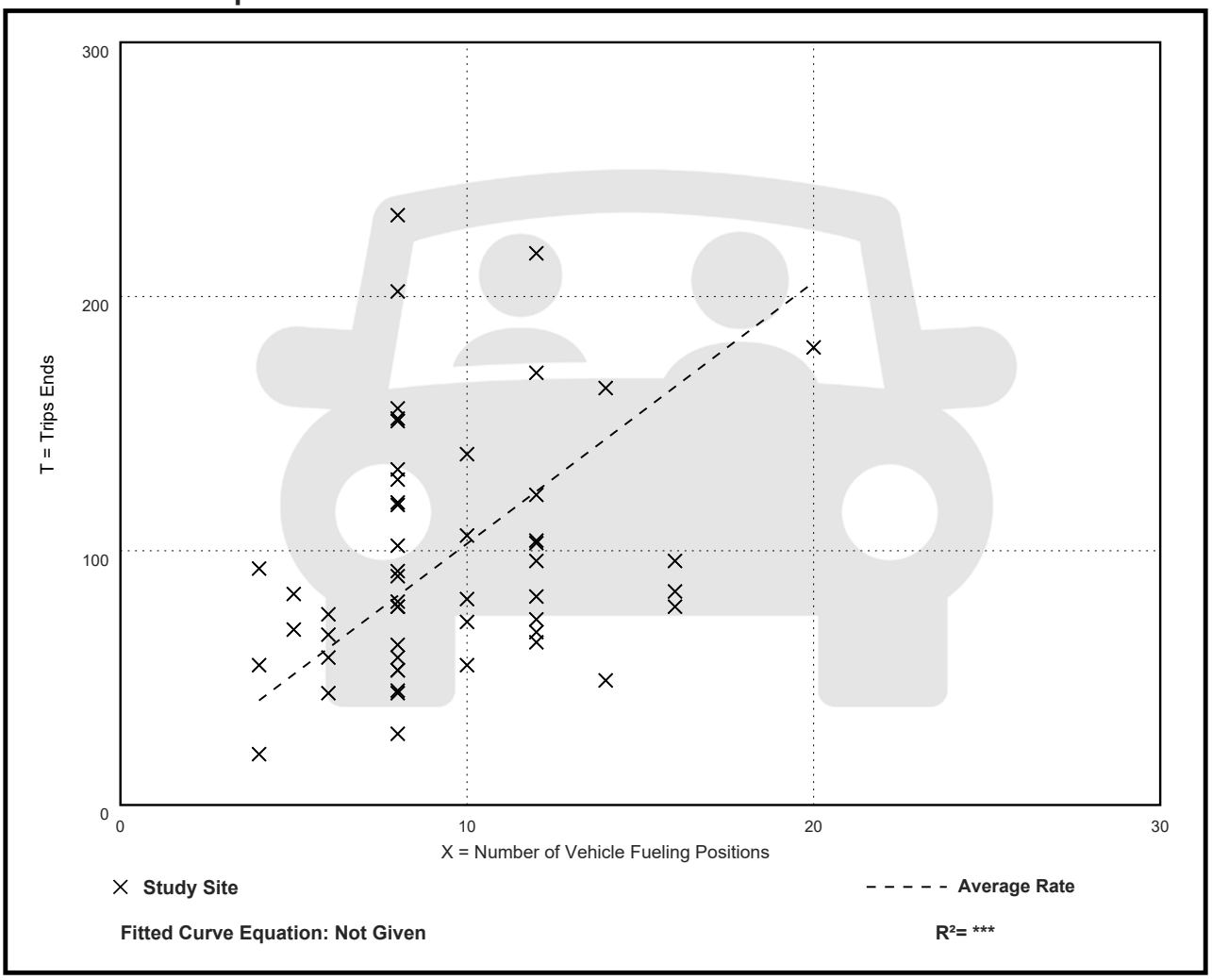
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 53
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
10.28	3.50 - 29.00	5.36

Data Plot and Equation



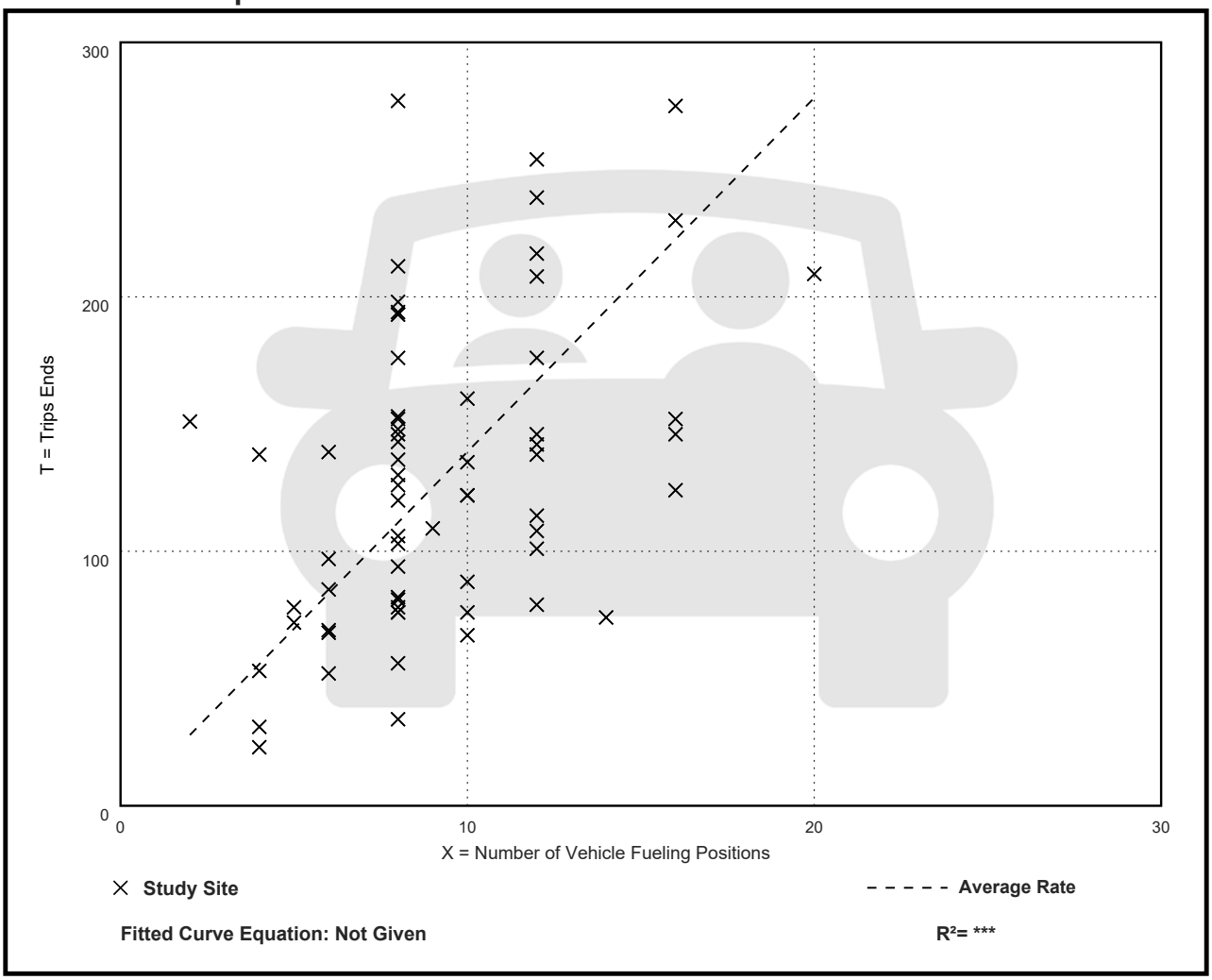
Gasoline/Service Station
(944)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 65
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.91	4.25 - 75.50	6.93

Data Plot and Equation



Land Use: 945
Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory "none."

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052

Convenience Store/Gas Station - GFA (4-5.5k) (945)

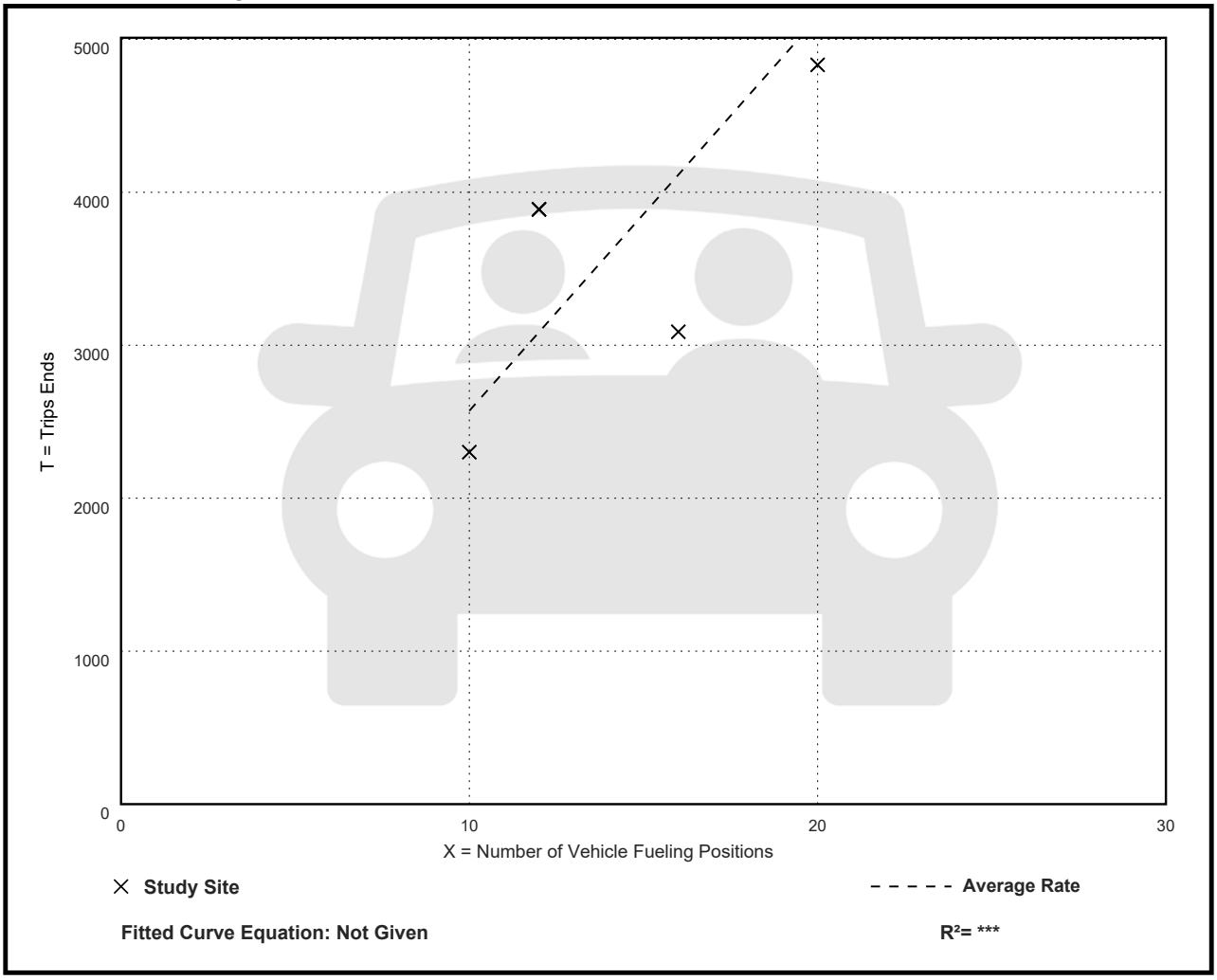
Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

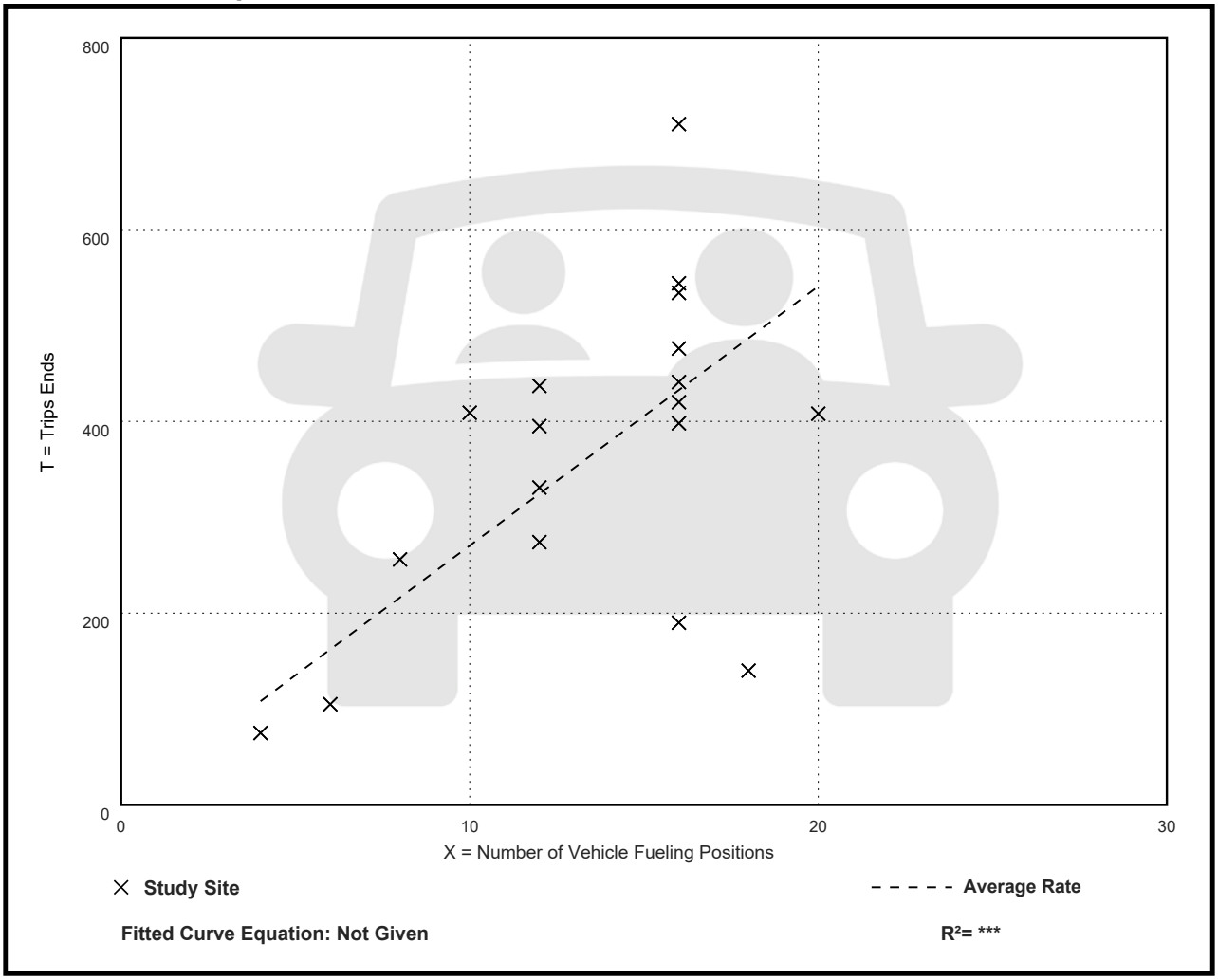
Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 13
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.78 - 44.38	9.88

Data Plot and Equation



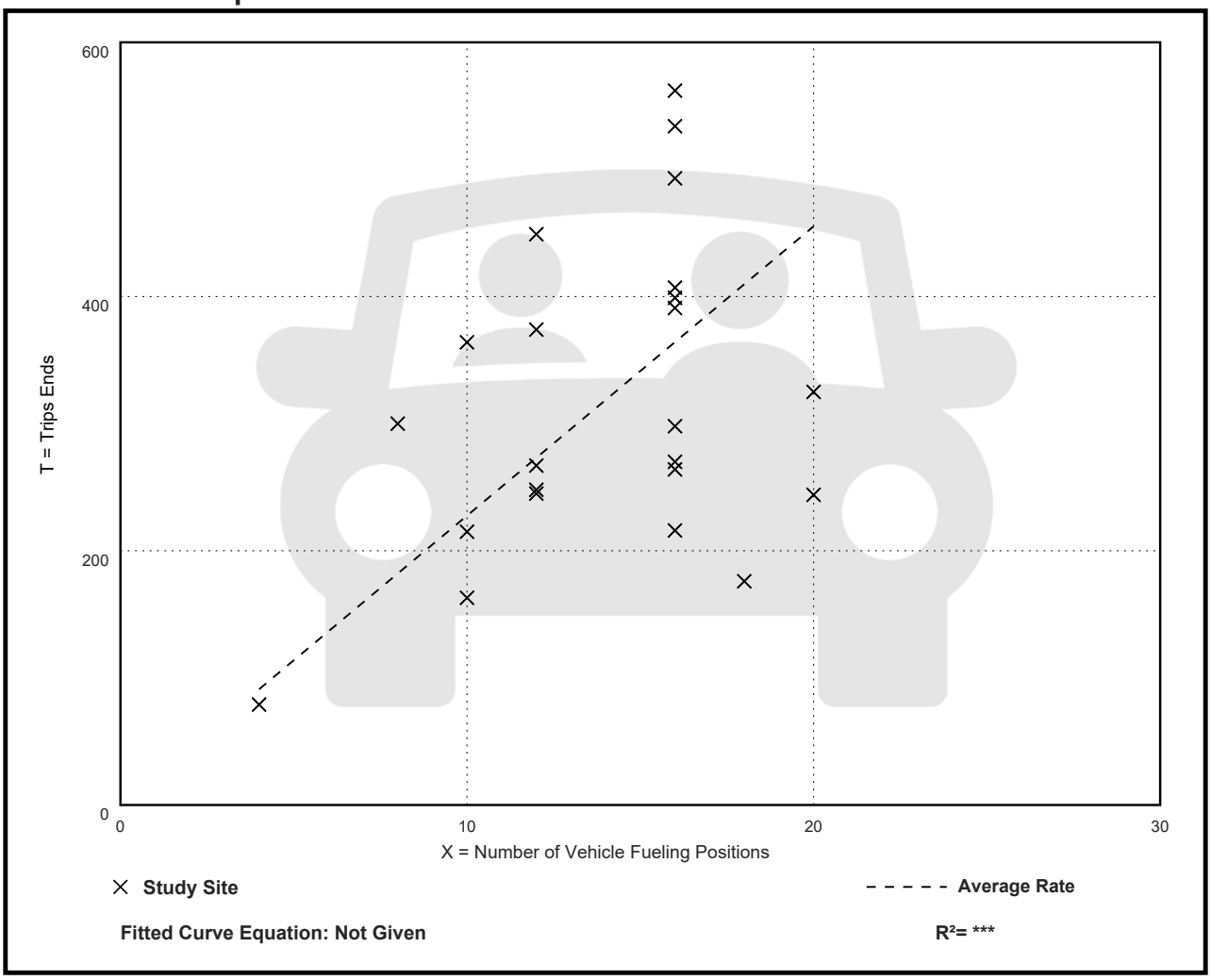
Convenience Store/Gas Station - GFA (4-5.5k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 23
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

Data Plot and Equation



Recommended EV Charger Trip Generation Rates

Daily	47.83
AM Peak	5.03
PM Peak	4.23

Based on 100% EV charging usage

maximum charges per EV charger	2.52
Peak Hour Trips per charging station	5.03

Using ratios from ITE 945 to equate the peak potential charging to trips Daily, AM and PM peak hour trips
ITE 945 ratios for a fueling station with a C-store 4,000 to 5,500 SF in size

Daily	257.13
AM	27.04
PM	22.76

Average EV Charing Time 23.83 minutes

EV charging times

2023 Nissan Ariya	10% to 80% in 35 to 90 minutes	35
2023 Tesla Model S	200 miles of range in 15 minutes	15
2023 Rivian R1T	149 miles of range in 25 minutes	25
2023 Volkswagen ID.4	10% to 80% in 30 minutes	30
2024 Kia EV9	10% to 80% in 20 minutes	20
2023 Genesis GV60	10% to 80% in about 18 minutes	18

https://cars.usnews.com/cars-trucks/advice/ev-charging-time

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	3
Average Pass-By Rate	90%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	83	—	—	17	—	18
1	Oregon	1998	—	95	—	—	5	—	18
1	Washington	1998	—	92	—	—	8	—	18

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday Midday
# Data Sites	3
Average Pass-By Rate	84%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	73	—	—	27	—	18
1	Oregon	1998	—	100	—	—	0	—	18
1	Washington	1998	—	78	—	—	22	—	18

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	2
Average Pass-By Rate	98%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	100	—	—	0	—	18
1	Oregon	1998	—	95	—	—	5	—	18

Table D-5 (continued)

St. Lucie County – Fully Calculated Road Impact Fee Schedule: Fort Pierce (County and State Portion)

ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Network Trip Length	Total Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT[1]	Net VMT (Adjusted)[2]	Total Impact Cost	Annual Cap. Imp. Credit	Cap. Imp. Credit	Net Impact Fee
	INSTITUTIONS:														
520	Elementary School (Private)	1,000 sf	19.52	ITE 10th Edition[5]	3.31	3.81	50% of LUC 210: Travel Demand Model	80%	Based on LUC 710 (adjusted)[6]	19.33	18.75	$10,542	$97	$1,737	**$8,805**
522/525	Middle/High School (Private)	1,000 sf	16.21	ITE 10th Edition (Adjusted)[7]	3.31	3.81	50% of LUC 210: Travel Demand Model	90%	Based on LUC 710	18.06	17.52	$9,849	$90	$1,612	**$8,237**
565	Day Care Center	1,000 sf	49.63	Blend of ITE 11th & FL Studies	2.03	2.53	FL Studies	73%	FL Studies	27.51	26.68	$15,000	$149	$2,668	**$12,332**
610	Hospital	1,000 sf	10.77	ITE 11th Edition	6.62	7.12	Same as LUC 210	78%	Midpoint of LUC 310 & LUC 720	20.80	20.18	$11,342	$97	$1,737	**$9,605**
620	Nursing Home	1,000 sf	6.75	ITE 11th Edition	2.59	3.09	FL Studies	89%	FL Studies	5.82	5.65	$3,173	$30	$537	**$2,636**
n/a	Lodge/Fraternal Organization	1,000 sf	7.60	ITE 11th Edition (LUC 560)	6.62	7.12	Same as LUC 210	50%	2009 Impact Fee Study (Mainland)	9.41	9.13	$5,131	$44	$788	**$4,343**
	OFFICE:														
710	General Office	1,000 sf	10.84	ITE 11th Edition	5.15	5.65	FL Studies	92%	FL Studies	19.21	18.63	$10,475	$91	$1,630	**$8,845**
	RETAIL:														
822	Retail/Shopping Center less than 40,000 sflga	1,000 sfgla	54.45	ITE 11th Edition	1.48	1.98	Appendix A: Fig. A-1 (19k sfgla)	48%	Appendix A: Fig. A-2 (19k sfgla)	14.47	14.04	$7,889	$84	$1,504	**$6,385**
821	Retail/Shopping Center 40,000 to 150,000 sfgla	1,000 sfgla	67.52	ITE 11th Edition	1.94	2.44	Appendix A: Fig. A-1 (59k sfgla)	57%	Appendix A: Fig. A-2 (59k sfgla)	27.92	27.08	$15,228	$152	$2,722	**$12,506**
~~820~~	~~Retail/Shopping Center greater than 150,000 sfgla~~	~~1,000 sfgla~~	~~37.01~~	~~ITE 11th Edition~~	~~2.80~~	~~3.30~~	~~Appendix A: Fig. A-1 (538k sfgla)~~	~~75%~~	~~Appendix A: Fig. A-2 (538k sfgla)~~	~~29.07~~	~~28.20~~	~~$15,851~~	~~$149~~	~~$2,668~~	~~**$13,183**~~
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	172.01	ITE 11th Edition	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	28.11	27.27	$15,331	$154	$2,758	**$12,573**
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	264.38	ITE 11th Edition (Adjusted)[8]	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	43.21	41.91	$23,563	$237	$4,244	**$19,319**
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	345.75	ITE 11th Edition	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	56.51	54.81	$30,815	$310	$5,552	**$25,263**
	INDUSTRIAL:														
30/154	Intermodal Distribution Center/ High-Cube Warehouse	1,000 sf	1.40	ITE 11th Edition (LUC 154)	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	2.48	2.41	$1,353	$12	$215	**$1,138**
110	General Industrial	1,000 sf	4.87	ITE 11th Edition	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	8.63	8.37	$4,706	$41	$734	**$3,972**
150	Warehouse	1,000 sf	1.71	ITE 11th Edition	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	3.03	2.94	$1,652	$14	$251	**$1,401**

1) Net VMT calculated as ((Trip Generation Rate* Trip Length* % New Trips)* (1-Interstate/Toll Facility Adjustment Factor)/2). This reflects the unit of vehicle-miles of capacity consumed per unit of development and is multiplied by the cost per vehicle
2) Net VMT (Item 1) multiplied by the VMT adjustment factor (97%)
3) Bed & breakfast rate does not include primary residence. Single family unit must be assessed for the residential portion of the use.
4) Updated trip generation rate data for this land use was not available in ITE 10th Edition or ITE 11th Edition.
5) Updated trip generation rate data (per 1,000 sf) was not available for this land use in ITE 11th Edition.
6) The percent new trips for schools was estimated at 90% based on LUC 710, but was then adjusted to 80% to provide a conservative fee rate. This adjustment reflects the nature of elementary and middle school uses where attendees are unable to drive and are typically dropped off by parents on their way to another destination.
7) Updated trip generation rate data (per 1,000 sf) was not available for this land use in ITE 11th Edition. The trip generation rate is a blend of Middle and High School land uses
8) The trip generation rate represents a blend of the 2,000 sf to 3,999 sf and 4,000 sf to 5,499 sf tiers presented in the Trip Generation Rate Manual.

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	944
Land Use	Gasoline/Service Station
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	12
Average Pass-By Rate	63%

Pass-By Characteristics for Individual Sites

Vehicle Fueling Positions	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
6	Maryland	1992	21	67	14	19	33	900	25
6	Maryland	1992	21	43	28	29	57	870	25
8	Maryland	1992	46	87	13	0	13	2235	25
8	Maryland	1992	35	78	9	13	22	7080	25
8	Kentucky	1993	61	60	15	25	40	4000	2
8	Kentucky	1993	48	68	13	19	32	1307	2
8	Kentucky	1993	—	56	22	22	44	1211	2
8	Maryland	1992	36	47	14	39	53	3095	25
8	Maryland	1992	46	75	0	25	25	3770	25
10	Kentucky	1993	47	67	11	22	33	1105	2
10	Kentucky	1993	—	46	42	12	54	1211	2
12	Maryland	1992	36	61	8	31	39	3480	25

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	944
Land Use	Gasoline/Service Station
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	17
Average Pass-By Rate	57%

Pass-By Characteristics for Individual Sites

Vehicle Fueling Positions	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
6	Maryland	1992	18	61	6	33	39	2510	25
6	Maryland	1992	26	58	11	31	42	1020	25
8	Maryland	1992	47	62	23	15	38	2635	25
8	Kentucky	1993	83	52	8	40	48	4965	2
8	Kentucky	1993	60	53	20	27	47	1491	2
8	Kentucky	1993	—	72	7	21	28	2657	2
8	Maryland	1992	36	67	14	19	33	3095	25
8	Maryland	1992	46	46	11	43	54	3770	25
8	Maryland	1992	35	54	3	43	46	7080	25
10	Kentucky	1993	—	57	19	24	43	1812	2
10	Kentucky	1993	—	55	16	29	45	2657	2
12	Maryland	1992	52	38	10	52	62	3835	25
12	Pennsylvania	2009	—	66	—	—	34	—	19
12	Pennsylvania	2009	—	51	—	—	49	—	19
12	Pennsylvania	2009	—	40	—	—	60	—	19
12	Pennsylvania	2009	—	61	—	—	39	—	19
12	New Jersey	2009	—	73	—	—	27	—	19

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
			Survey		Pass-By	Non-Pass-By Trips			Adj Street Peak	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

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
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



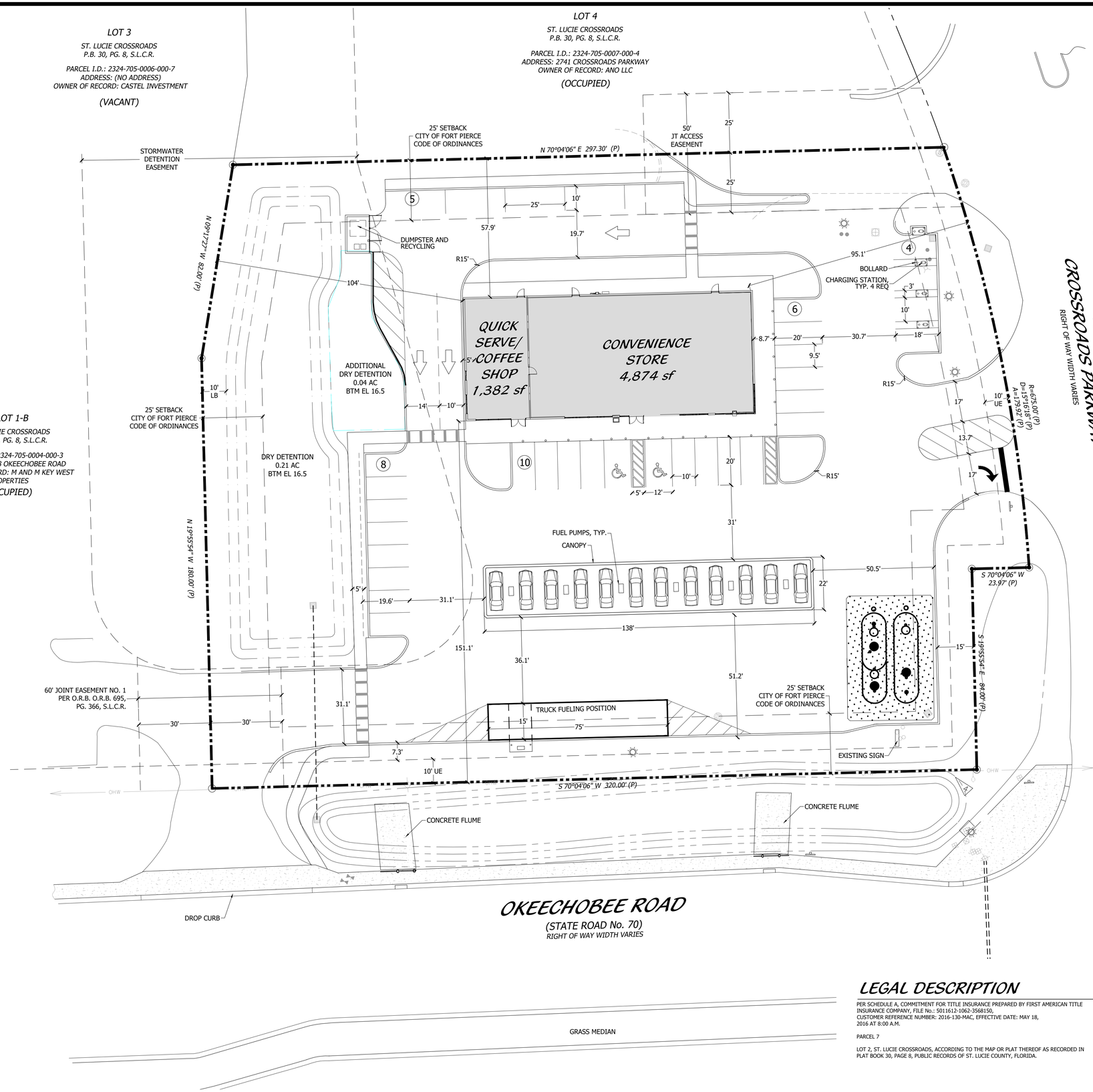
(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.



SITE DATA

NAME OF PROJECT	Ft. Pierce Shell
PROPERTY CONTROL NUMBER	232470500050000
LAND USE DESIGNATION	GC
ZONING DISTRICT	C-3 (General Commercial)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
TOTAL OVERALL SITE AREA	**1.95 AC / 84,945.00 SF**

BUILDING DATA	**USE SF**
CONVENIENCE STORE	4,874 SF
QUICK SERVE / COFFEE SHOP	1,382 SF
12 FUEL PUMP GAS STATION	4,840 SF
TOTAL SQUARE FOOTAGE	**11,096.00 SF**

TOTAL LOT AREA BREAKDOWN	**SF**	**AC**	**%**
BUILDING LOT COVERAGE	6,256	0.22	7.36%
VIA	48,698	1.12	57.33%
SIDEWALK	4,038	0.09	4.75%
DRY RETENTION	10,697	0.25	12.59%
GREEN SPACE	15,256	0.35	17.96%
TOTAL	**84,945**	**1.95**	**100.00%**

PARKING DATA	**REQ**	**PROV**
CONVENIENCE STORE W/FUEL SALES	24	
QUICK SERVE	19	
TOTAL	**43**	**45**
HANDICAP SPACES (INCLUDED IN TOTAL)		2

SETBACKS		
CONVENIENCE STORE	**REQ**	**PROV**
FRONT	25'	160.6'
SIDE	15'	91.8'
REAR	15'	26'
FUEL PUMPS		
FRONT	25'	71.3'
SIDE	15'	96.8'
REAR	15'	167.3'

PEDESTRIAN AMENITIES	**REQ**	**PROV**
BIKE RACK SPACES	**3**	**3**
COMMERCIAL (1 SPACE/10 CAR SPACES)	3	3

PROJECT TEAM

OWNER/CLIENT:
MACMILLIAN OIL COMPANY, LLC
7950 NW 58TH ST
DORAL, FL 33166
CONTACT: **DAVID KINGSLEY**
DBKINGSLEY@AOL.COM
561-254-8040

CIVIL ENGINEER/TRAFFIC ENGINEER:
JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5
JUPITER, FL 33458
CONTACT: JEFF IRAVANI, PE
JHI@JHIINC.COM
561-575-6030

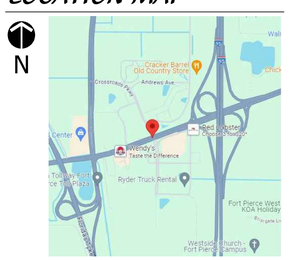
LANDSCAPE ARCHITECT:
COTLEUR & HEARING
CONTACT: DON HEARING
DHEARING@COTLEUR-HEARING.COM
561-747-6336

SURVEYOR:
EXACTA COMMERCIAL LAND SURVEYORS
3460 FAIRLANE FARMS ROAD, SUITE 7
WELLINGTON, FL 33414
CONTACT: JAVIER DE LA ROCHA
JAVIER@EXACTACOMM.COM
561-314-0769

LEGEND

ADA	DISABLED		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		PARKING LIGHT
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		

LOCATION MAP



LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

7-Eleven Design Concept

6900 Okeechobee Rd.
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24

November 01, 2024 8:07:14 a.m.
Drawing: 23-1002 CSP.DWG

SHEET 1 OF 1

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Property Identification

Site Address: 6900 OKEECHOBEE RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-705-0005-000-0
Jurisdiction: Fort Pierce

Use Type: 2600
Account #: 132693
Map ID: 23/24S
Zoning: General Co

Ownership

MacMillan Real Estate LLC
7950 NW 58th ST
Doral, FL 33166-3430

Legal Description

ST LUCIE CROSSROADS LOT 2 (1.95 AC) (OR1865-1681)

Current Values

Just/Market Value:	$1,557,700
Assessed Value:	$1,275,582
Exemptions:	$0
Taxable Value:	$1,275,582

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):	1,736
Gross Sketched Area (SF):	6,338
Land Size (acres):	1.95
Land Size (SF):	84,942

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Construction Plans & Specifications
For

Okeechobee Road Station

6900 Okeechobee Rd

Section 22 Township 37S Range 41E

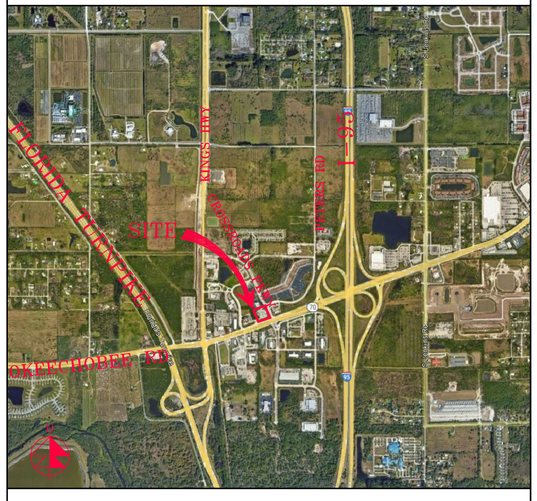
Fort Pierce, Florida

Developer

Macmillan Oil Company, LLC

7950 NW 58th ST,
Doral, FL 33166

Aerial



Vicinity Map

Drawing Index

C-1	Cover Sheet
C-2	Pavement Marking Plans
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C-6	Grading, Paving, & Drainage Details
C-7	Water & Wastewater Details
C-8	Water & Wastewater Details
C-9	Demo Plan
C-10	Pollution Prevention Plan
C-11	SWPPP

REVISIONS

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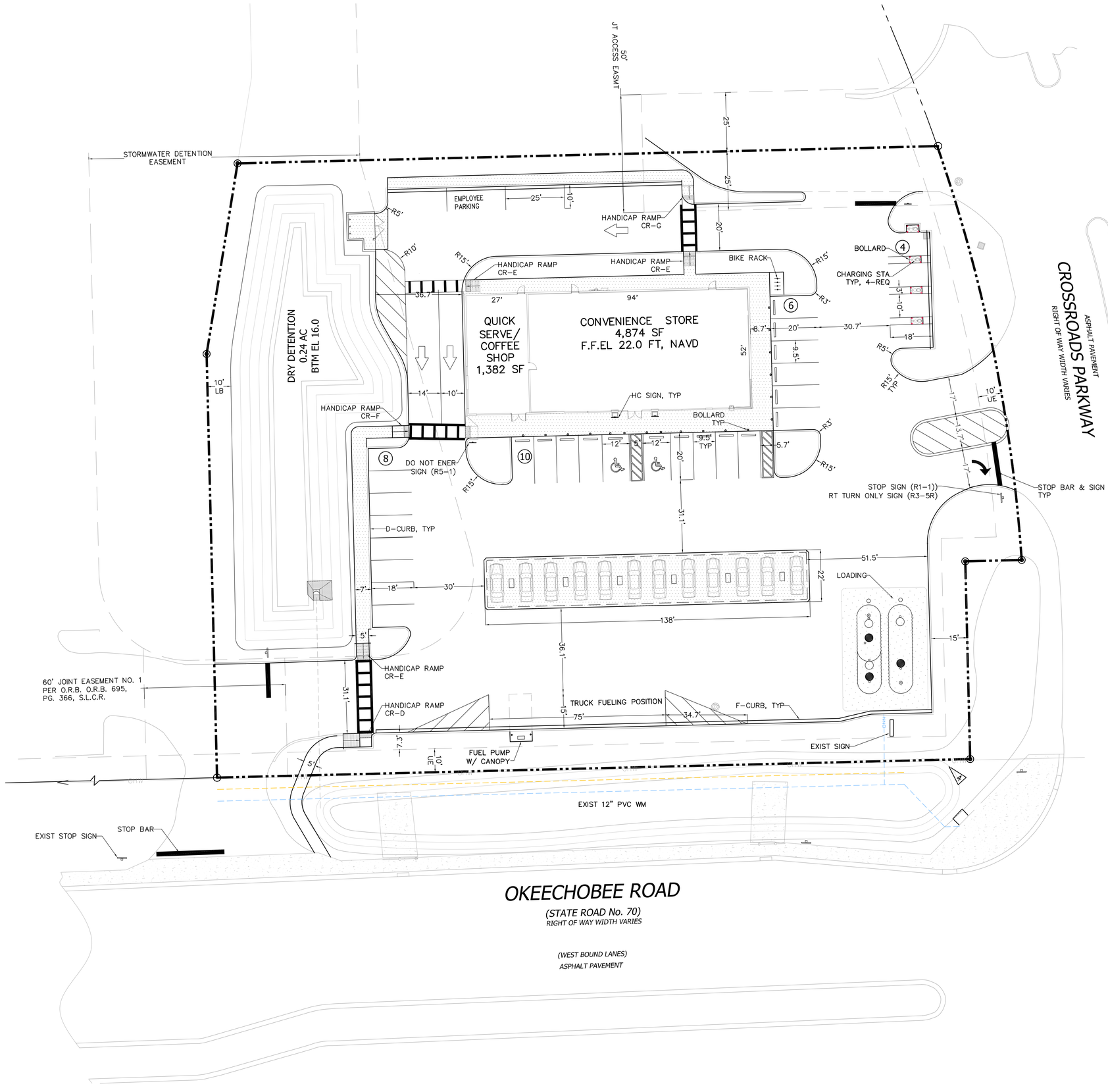
Cover Sheet

JOB NO.	2311-1455
DRAWN BY	CLJ
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SCALE	NA
DATE	11/11/2024

SEAL

FR # 6986

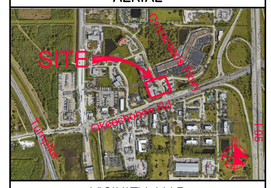
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NOTES:

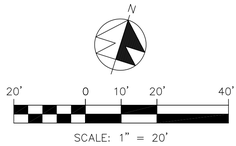
1. ALL STRIPINGS SHALL BE THERMOPLASTICS W/ EXCEPTION OF STANDARD PARKING STALL STRIPINGS WHICH SHALL BE TRAFFIC PAINT.
2. 19"–24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
3. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STAKING & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
4. ALL ACCESSABLE ROUTES SHALL BE CONSTRUCTED IN ACCORD W/ 2010 USDOJ ADA REQ'S, 2023 FBC & 2025 FDOT DESIGN STD'S INDEX 522–002.
5. STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC.

AERIAL



VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E



SCALE: 1" = 20'

REVISIONS

03/12/2025 REV/SP

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Okeechobee Road Station

6900 Okeechobee Rd

Ft. Pierce, Florida

Pavement Marking Plan

JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2311-1455	DDI	JHI	1"=20'	11/29/2023

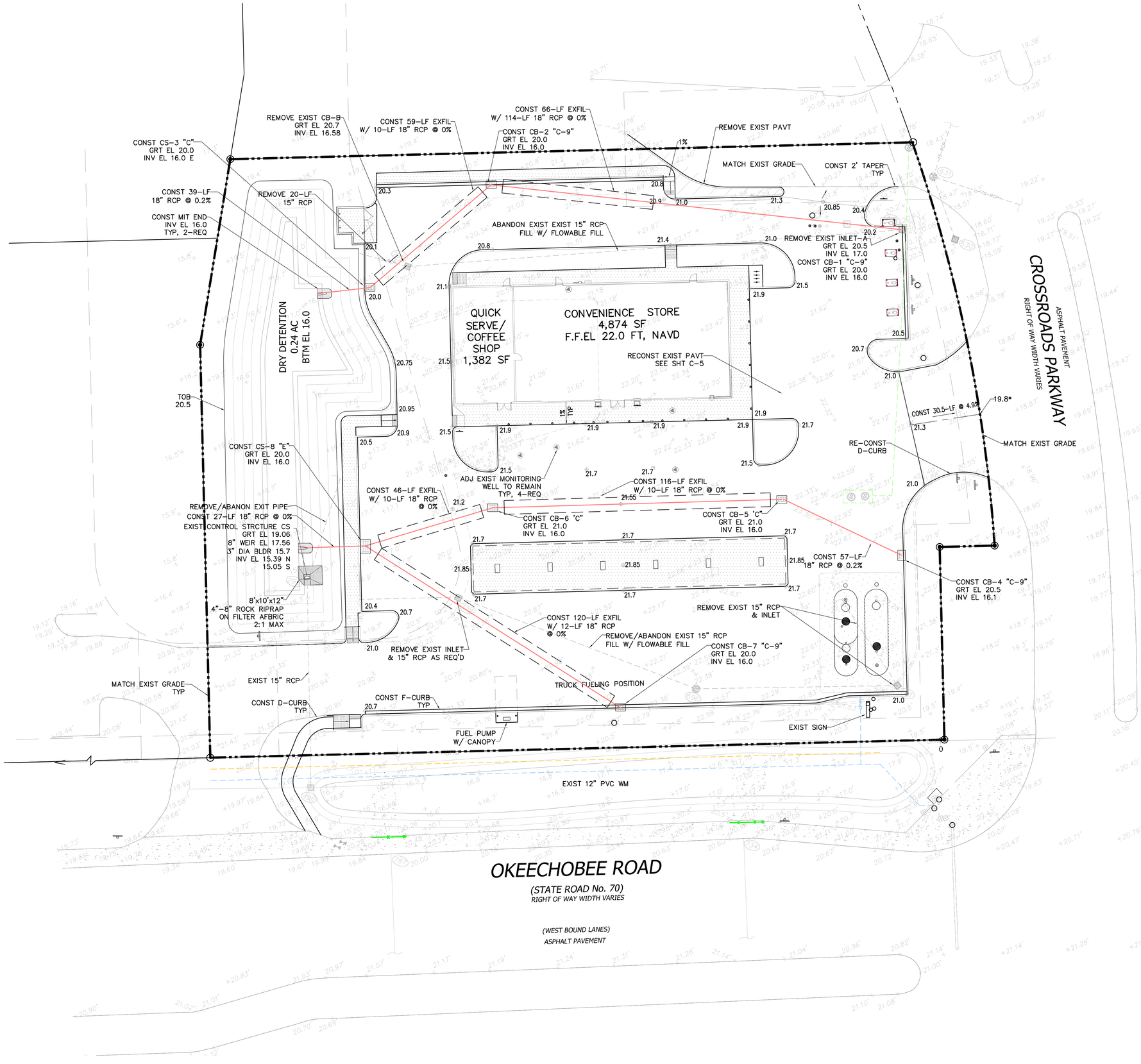
LEGEND

00.0	PROP PAVT EL
00.0	PROP CONC SW EL
	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA–DBL CHCK DETECTOR ASSMBLY
	RPDA–REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
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CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

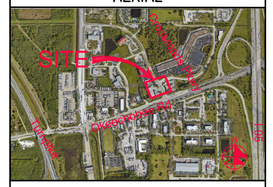
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SHEET NO.
C–2

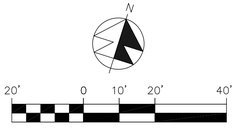


AERIAL



VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E



NOTES:

1. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", LATEST EDITION OF FBC & FDOT DESIGN STD'S INDEX #522-002.
2. ALL EXIST INFO & TOPO ARE PER TOPOGRAPHIC SURVEY BY ECS LAND SURVEYORS, INC. DWG# ECS3586, DATED 03/14/2024.
3. ALL INLET GRATES SHALL BE USF HEAVY DUTY LOADING /AE.
4. THE FINAL LANDSCAPE GRADE AT BLDG SHALL BE 6" TYP, 4" MIN BELOW FIN FL ELEV.
5. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
6. CONTRACTOR SHALL COORD W/ UTILITIES TO ADJUST ALL EXIST UTILITY FACILITIES TO PROP GRADES INCL FPL, ATT, COMCAST, SID(WATER & SAN).
7. CONTRACTOR SHALL INSTALL FILTER FABRIC ON INLET GRATES ONCE THEY ARE CONSTRUCTED AND SHALL NOT BE REMOVED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL MANUAL.
8. ALL GRADES SHOWN ARE NAVD 88.
9. ALL DISTURBED AREAS WILL BE STABILIZED WITH SOD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION.
10. TYPE C-9 STRUCTURE IS TYPE "C" BOX W/ TYPE "9" GRATE/SIMILAR.
11. MINIMUM 6" DEEP #1 FDOT AGGREGATE SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
12. ALL RAISED CURBS SHALL TERMINATE W/ A 2' TAPER.
13. HC CR-C MEANS HANDICAP RAMP PER FDOT DESIGN STD INDEX 522-002 CR-C.
14. CONTRACTOR SHALL RE-CONST THE EXIST PAVT PER TYP PAVT SECTION ON SHT C-6.
15. ADS HP STORM PIPE MAY BE USED EN LIEU OF RCP SUBJECT TO ENGINEER'S APPROVAL.

LEGEND

00.0	PROP PAVT EL
00.0	PROP CONC SW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
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UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
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CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
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0.0	PROP CONC EL

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Okeechobee Road Station

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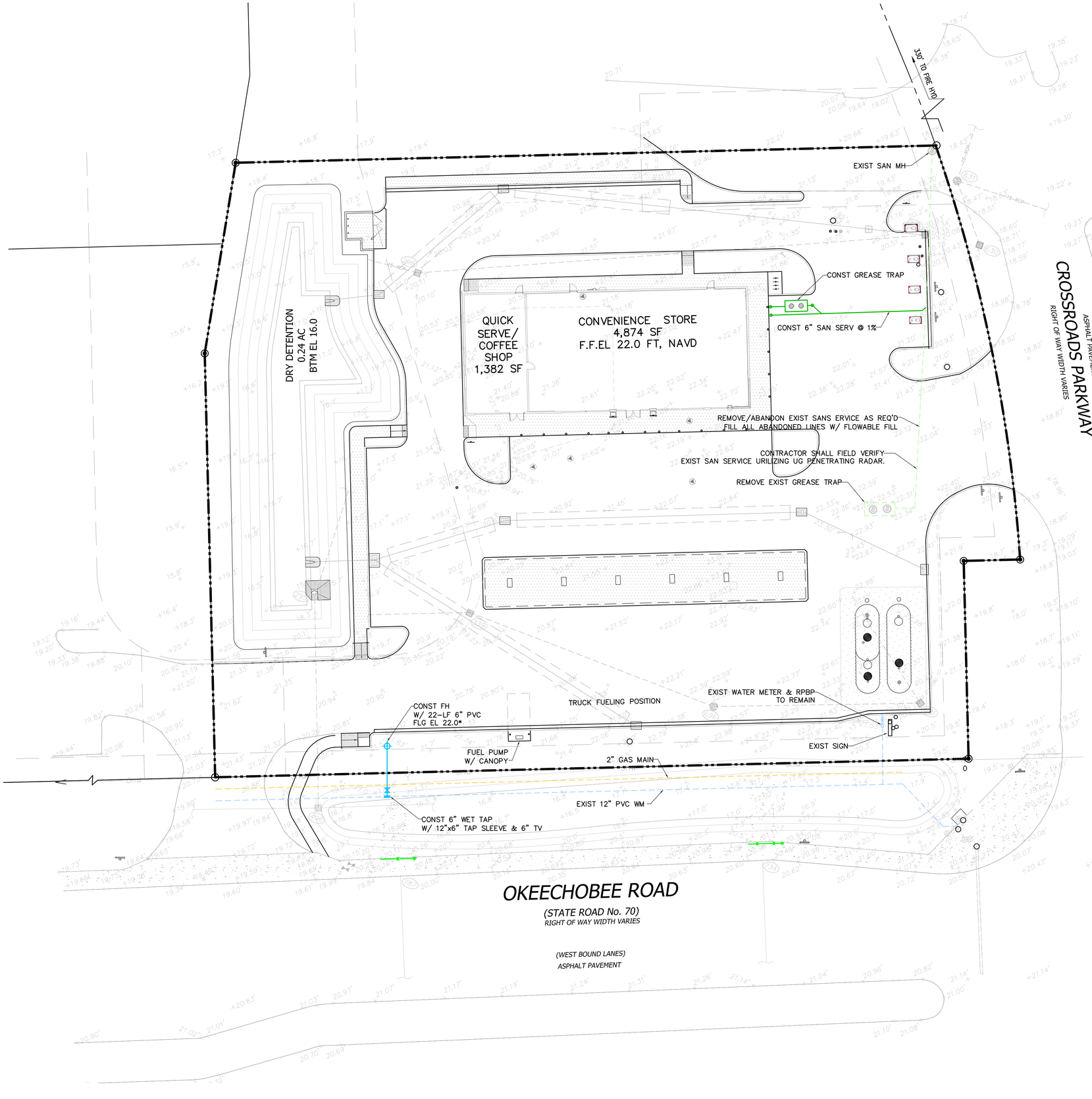
Ft Pierce, Florida

Grading, Paving, & Drainage Plan

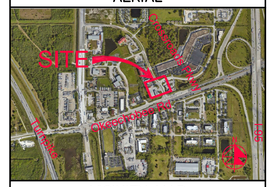
JOB NO.	2311-1455
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DESIGNED BY	JHI
SCALE	1"=20'
DATE	11/29/2023

FR # 6986

SHEET NO.
C-3



AERIAL



VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

NOTES:

1. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.
2. WATER MAIN & FORCE MAIN SHALL BE PVC C-900 SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.
3. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO-MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
4. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

LEGEND

00.0	PROP PAV'T EL
00.0	PROP CONC SW EL
	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
B-1	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
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Okeechobee Road Station

6900 Okeechobee Rd

Ft. Pierce, Florida

Water & Wastewater Plan

JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2311-1455	DDI	JHI	1"=20'	11/29/2023

FR # 6986

SHEET NO.
C-4

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTION AND/OR TEST.
4. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
5. WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AN AREA DETERMINANT BY THE ENGINEER AND BACKFILLED WITH CLEAN GRANULAR SAND OR SELECT MATERIAL APPROVED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T99-C. FILL UNDER BUILDING SHALL BE PLACED IN ACCORDANCE WITH SOIL ENGINEER'S RECOMMENDATIONS.
6. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP MANNER AND SHALL MEET WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
8. ALL CONCRETE SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI OR OTHERWISE NOTED.
9. ALL REINFORCING STEEL SHALL CONFORM TO ASTM-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR OTHERWISE NOTED.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FORM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS DURING FORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

DRAINAGE

1. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER DETAIL AND IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH SECTION 430, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. PIPE TRENCHES TO EXCAVATED AND BACKFIELD IN ACCORDANCE WITH SECTION 125, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. THE FOLLOWING PIPES SHALL CONFORM WITH THE APPROPRIATE FOLLOWING SECTIONS OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION:
   1. REINFORCED CONCRETE PIPE (RCP) – SECTIONS 430 AND 941
   2. CORRUGATED ALUMINUM PIPE (CAP) – SECTIONS 430 AND 945
   3. CORRUGATED STEEL PIPE (CMP) – SECTIONS 430 AND 943
5. ALL CORRUGATED PIPES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.
6. ALL CONNECTION BANDS, FOR CORRUGATED PIPES, SHALL BE CORRUGATED, LAP-TYPE, IN CONFORMANCE WITH AASHTO M-196, AND TO BE MADE WATER-TIGHT BY USING A GASKET AT LEAST SIX (6) INCHES WIDE BY 3/4" THICK.
7. HDPE PIPE MATERIALS:
   HDPE PIPES 12" THROUGH 36" NOMINAL DIAMETER:
   TYPE "S" SMOOTH INTERIOR PIPE IN CONFORMACE WITH AASHTO M294.
   NOTE: CORRUGATIONS SHALL BE ANNULAR CONFIGURATION ONLY.
   HDPE PIPES 42" AND 48" NOMINAL DIAMETER:
   TYPE "D" SMOOTH INTERIOR, SMOOTH EXTERIOR PIPE IN CONFORMANCE MP46-95 TYPE "D".
8. ALL SOD LAID WITHIN SLOPES OF BERMS, DRAINAGE SWALES, AND RETENTION AREAS SHALL BE PINNED PER ENGINEERS DIRECTION.
9. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
10. ALL ROOF DRAINS AND YARD DRAINS SHALL BE CONNECTED TO STRUCTURES BY THE UNDERGROUND CONTRACTOR.

ROADWAY

1. SUBGRADE SHALL BE AS SHOWN ON SECTION.
2. BASE SHALL BE AS SHOWN ON SECTION, HAVE A MINIMUM LBR 100 AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTOT-180.
3. PRIME COAT SHALL BE APPLIED AT THE RATE OF .15 GALLON PER SQ. YARD. WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF . .08 GALLON PER SQUARE YARD.
4. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIAL PRIOR TO ANY REQUEST FOR PAYMENT.
5. IF ANY TEST FAILS TO MEET THEIR SPECIFICATIONS, THE CONTRACTOR, AT THEIR EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.
6. ALL UNDERGROUND UTILITIES WITHIN ROADWAY CONSTRUCTION SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION.
7. ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL CURBING, AND RAISED SIDEWALK IF SHOWN, SHALL BE CONSTRUCTED PRIOR TO ASPHALT PAVING.

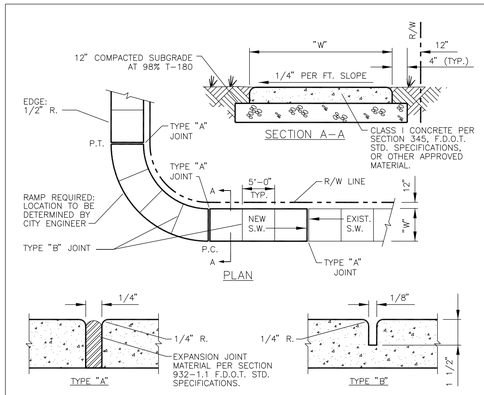
CONSTRUCTION INSPECTION CHECKPOINTS

ROADWAY: THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSPECTION AT THE FOLLOWING CHECKPOINTS:

1. PRIOR TO ANY DEVIATION FROM THE APPROVED GRADING, PAVING, AND DRAINAGE PLANS.
2. PRIOR TO BACK FILLING OF TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THAT JOINTS MAY BE INSPECTED.
3. UPON COMPLETION OF THE SUBGRADE COMPACTION.
4. AT THE TIME OF DELIVERY OF BASE MATERIAL.
5. UPON COMPLETION OF THE BASE AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND DURING THE FIRST APPLICATION OF THE MIXES WEARING SURFACE.
7. UPON COMPLETION OF CONSTRUCTION A FINAL INSPECTION MAY BE MADE WITH THE CONTRACTOR.

STRIPING

1. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001. STRIPING FOR PEDESTRIAN CROSSING AND STOP BARS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001.



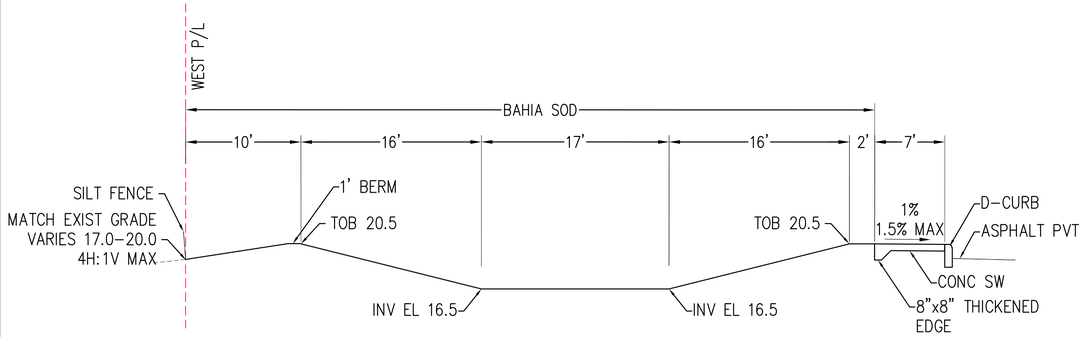
SIDEWALK JOINT

TABLE OF SIDEWALK THICKNESS – "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS – "W"	
NON-VEHICULAR AREAS	4'*
THIS PROJECT WILL BE	5'
OTHER AREAS AS SPECIFIED BY THE LAND DEVELOPMENT REGULATIONS.	

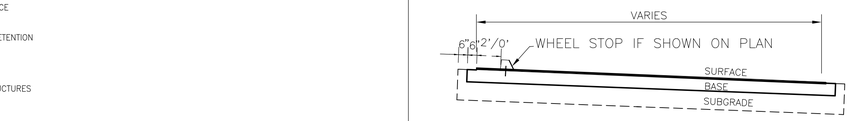
* MINIMUM.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

SIDEWALK CONSTRUCTION DETAIL



DRY DETENTION SECTION A-A

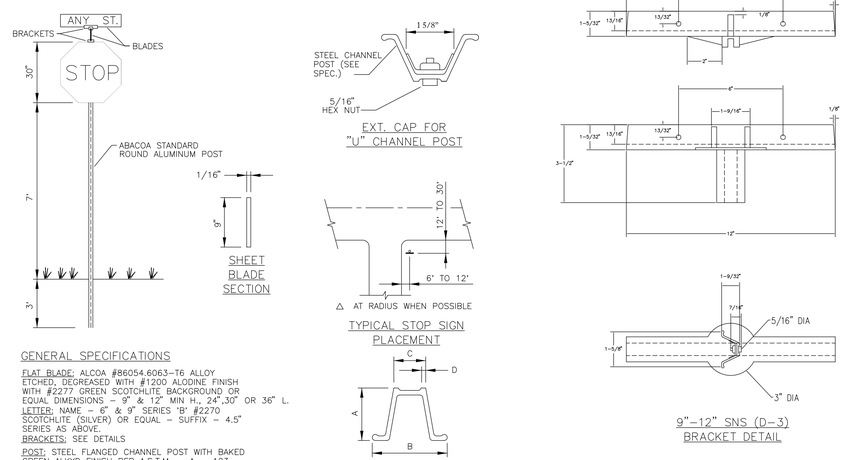


FLEXIBLE PAVEMENT (PARKING)
SURFACE: 2.5" ACSC (1ST LIFT 1.5" SP 12.5 2ND LIFT 1" SP 9.5)
BASE: 8" LIMEROCK/COQUINA ROCK/CRUSHED CONC* MIN LBR 100
SUBGRADE: 12" COMP
COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

CONC SLAB
SURFACE: 6" 3KSI W/2-6X6 W1.4XW1.4 WWM
W/1.5" SAW-CUTS @ 12' MAX O.C. E.W.
SAW CUT SLAB DIM'S PROPORTION SHALL BE 1.5:1MIN
ALL JOINTS SHALL BE IN ACCORD W/ FDOT INDEX 305
BASE: 6" LIMEROCK / COQUINA ROCK COMP MIN LBR 100
SUBGRADE: 12" COMP
COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

CONCRETE SPECIFICATIONS
1. ALL CONCRETE SHALL REACH COMP STRENGTH OF 3,000 PSI MIN IN 28 DAYS. MIX DESIGN SHALL INCLUDE MINIMUM CEMENT CONTENT OF 470 LBS OF PORTLAND CEMENT TYPE II PER ASTM C-150 & 120 LB OF FLY ASH /AE PER CY AND ADMIXTURES SHALL CONFORM TO ASTM C-494. WATER/CEMENT=0.5 MAX.
2. SLUMP AND CYLINDER TESTS (ASTM C-31) SHALL BE MADE BY AN INDEPENDENT TESTING LABORATORY. PROVIDE 4 TESTS WITH EACH CONCRETE POUR AND/OR EACH 50 YD OF CONCRETE PLACED. SLUMP @ POUR SHALL BE 5 IN MAX. (6" FOR PUMP MIX). NO WATER IS TO BE ADDED ON THE JOB SITE.
3. CONTRACTOR SHALL SUBMIT THE MIX DESIGN TO ENGINEER FOR REVIEW.

PAVEMENT TYP SECTION



GENERAL SPECIFICATIONS

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS – 9" & 12" MIN H., 24",30" OR 36" L.
LETTER: NAME – 6" & 9" SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL – SUFFIX – 4.5" SERIES AS ABOVE.
BRACKETS: SEE DETAILS
POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. – A – 123 WITHOUT ANCHOR PLATES.
STOP SIGN: R1-1 MUTCD – 30"x30" (HIGH INTENSITY) 36"x36" (FDOT DRIVEWAYS)
LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.
POLICY: 9" BLADE WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.
12" BLADES WITH 9" LETTERS:
–THOROUGHFARE ROADS FOUR LANES OR WIDER
–TWO LANE ROADS WITH A POSTED SPEED LIMIT 45 MPH OR MORE.

DIMENSION TOL.	2.00	3.00
'A' ±	3/32"	1-15/32"
'B' ±	1/8"	3-1/16"
'C' ±	1/16"	1-9/32"
'D' ±	1/32"	3/16"

CHANNEL POST

A- ALL DIMENSIONS AND SPECIFICATIONS CONTAINED IN DRAWINGS

B- MATERIALS: ALUMINUM HIGH STRENGTH ALLOY 380 ASTM B95-60T. HARDWARE SHALL BE SMOOTHLY FINISHED AND PRECISION MACHINED TO FIT STANDARD FLAT BLADE SECTION. ALLOWING CLEARANCE FOR REFLECTIVE FACING ACCORDING TO REQUIREMENTS

C- POST TO SIGN BRACKET: THEY SHALL BE ATTACHED FIRMLY ON STANDARD ROUND TUBING OR U-CHANNEL POSTS BY MEANS OF (2) 5/16" DIAMETER HEX HEAD SCREWS

D- SIGN TO SIGN BRACKET: THEY SHALL BE 90 OR 45 DEGREE TYPE WITH MINIMUM REQUIREMENTS EQUAL TO THE POST TO SIGN BRACKET

9"-12" SNS (D-3) BRACKET DETAIL

STREET SIGN/STOP SIGN DETAIL

REVISIONS

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Okeechobee Road Station

6900 Okeechobee Rd

Fort Pierce, Florida

PAVING, GRADING, & DRAINAGE DETAILS

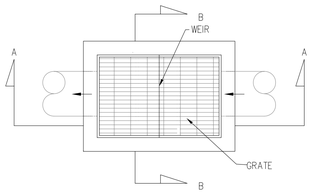
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

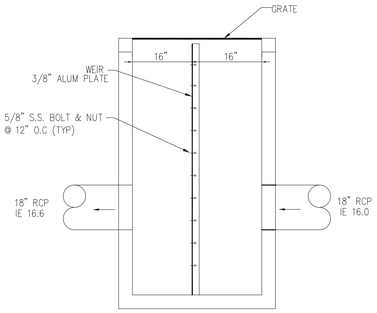
SEAL

CDA # 6986

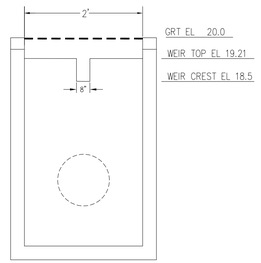
SHEET NO.

C-5



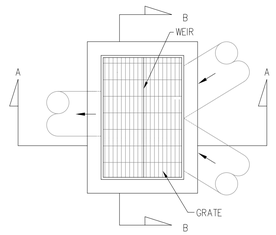


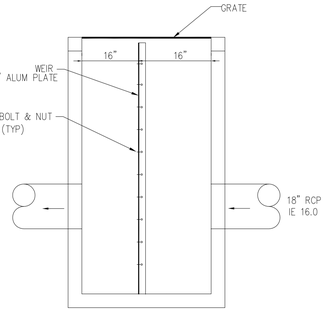
SECTION A–A



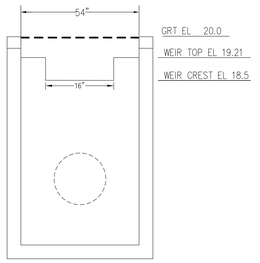
SECTION B–B

CS–3 TYPE "C" CONTROL STRUCTURE





SECTION A–A

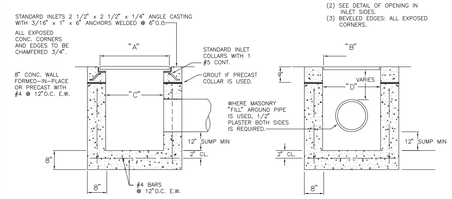


SECTION B–B

CS–8 TYPE "E" CONTROL STRUCTURE

MAX. C.F.S.	TYPE INLET	"A"	"B"	"C"	"D"	GRATE APPROX. WT.
15.65	C	2'–4"	3'–0"	2'–0"	5'–1"	330 LBS.
23.49	D	4'–4"	3'–0"	4'–1"	5'–1"	660 LBS.
35.23	E	3'–4"	4'–4"	3'–0"	6'–2"	465 LBS.
58.20	H	3'–4"	6'–4"	3'–0"	8'–7"	725 LBS.

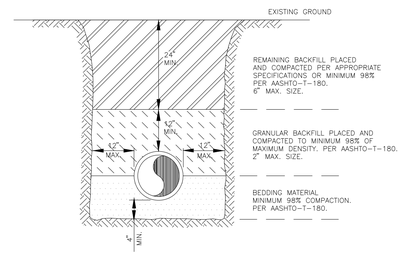
NOTES:(1) GRATES TO BE CAST IRON WITH ONE (1) SHOP COAT OF RED LEAD PAINT AND WITH A FIELD COAT TO MEET FDOT STANDARD SPECIFICATIONS, LATEST EDITION.
(2) SEE DETAIL OF OPENING IN INLET SIDES.
(3) BEVELED EDGES: ALL EXPOSED CORNERS.



CROSS SECTION LONGITUDINAL SECTION

INLET DETAILS

N.T.S.



NOTES:

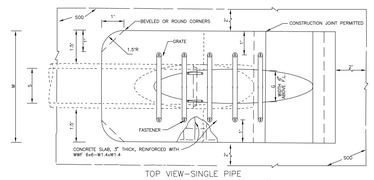
1. BEDDING SHALL CONSIST OF IN–SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"–7/8" SIZING. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.

TYPICAL TRENCH DETAIL

D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE	N	GRATE STANDARD WEIGHT PIPE
15"	2'–0"	2'-2"	4'-0"	6'-8"	4'-0"	8"	1'-2"	4'-6"	7'-0"	9'-10"	12'-8"	1'-8"	15"
18"	2'–0"	2'-5"	4'-3"	7'-2"	4'-0"	9"	1'-4"	4'-9"	7'-4"	10'-4"	13'-4"	1'-11"	15"
24"	3'–0"	2'-8"	5'-0"	8'-4"	4'-0"	11"	1'-7"	5'-5"	8'-5"	11'-10"	15'-3"	2'-5"	15"
30"	4'–0"	2'-10"	9'-3"	11'-10"	9'-0"	13"	2'-00"	8'-08"	13'-03"	17'-08"	18'-83"	1'-59"	15"

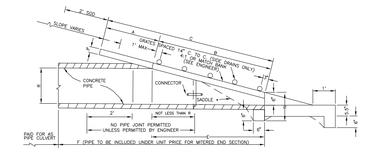
4 TO 1 SLOPE

△ 6.42' ▲ 6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.
◇ 10.40' ◆ 10.10' DIMENSIONS PERMITTED TO ALLOW USE OF 12' STANDARD PIPE LENGTHS.
△◇ CONCRETE SLAB SHALL BE DEEPENED TO FORM BRIDGE ACROSS CROWN OF PIPE. SEE SECTION BELOW.



TOP VIEW–SINGLE PIPE

NOTE: 1. GRATE SHALL BE UTILIZED ONLY FOR CROSS DRAIN UNDER PUBLIC RIGHT OF WAY.

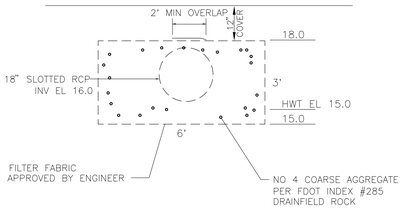


SECTION

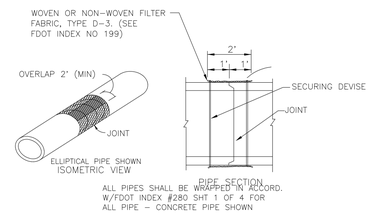
• SLOPE: TO MAJOR AXIS FOR PIPES 24" & 36" AND SMALLER. 2:1 FOR PIPES 28" & 42" AND LARGER.

MITERED END DETAIL

SEE LATEST FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL
SIDE DRAIN MITERED END SECTION FOR SINGLE AND MULTIPLE ROUND CONCRETE PIPE

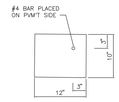


EXFILTRATION TRENCH

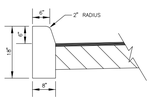


ALL PIPES SHALL BE WRAPPED IN ACCORD. W/FDOT INDEX #280 SHT 1 OF 4 FOR ALL PIPE – CONCRETE PIPE SHOWN

FILTER FABRIC JACKET



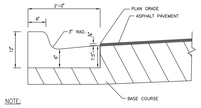
TYPE 'C' CURB



NOTES:
1. SEE F.D.O.T. INDEX NO. 520–001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

TYPE "D" CURB

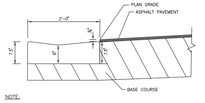
NOT TO SCALE



NOTE:
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520–001
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

TYPE "F" CURB

NOT TO SCALE

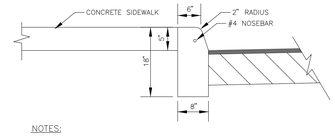


NOTE:
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520–001
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

DROP CURB

NOT TO SCALE

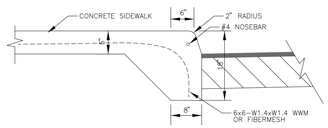
CURB DETAILS



NOTES:
1. SEE F.D.O.T. INDEX NO. 520–001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.
5. SIDEWALK TO BE POURED AFTER CURB CONSTRUCTION
6. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

RAISED SIDEWALK W/ CURB

NOT TO SCALE



NOTES:
1. SEE F.D.O.T. INDEX NO. 520–001 FOR ADDITIONAL INFORMATION.
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS
3. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

MONOLITHIC RAISED SIDEWALK

NOT TO SCALE

SIDEWALK DETAILS

REVISIONS

REV PER FDOT 02/13/25

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Okeechobee Road Station

6900 Okeechobee Rd

Fort Pierce, Florida

PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311–1455

SEAL

CDA # 6986

SHEET NO.

C–6

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION				G-1 NOTES
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 3		

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANICH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION				G-1 NOTES
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3		

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THE MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS				G-2 CONSTRUCTION NOTES
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # DETAIL NOTES 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

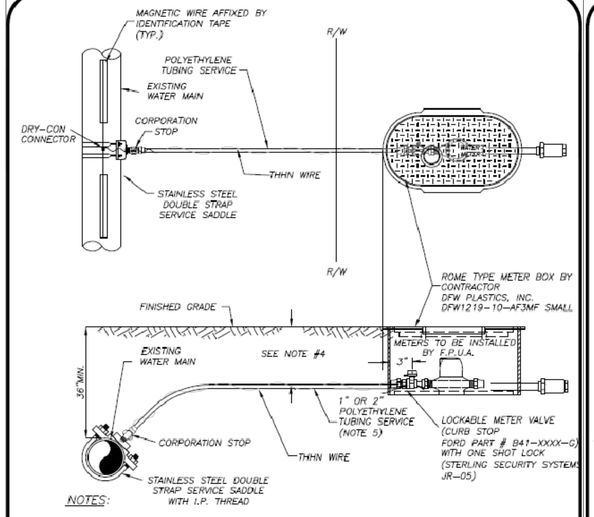
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR IN A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT				G-3 WATER/SEWER CONFLICT
02-08	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DATE:				
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

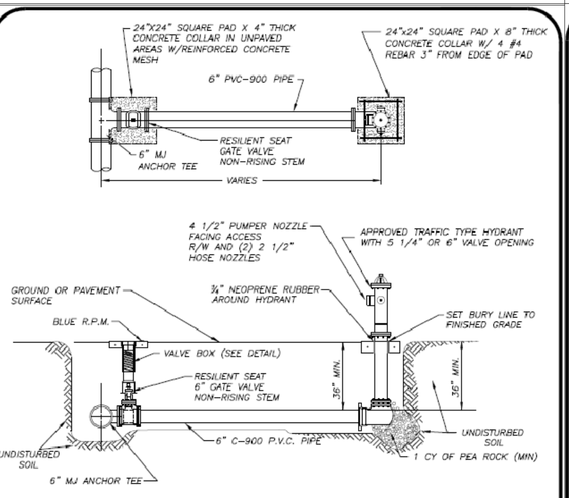


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION				W-2
03-09	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 200803.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2020	SHEET 1 OF 1		

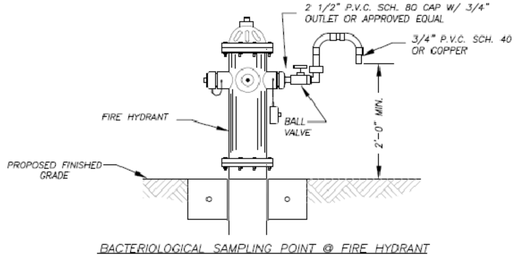


NOTES:

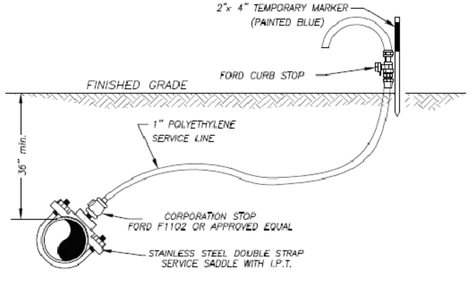
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

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

TYPICAL FIRE HYDRANT ASSEMBLY				W-5
02-08	DESIGN	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # WATERDETAILS.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		



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

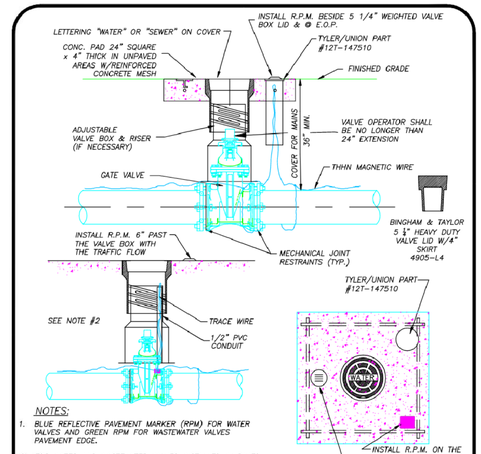


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

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

BACTERIOLOGICAL SAMPLING PONIT DETAIL				W-6
03-09	02-15	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # WATERDETAIL.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		



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.

TYPICAL GATE VALVE & VALVE BOX DETAIL				M-6
03-09	CONCRETE SLAB	SLL	JLC	WATER/WASTEWATER ENGINEERING
DATE:	REVISION:	BY:	APPD:	
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:			
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1		

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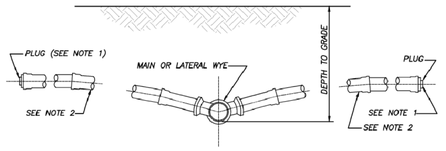
WATER & WASTEWATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

SEAL

COA # 6986

SHEET NO.
C-7

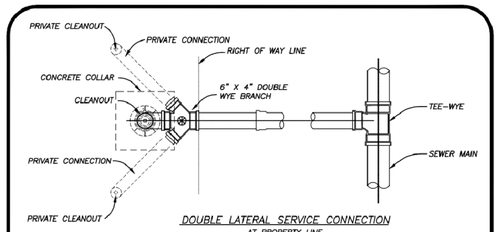


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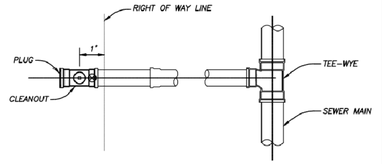
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

EPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER	S-2
02-06 DATE: / REVISION: / BY: / APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

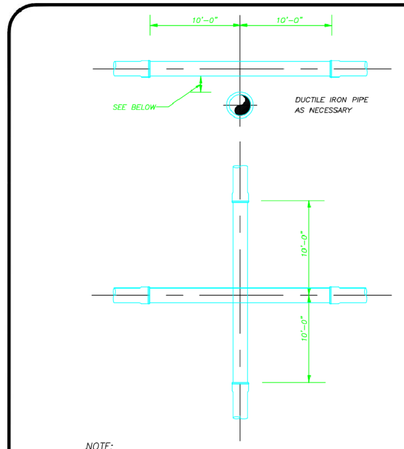


SINGLE SERVICE LATERAL CONNECTION

Ⓑ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

EPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER	S-3
02-06 DATE: / REVISION: / BY: / APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

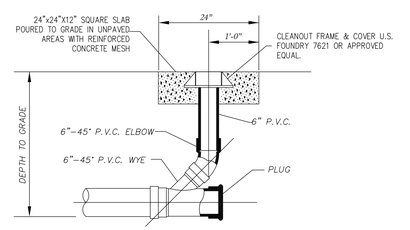


NOTE:

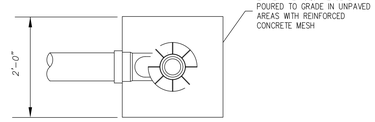
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

EPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL	M-5
1-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



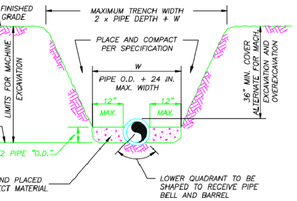
SECTION



PLAN

CLEANOUT DETAIL
(N.T.S.)

FORT PIERCE UTILITIES AUTHORITY	TERMINAL CLEANOUT DETAIL WASTEWATER	
02-06 DATE: / REVISION: / BY: / APP'D:		WATER/WASTEWATER/GAS ENGINEERING
DESIGNED:	COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY P.O. BOX 3661 FT. PIERCE, FLORIDA 34948 (561) 466-1600
DRAWN BY: D.L.P.	SCALE: N.T.S.	
APPROVED:	DATE: DECEMBER, 2007	SHEET 1 OF 1

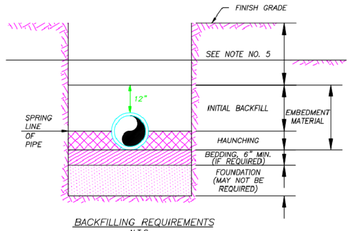


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

EPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL	M-1
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

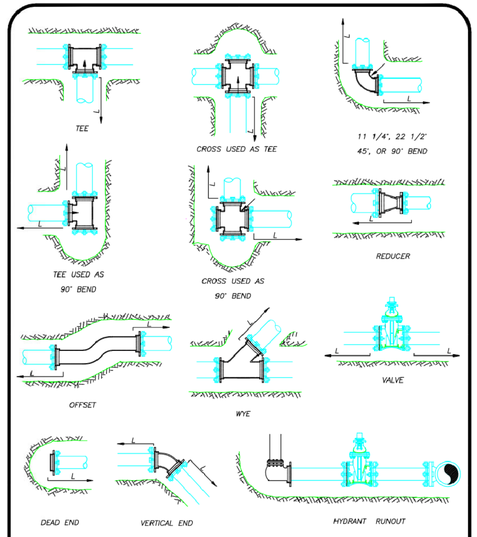


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

EPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS	M-2
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

EPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

EPUA COMMUNITY PROUD	MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 DATE: / CONCRETE SLAB REVISION: / SLL BY: / JLC APP'D:		WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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Okeechobee Road Station
6900 Okeechobee Rd
Fort Pierce, Florida

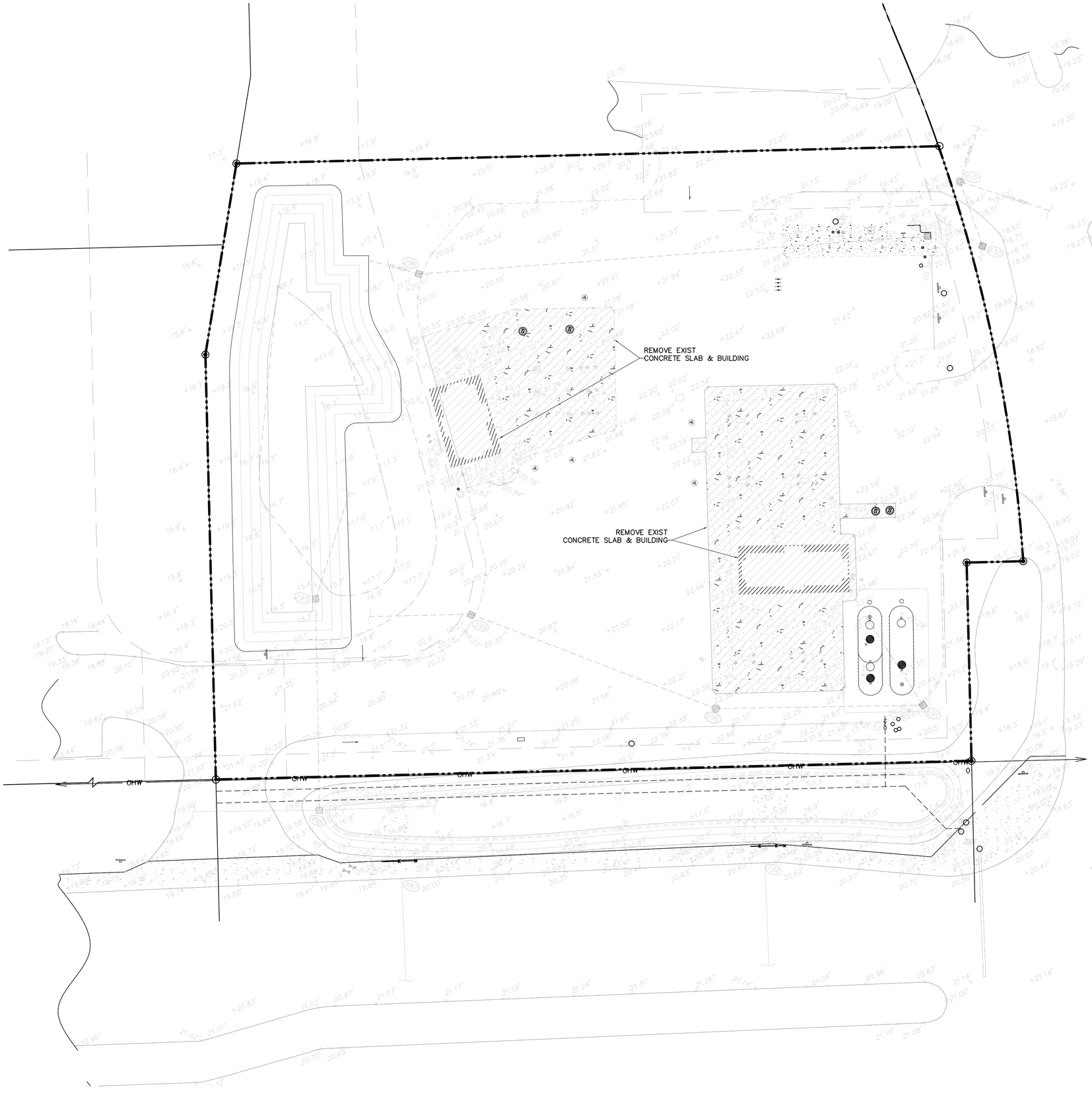
WATER & WASTEWATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

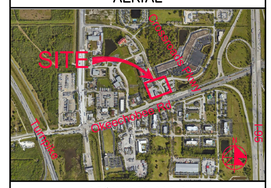
SEAL

CDA # 6986

SHEET NO.
C-8



AERIAL



VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

NOTES:

1. CONTARCTOR SHALL DEMO, REMOVE & DISPOSE ALL EXIST BLDG'S IN ACCORD W/ ALL APPLICABLE FEDERAL, STATE & LOCAL REQUIREMENTS.
2. CONTACTOR SHALL PROTECT PERIMETER DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION & SEDIMENTAION CONTROL MANUAL USING BEST MANAGMENT PRACTICES.
3. ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF SHELL ROCK AND CONSTRUCTED DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH SUITABLE SOIL MIXTURE.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING WELLS. CONTRACTOR WILL NEED TO PULL A PERMIT FROM PBC-HEALTH DEPT PRIOR TO ABANDONING WELLS.

LEGEND

00.0	PROP PAV'T EL
00.0	PROP CONC TW EL
00.0	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/
	REDUCED PRESSURE
	BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

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WEBSITE: www.JHIinc.com

Okeechobee Road Station

6900 Okeechobee Rd

Ft Pierce, Florida

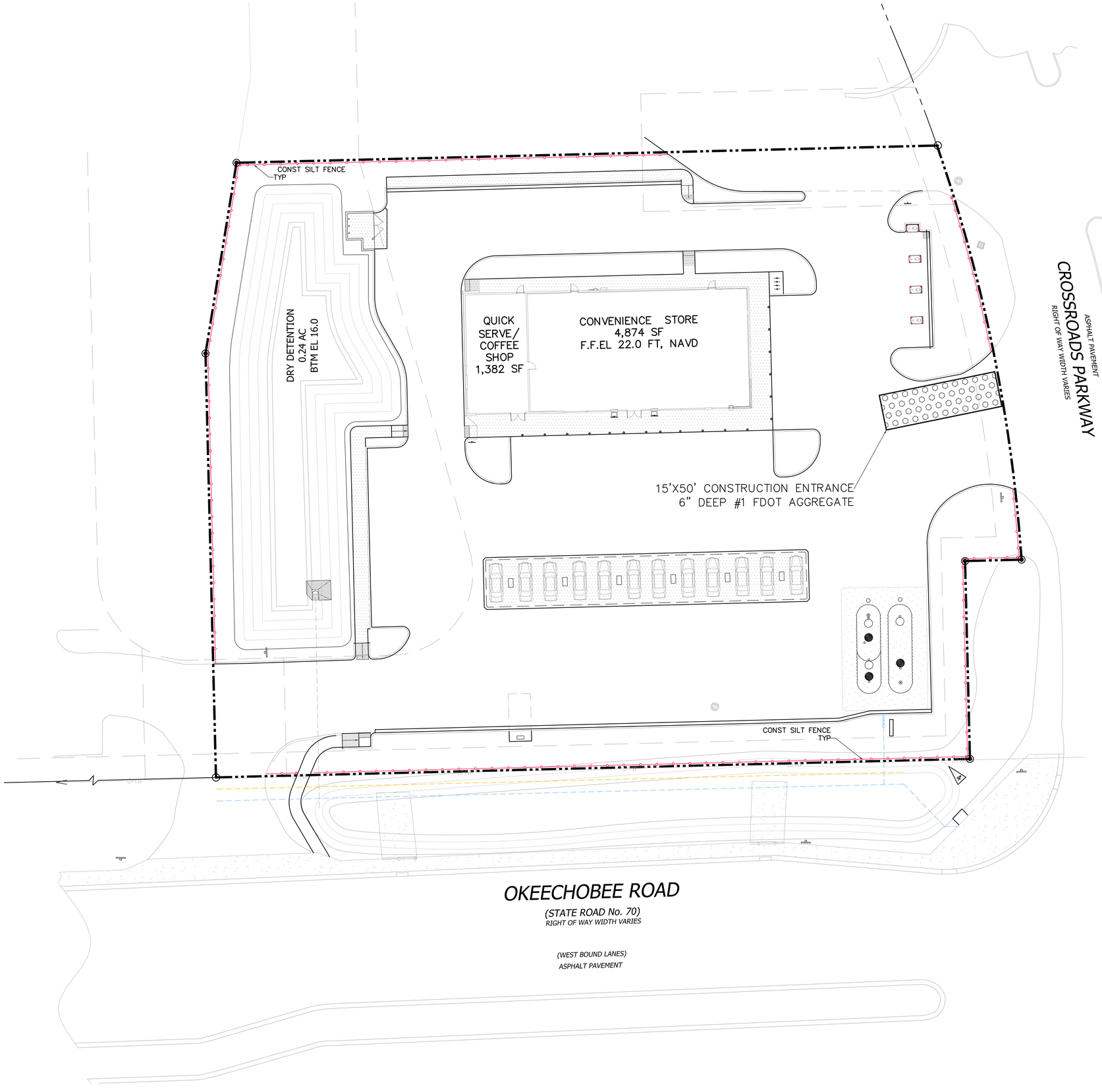
Demolition Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=20'	JHI		2311-1455

FR # 6986

SHEET NO.

C-9



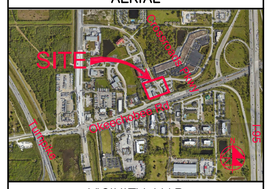
NOTES:

1. THE SILT FENCE AND TURBIDITY BARRIER SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION. THE SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE CONSTRUCTION AREA AS SHOWN ON THE PLANS.

2. FILTER FABRIC SHALL BE INSTALLED UNDER THE GRATES AFTER STORM INLETS HAVE BEEN CONSTRUCTED. THE FILTER FABRIC SHALL NOT BE REMOVED UNTIL ALL LANDSCAPING, INCLUDING SOD, HAS BEEN INSTALLED.

3. CONSTRCUTION ENTRANCE SHALL CONSIST OF A 15'Wx50'L AREA WITH 6" DEEP #1 FDOT AGGREGATE. THESES ENTRANCES SHALL BE CONSTRUCTED AS SHOWN ON THE POLLUTION PREVENTION PLAN. CONSTRUCTION ENTRANCES SHALL BE THE ONLY MEANS OF INGRESS/EGRESS FROM CONSTRUCTION AREAS.

AERIAL



VICINITY MAP

SECTION 22 TOWNSHIP 37S RANGE 41E

N

20' 0 10' 20' 40'

SCALE: 1" = 20'

LEGEND	
⊕0.0	PROP PAV'T EL
0.0	PROP CONC SW EL
	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WW	WASTEWATER GRAVITY
	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
	VALVE
	FIRE DEPT CONNECTION
	CV CHECK VALVE
	DCDA-DBL CHCK DETECTOR ASSMBLY
	RPDA-REDUCED PRESS DET ASSMBLY
	WATER METER W/ REDUCED PRESSURE
	BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVERS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAKE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CO	CLEANOUT
B-1	BORING NO. AND LOCATION
ERCP	ELLIPTICAL RCP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPE	HIGH DENSITY POLYETHLENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
CALL SUNSHINE
NOTIFICATION CENTER

REVISIONS

03/12/2025 REV/SP

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Okeechobee Road Station

6900 Okeechobee Rd

Ft. Pierce, Florida

Pollution Prevention Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=20'	JHI	DDI	2311-1455

FR # 6986

SHEET NO.
C-10

Section 1	Project Name and location information:	US 192 BUSINESS CENTER
Section 2	Describe the nature of the construction activity:	INDUSTRIAL
Section 3	Describe the intended sequence of major soil disturbing activities:	• 10 - 30 days - site prep and stabilized construction entrance, install perimeter silt fence. • 31 - 75 days - grading • 76 - 170 days - construct storm sewer/utilities • 171 - 230 days - install base & prepare subgrade rough base • 231 - 275 stabilize site, complete pavement. To be completed by Contractor/Subcontractor(s): 1
Section 4	Total area of the site:	16.45 AC
Section 5	Total area of the site to be disturbed:	16.45 AC
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	Any discharge from the site shall be thru filter fabric to withhold sediments.
Section 7	Estimate the drainage area size for each discharge point:	10.0 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	Lat: 28d 04' 56" N Long: 80d 42' 18" W
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
		• Prior to clearing, a silt fence (trenched 4 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. • During the clearing, grubbing and site grading stages, areas that are disturbed more than 14 days shall be stabilized with rye grass applied at manufacturer's recommendations. After seeding, each area shall be mulched with 4,000 pounds of straw per acre. A rock access road (min 50 ft x 25 ft) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off the site. There will be only one construction entrance at this site. • After initial site grading work, all proposed inlet(s)/outfalls and existing inlet(s)/outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with bahia sod or other permanent stabilization methods (if other methods are utilized, this SWPPP will be modified) no later than 14 days after the last construction activity. Seeding shall be the same as in temporary seeding. To be completed by Contractor/Subcontractor(s): 1
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
		• Temporary seeding shall be rye grass applied at manufacturer's recommendations to any disturbed areas that are inactive more than 14 days. • Mulching practices and sod shall be applied to the parking lot island. • Sod shall be used to stabilize the sides of the existing detention pond. • Filter fabric shall be placed under rock entrance/exit, the swale outfall and the stormwater retention pond outfall. To be completed by Contractor/Subcontractor(s): 1
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
		• A silt fence shall be placed around the entire perimeter of the site. • Inlet(s)/Outfalls shall be protected with filter fabric. To be completed by Contractor/Subcontractor(s): 1
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
		3.14 acre lakes will be installed for wet retention.

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

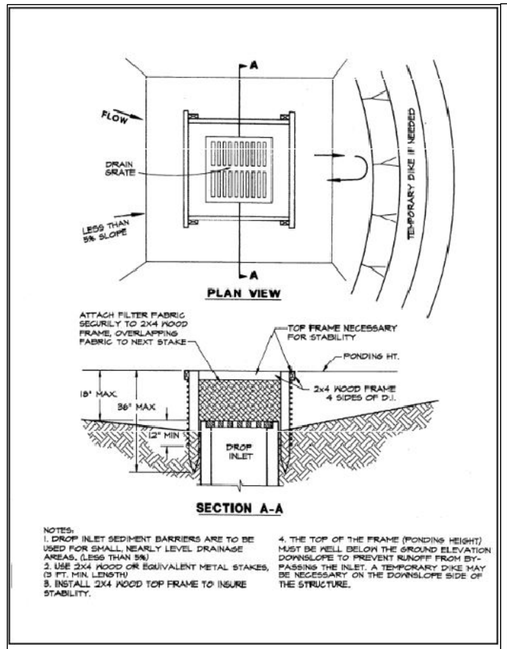


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

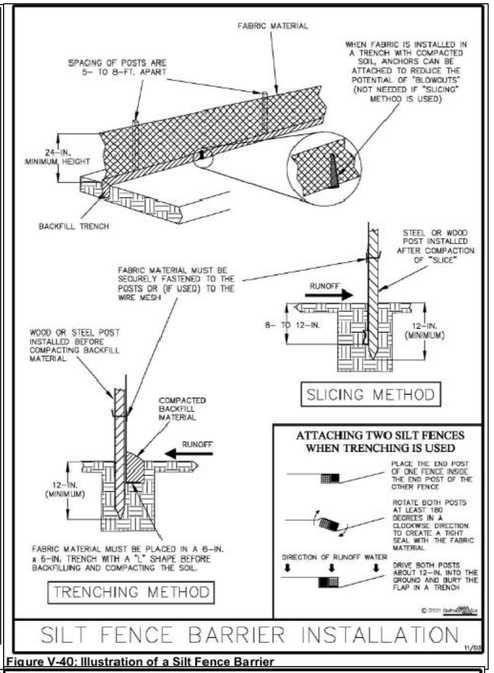


Figure V-40: Illustration of a Silt Fence Barrier

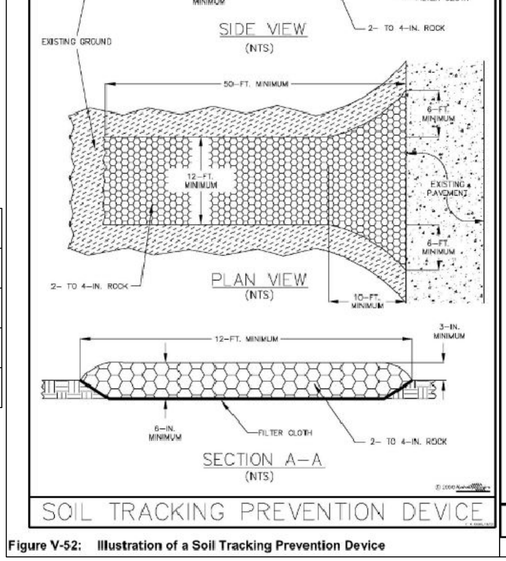


Figure V-52: Illustration of a Soil Tracking Prevention Device

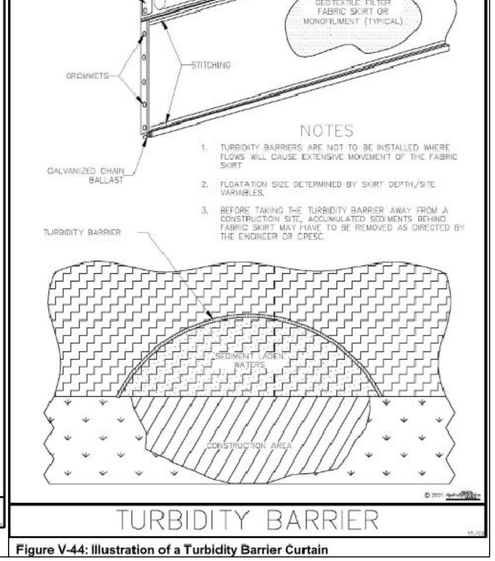


Figure V-44: Illustration of a Turbidity Barrier Curtain

REVISIONS

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Okeechobee Road Station
6900 Okeechobee Rd
Fort Pierce, Florida

SWPPP Details

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JBI	JBI	2311-1455

SEAL

FR # 6986

SHEET NO.
C-11

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Environmental Impact Report

An Environmental Impact Statement (EIS) is not required for the proposed redevelopment of the subject property. The site is currently developed with a predominantly hardscape design, including a gas station, convenience store, retention areas, and a detached carwash tunnel.

The proposed redevelopment aligns with the existing use of the property as a gas station and convenience store and aims to reduce the overall hardscape coverage. The project will introduce additional landscaping elements, enhancing the site's aesthetic and ecological value.

Furthermore, the proposed changes will not interfere with any sensitive habitats, including upland areas, tortoise burrows, or wetlands. There will be no adverse impacts on local wildlife or natural resources as a result of this redevelopment.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Ft. Pierce Shell

Minor Site Plan Amendment
Statement of Use
June 9, 2025

To whom it may concern,

On behalf of McMillian Oil Company, LLC, we respectfully submit this request for a minor administrative amendment to the previously approved site plan for the property located at 6900 Okeechobee Road. We are seeking your review and approval of a proposed modification that involves the reallocation of the interior floor space within the existing building.

Request
The amendment specifically proposes increasing the designated area for the Quick Serve Coffee Shop to 2,000 square feet, while correspondingly reducing the convenience store area to 4,256 square feet. This internal shift in floor space allocation is intended to reflect evolving operational needs and customer demand. The proposed layout will allow both business functions to operate more efficiently and better serve the public, while remaining entirely within the confines of the already approved structure.

Parking
As part of this proposed modification, and in accordance with applicable parking requirements, the site plan has been updated to include three (3) additional parking spaces located on the north side of the building. This increases the total number of provided spaces from 45 to 48, thereby ensuring full compliance with the updated parking ratio required as a result of the interior space reconfiguration.

Conclusion
We respectfully submit that this amendment constitutes a minor adjustment to the previously approved plan and does not affect the site's external footprint, traffic flow, or compatibility with surrounding properties. The changes are intended solely to support the operational needs of two established uses within the structure—each of which contributes to the overall vitality of the site and the surrounding community.

We believe this request is fully consistent with the spirit and intent of the original approval and complies with all applicable development standards. We kindly request your favorable consideration and approval of this amendment. Should you require any additional information or documentation to assist with your review, please do not hesitate to contact us.

Sincerely,

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter · Florida · 33458
561-747-6336 · Fax 561-747-1377 · Lic.# LC-C000239

Samuel Polacek
Land Planner
Cotleur & Hearing
561-406-1024

Technical Review Committee - 10:00 AM **1. e.**

Meeting Date: 07/17/2025

REQUESTED ACTION

PZSITE2025-00029
Minor Site Plan and Conditional Use - New Tank Farm - 3700 Okeechobee Road

SUMMARY

Project #: PZSITE2025-00029

The applicant is requesting a minor site plan review for development of a 9,600 sq. ft. building. The proposed use would be to store 8-10 8,000-10,000 gallon tanks, with 600 sf of office space and parking.

Please review and provide comments at least two days before the meeting date. Comments can either be emailed directly to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com or uploaded onto the Tyler portal. Should you choose to upload directly to Tyler, please email me that you have done so as Tyler does not provide notifications of new uploads.. Should you require additional information, please do not hesitate to reach via email or dialing 772-467-3739.

LOCATION

Address: 3700 Okeechobee Rd.
Parcel ID: 2417-331-0010-000-6
Legal Description: 17 35 40 BEG 25 FT W OF NE COR OF SW 1/4 OF SW 1/4 RUN W 233.23 FT, TH SLY // TO TOTTEN RD 523.5 FT TO N R/W OF OKEE RD, TH NELY ALG R/W TO PT 25 FT W OF E LI OF SW 1/4 OF SW 1/4, TH ALG LI // TO AND 25 FT W OF E LI OF SW 1/4 OF SW 1/4 375.7 FT TO POB-LESS N 120 FT THEREOF AND LESS RD R/W-(80) (1.73 AC)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC File

Form Review

Form Started By: Kerry Driver Started On: 06/26/2025 02:34 PM
Final Approval Date: 07/01/2025

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5422408 OR BOOK 5248 PAGE 676, Recorded 12/19/2024 08:02:59 AM Doc Tax: $6300.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
H. Randolph Klein, Esq.
Klein & Klein, LLC
40 SE 11th Avenue
Ocala, Florida 34471
Our File No.: **R2024262**
Property Appraisers Parcel Identification (Folio) Numbers: **2417-331-0010-000-6 and 2417-331-0001-000-0**
Florida Documentary Stamps in the amount of **$6,300.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of **December, 2024** by **TWELVE 28 LLC, a Florida limited liability company**, whose post office address is **5500 Orange Avenue, Fort Pierce, FL 34947,** herein called the Grantor, to **TROIL SOUTH, LLC, a Delaware limited liability company** whose post office address is **P.O. Box 419, Kingston, NJ 08528**, 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **ST. LUCIE** County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record, which are not intended to be reimposed hereby, and to taxes for the year 2025 and thereafter.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x _____
Witness #1 Signature

x Frank. H. Fee III
Witness #1 Printed Name

x 426 Avenue A
Witness #1 Post Office Address

x Fort Pierce FL 34950
Witness #1 Post Office Address continued

x _____
Witness #2 Signature

x Lisa L. Bolton
Witness #2 Printed Name

x 426 Avenue A
Witness #2 Post Office Address

x Fort Pierce, FL 34950
Witness #2 Post Office Address continued

TWELVE 28 LLC, a Florida limited liability company

By:x _____
George Douglas Miller, its Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of December, 2024 by George Douglas Miller, the Manager of TWELVE 28 LLC, a Florida limited liability company, on behalf of the company. He is X personally known to me OR ____ produced personally known as identification.

SEALx

x _____
Notary Signature

x Lisa L. Bolton
Printed Notary Signature

My Commission Expires:**x**

LISA L. BOLTON
Commission # HH 592422
Expires November 3, 2028

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

BEGINNING at a point 25 feet West of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 35 South, Range 40 East; run thence West 233.23 feet to a concrete monument; thence Southerly parallel to Totten's Road, 523.5 feet, more or less, to the North right-of-way line of Okeechobee Road; thence Northeasterly along said right-of-way to a point 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4; thence along a line parallel to and 25 feet West of the East line of the said Southwest 1/4 of the Southwest 1/4, 375.7 feet, more or less, to the POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING:

1. The North 100 feet thereof;
2. The South 20 feet of the North 120 feet thereof;
3. Tract described as: From the Northeast corner of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run West on the North line of SW 1/4 of the SW 1/4, 256.97 feet to the point of beginning; thence run Southerly parallel with Totten's Road 523.5 feet to the North boundary line of Okeechobee Road; thence run Southwesterly along said road 100 feet to a stake or pipe; thence run Northerly parallel to Totten's Road 585 feet to the North line of said SW 1/4 of the SW 1/4; thence run East 83.8 feet to the Point of Beginning.
4. Parcels thereof conveyed by Harry J. Kicliter and Ethel P. Kicliter to State of Florida for rights-of-way as described in Deed Book 236, page 398 and 399, Public Records of St. Lucie County, Florida.

PARCEL 2:

The North 120 feet of the following described property:

Beginning at the Northeast corner of the SW 1/4 of the SW 1/4 of Section 17, Township 35 South, Range 40 East, run West 256.97 feet more or less to a stake; thence Southerly parallel to Totten's Road 523.5 feet to the North line of the Okeechobee Road right of way; thence Northeasterly along said right of way to the East line of said SW 1/4 or SW 1/4; thence North along said East line 375.7 feet, more or less, to the point of beginning.

Except right of way now used for public roads.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 3/27/2025, 12:16 PM

Property Identification

Site Address: 3700 OKEECHOBEE RD	Parcel ID: 2417-331-0010-000-6	Account #: 26503	Sec/Town/Range: 17/35S/40E
Use Type: 1700	Jurisdiction: Fort Pierce	Map ID: 24/17S	Zoning: General Co

Ownership

Troil South LLC

PO Box 419
Kingston, NJ 08528-0419

Legal Description

17 35 40 BEG 25 FT W OF NE COR OF SW 1/4 OF SW 1/4 RUN W 233.23 FT, TH SLY // TO TOTTEN RD 523.5 FT TO N R/W OF OKEE RD, TH NELY ALG R/W TO PT 25 FT W OF E LI OF SW 1/4 OF SW 1/4, TH ALG LI // TO AND 25 FT W OF E LI OF SW 1/4 OF SW 1/4 375.7 FT TO POB-LESS N 120 FT THEREOF AND LESS RD R/W- (80) (1.73 AC)

Current Values

Just/Market:	$313,000	Assessed:	$47,916
Exemptions:	$0	Taxable:	$47,916

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$313,000	$47,916	$0	$47,916
2023	$44,300	$43,560	$0	$43,560
2022	$50,100	$39,600	$0	$39,600

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-17-2024	5248 / 0676	0205	WD	Twelve 28 LLC	$900,000
02-09-2024	5106 / 1045	0002	WD	Indian River Oil Co	$450,000
01-01-1900					$0

Primary Building Information

Finished Area of this building: 3,745 SF
Gross Sketched Area: 4,047 SF

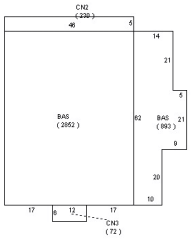
Exterior Data

View:	Roof Cover: Mod Bitimun	Roof Structure: Flat/Shed	Building Type: LROF
Year Built: 1950	Frame: Conc Blk	Grade: Y_D	Effective Year: 1950
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 75%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heated %: 75%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles





Total Areas

Finished/Under Air (SF):	3,745
Gross Sketched Area (SF):	4,047
Land Size (acres):	1.73
Land Size (SF):	75,358.8
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	3198	1950
CONCRETE LOW	1	2122	1970
CONCRETE LOW	1	1710	1970
SINGLE LIGHT	2	25	1980
BARB WIRE	1	1035	1980
CHAINLINK 6'	1	1035	1980

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/2/2025, 3:12 PM

Property Identification

Site Address: 1903 S 37TH ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0001-000-0
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 26493
Map ID: 24/17S
Zoning: Comm Neigh

Ownership

Troil South LLC

PO Box 419
Kingston, NJ 08528-0419

Legal Description

17 35 40 BEG AT NE COR OF SW 1/4 OF SW 1/4, TH RUN W 258.23 FT, TH SLY 120 FT, TH ELY TO E LI OF SW 1/4 OF SW 1/4, TH NLY TO POB (81)(0.63 AC) (OR 4077-2458)



Current Values

Just/Market Value:	$110,500
Assessed Value:	$34,991
Exemptions:	$0
Taxable Value:	$34,991

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.63
Land Size (SF):	27,442.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 2024	5248 / 0676	0205	WD	Twelve 28 LLC	$900,000
Jun 18, 2024	5166 / 1894	0001	WD	BalBuena Ramon G	$53,600
Dec 11, 2017	4077 / 2458	0001	WD	Christopher Patricia G	$32,800
Sep 15, 2014	3680 / 1540	0111	QC	Christopher Patricia G	$100
Jun 15, 2012	3400 / 1504	0111	TXDEED	Christopher Patricia G	$0
Jun 4, 2012	3395 / 2574	0111	TXDEED	Christopher Patricia G	$10,200
Aug 30, 2007	2882 / 2174	XX01	PB	Christopher Patricia G	$0
Dec 7, 2005	2435 / 0945	XX01	ORDADM	Jurkowski(EST) Betty J	$0
Dec 2, 1989	0667 / 1473	XX01	QC	Spells Robert J	$100
May 15, 1963	0071 / 0369	XX00	WD	Christopher Patricia G	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building and SFYI:	$0
Land:	$110,500
Just/Market:	$110,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$75,509
Assessed:	$34,991
Exemption(s):	$0
Taxable:	$34,991

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.63	North St. Lucie Water Management District	$25.00

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
2024	$110,500	$34,991	$0	$34,991
2023	$53,600	$31,810	$0	$31,810
2022	$53,600	$28,919	$0	$28,919
2021	$29,500	$26,290	$0	$26,290

Permits

Number	Issue Date	Description	Amount	Fee
C200-20633	Feb 24, 2000	Demolition	$0	$0
C20020635	Feb 24, 2000	Demolition	$0	$0
C20020636	Feb 24, 2000	Demolition	$0	$0
BLDC-2503-003176	Apr 2, 2025	Demolition	$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 Saint Lucie County

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



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 200 ft







Image capture: Jul 2024 © 2025 Google




Google


Google


KEITH PEARSON
Google




RENT ME 772-281





BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE NORTH 120 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 256.97 FEET MORE OR LESS TO A STAKE; THENCE SOUTHERLY PARALLEL TO TOTTEN'S ROAD 523.5 FEET TO THE NORTH LINE OF THE OKEECHOBEE ROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY TO THE EAST LINE OF SAID SW 1/4 OR SW 1/4; THENCE NORTH ALONG SAID EAST LINE 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING: EXCEPT RIGHT OF WAY NOW USED FOR PUBLIC ROADS. SUBJECT TO RESTRICTIONS, RESERVATIONS, LIMITATIONS, AND EASEMENTS OF RECORD, IF ANY; THIS REFERENCE TO SAID RESTRICTIONS SHALL NOT OPERATE TO REIMPOSE THE SAME, AND TAXES FOR THE CURRENT AND SUBSEQUENT YEARS. GRANTOR COVENANTS WITH GRANTEE THAT THE ABOVE DESCRIBED PROPERTY IS COMMERCIAL REAL PROPERTY AND IS NOT NOW, NOR HAS IT EVER BEEN, THE HOMESTEAD OF GRANTOR OR THE SPOUSE OF GRANTOR WHO LIVE ELSEWHERE IN ST. LUCIE COUNTY, FLORIDA.

BEGINNING AT A POINT 25 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; RUN THENCE WEST 233.23 FEET TO A CONCRETE MONUMENT; THENCE SOUTHERLY PARALLEL TO TOTTEN'S ROAD, 523.5 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT 25 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG A LINE PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 375.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING: 1. THE NORTH 100 FEET THEREOF; 2. THE SOUTH 20 FEET OF THE NORTH 120 FEET THEREOF; 3. TRACT DESCRIBED AS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SW 1/4 OF THE SW 1/4, 256.97 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY PARALLEL WITH TOTTEN'S ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD; THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE; THENCE RUN NORTHERLY PARALLEL TO TOTTEN'S ROAD 585 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE SW1/4; THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING. 4. PARCELS THEREOF CONVEYED BY HARRY J. KICLITER AND ETHEL P. KICLITER TO STATE OF FLORIDA FOR RIGHTS-OF-WAY AS DESCRIBED IN DEED BOOK 236, PAGE 398 AND 399, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMUNITY NUMBER: 120285
PANEL: 0186
SUFFIX: J
F.I.R.M. DATE:
FLOOD ZONE: X
FIELD WORK: 11/15/2024

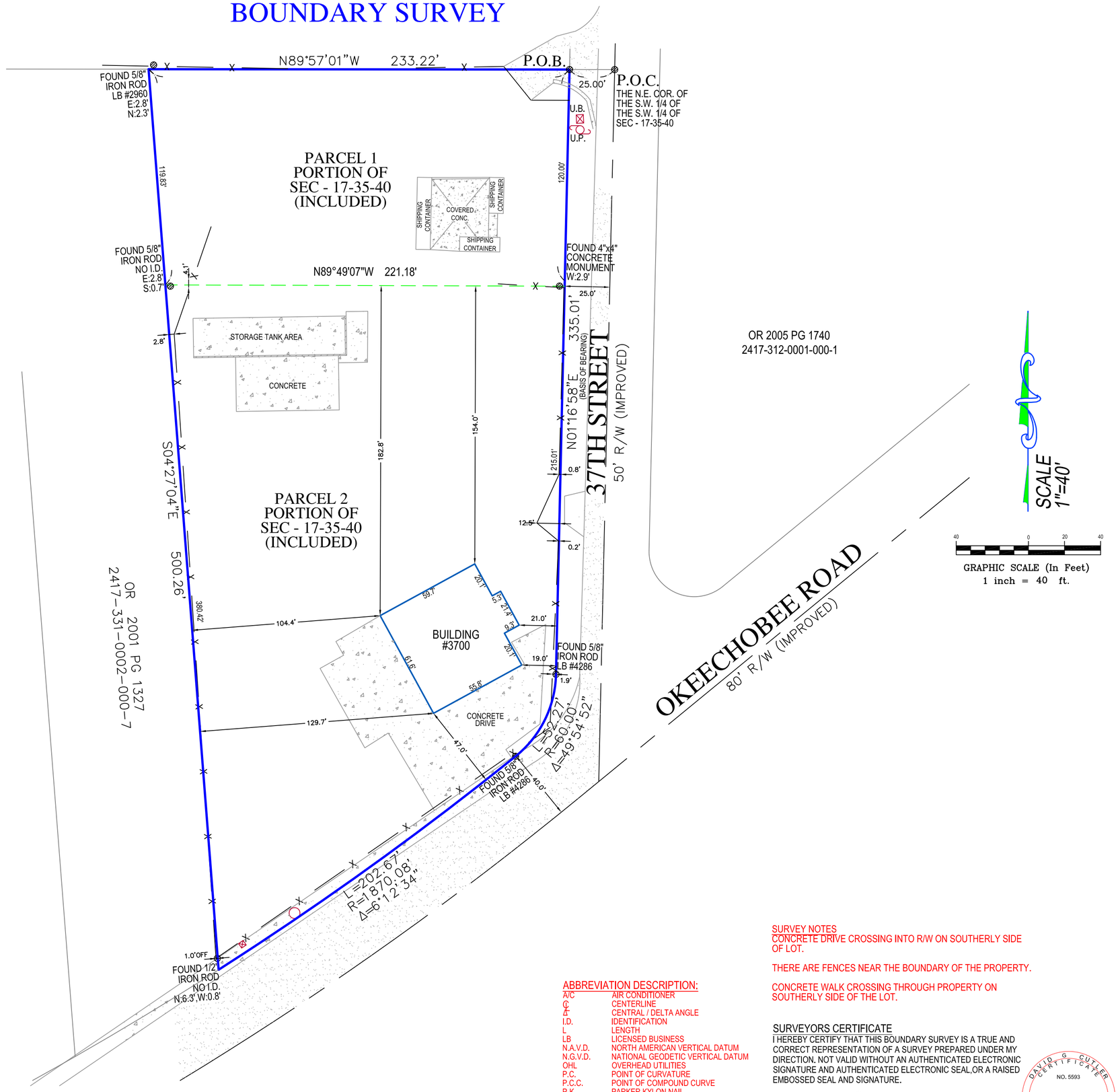
CERTIFIED TO:
TROIL SOUTH, LLC; CALIBER CONTRACTING, INC.

PROPERTY ADDRESS:
3700 OKEECHOBEE ROAD
FORT PIERCE, FL 34947

SURVEY NUMBER: 662054

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
= EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
= UTILITY BOX
= UTILITY POLE
= WATER METER
= WELL
= WOOD FENCE



REVISIONS:
1) LEGAL DESCRIPTION REVISED. . . 11-20-2024

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
℄	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES
CONCRETE DRIVE CROSSING INTO R/W ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

CONCRETE WALK CROSSING THROUGH PROPERTY ON SOUTHERLY SIDE OF THE LOT.

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

(SIGNED) _____
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

DAVID G CUTLER CERTIFICATE NO. 5593 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING FIRM. TO THE EXTENT PERMITTED BY LAW, TARGET SURVEYING SHALL HAVE NO LIABILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

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

TARGET SURVEYING, LLC

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

710 SE Ocean Blvd
Stuart, FL 34994
772.888.9076

Written Narrative

Date:	May 15, 2025
To:	City of Fort Pierce Planning and Development Services Department
From:	Leo Giangrande, PE
Subject:	Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035
Distribution:	City of Fort Pierce, File, Client

Project Narrative: The proposed 1.73-acre site named; **New Tank Farm @ 3700 Okeechobee** is located at the northwest corner of S 37th St and Okeechobee Rd. The site consists of one metal industrial building used to store 8-10 8,000-10,000 gallon tanks, with 600 SF of office space and parking.

Application: This narrative is provided in order to satisfy minor site plan application requirements. The property owner is aware of all application fees and County impact fees.

Buildings: The proposed project consists of one building, which will provide office space and light industrial space used for storing oil tanks as shown on the preliminary site plan provided.

Driveways and Parking: The project proposes modifications to two existing concrete driveways connecting to Okeechobee Rd and S 37th St. The lot will have a truck well with loading docks for trucks. Also proposed, is off-street parking to accommodate the users. Parking spaces are typically designed with a size of 10' x 20'. ADA accessible parking spaces and sidewalks are provided on site and out to the adjacent road right of way. ITE Trip Generation and Parking Rates are provided on the preliminary site plan. No additional off-site improvements such as turn lanes are expected from the project's low traffic impact.

Environmental: This project does not intend on preserving any of the proposed project area. The environmental assessment which was conducted earlier this year has provided the Florida Wildlife Commission (FWC) with the reasonable assurance that the property is suitable for development without impact on any protected species of native animals or vegetation. Please refer to the environmental documentation provided with the minor site plan submittal.

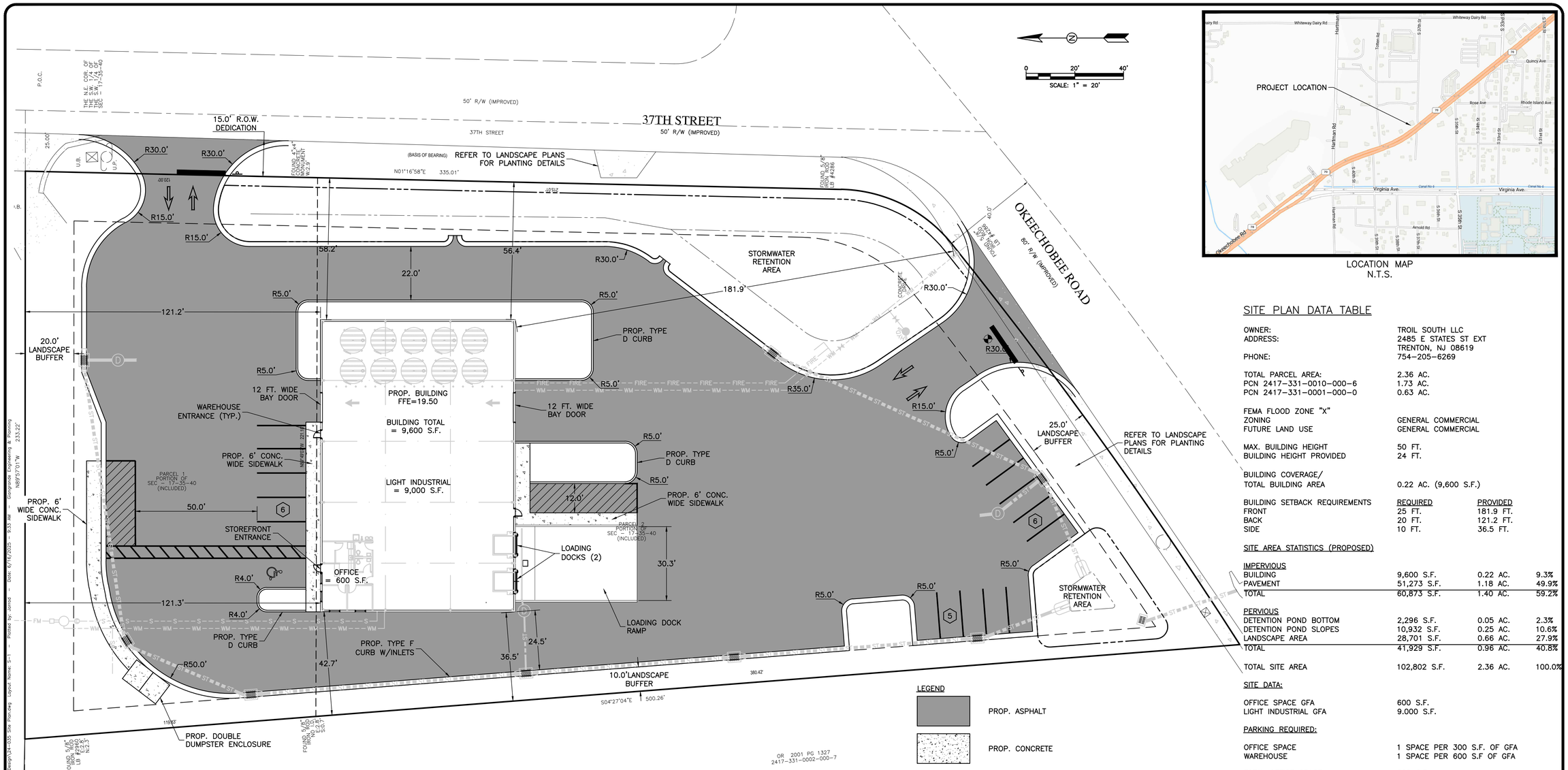
Vegetation Removal: A tree survey and topographic survey have been completed and are included for reference with this pre-app documents. A vegetation removal permit will be requested as part of the site plan application.

Utilities: Utilities within the service district of FPUA for water, sewer, electric and gas. Water and electric are available in the adjacent road right of way of Okeechobee Rd, sewer is available via manhole connection on Totten Rd.

Buffers: Landscaping will be provided as required along the parking, frontage, and sides. Screening will be provided for water service backflow preventers as well as trash dumpster receptacles.

Drainage: Drainage for the project will consist of some underground drainage and a stormwater detention system around the boundaries of the site. It is anticipated that it will be dry detention. Stormwater quality will be provided on site in accordance with SFWMD criteria.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com



LOCATION MAP
N.T.S.

SITE PLAN DATA TABLE

OWNER:	TROIL SOUTH LLC
ADDRESS:	2485 E STATES ST EXT TRENTON, NJ 08619
PHONE:	754–205–6269
TOTAL PARCEL AREA:	2.36 AC.
PCN 2417–331–0010–000–6	1.73 AC.
PCN 2417–331–0001–000–0	0.63 AC.
FEMA FLOOD ZONE "X"	
ZONING	GENERAL COMMERCIAL
FUTURE LAND USE	GENERAL COMMERCIAL
MAX. BUILDING HEIGHT	50 FT.
BUILDING HEIGHT PROVIDED	24 FT.
BUILDING COVERAGE/ TOTAL BUILDING AREA	0.22 AC. (9,600 S.F.)

BUILDING SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT	25 FT.	181.9 FT.
BACK	20 FT.	121.2 FT.
SIDE	10 FT.	36.5 FT.

SITE AREA STATISTICS (PROPOSED)

IMPERVIOUS			
BUILDING	9,600 S.F.	0.22 AC.	9.3%
PAVEMENT	51,273 S.F.	1.18 AC.	49.9%
TOTAL	60,873 S.F.	1.40 AC.	59.2%
PERVIOUS			
DETENTION POND BOTTOM	2,296 S.F.	0.05 AC.	2.3%
DETENTION POND SLOPES	10,932 S.F.	0.25 AC.	10.6%
LANDSCAPE AREA	28,701 S.F.	0.66 AC.	27.9%
TOTAL	41,929 S.F.	0.96 AC.	40.8%
TOTAL SITE AREA	102,802 S.F.	2.36 AC.	100.0%

SITE DATA:

OFFICE SPACE GFA	600 S.F.
LIGHT INDUSTRIAL GFA	9.000 S.F.

PARKING REQUIRED:

OFFICE SPACE	1 SPACE PER 300 S.F. OF GFA
WAREHOUSE	1 SPACE PER 600 S.F OF GFA
TOTAL OFFICE SPACE	600 S.F.
PARKING REQUIRED FOR OFFICE SPACE	600 S.F.x1 SPACE/300 S.F.=2 SPACES
TOTAL WAREHOUSE SPACE	9,000 S.F.
PARKING REQUIRED FOR WAREHOUSE SPACE	9,000 S.F.x1 SPACE/600 S.F.=15 SPACES
NUMBER OF SPACES PROVIDED	17 SPACES

PARKING SPACES PROVIDED

STANDARD	16 SPACES
HANDICAP	1 SPACE (REQUIRED 1 SPACE)
TOTAL NUMBER OF SPACES PROVIDED	17 SPACES

LEGEND

- PROP. ASPHALT
- PROP. CONCRETE
- EXIST. CONCRETE
- PROP. TOP OF BANK
- PROP. TOE OF SLOPE
- PROP. EDGE OF PAVEMENT
- PROP. BOUNDARY
- PROP. EASEMENT
- EXIST. CENTERLINE

DATE	BY	REVISIONS

Date: 11/26/2024
Scale: 1:20
Design By: JS
Drawn By: DCM
Check By: JS

3700 OKEECHOBEE RD
FORT PIERCE 34947
ST LUCIE COUNTY, FL

SITE PLAN

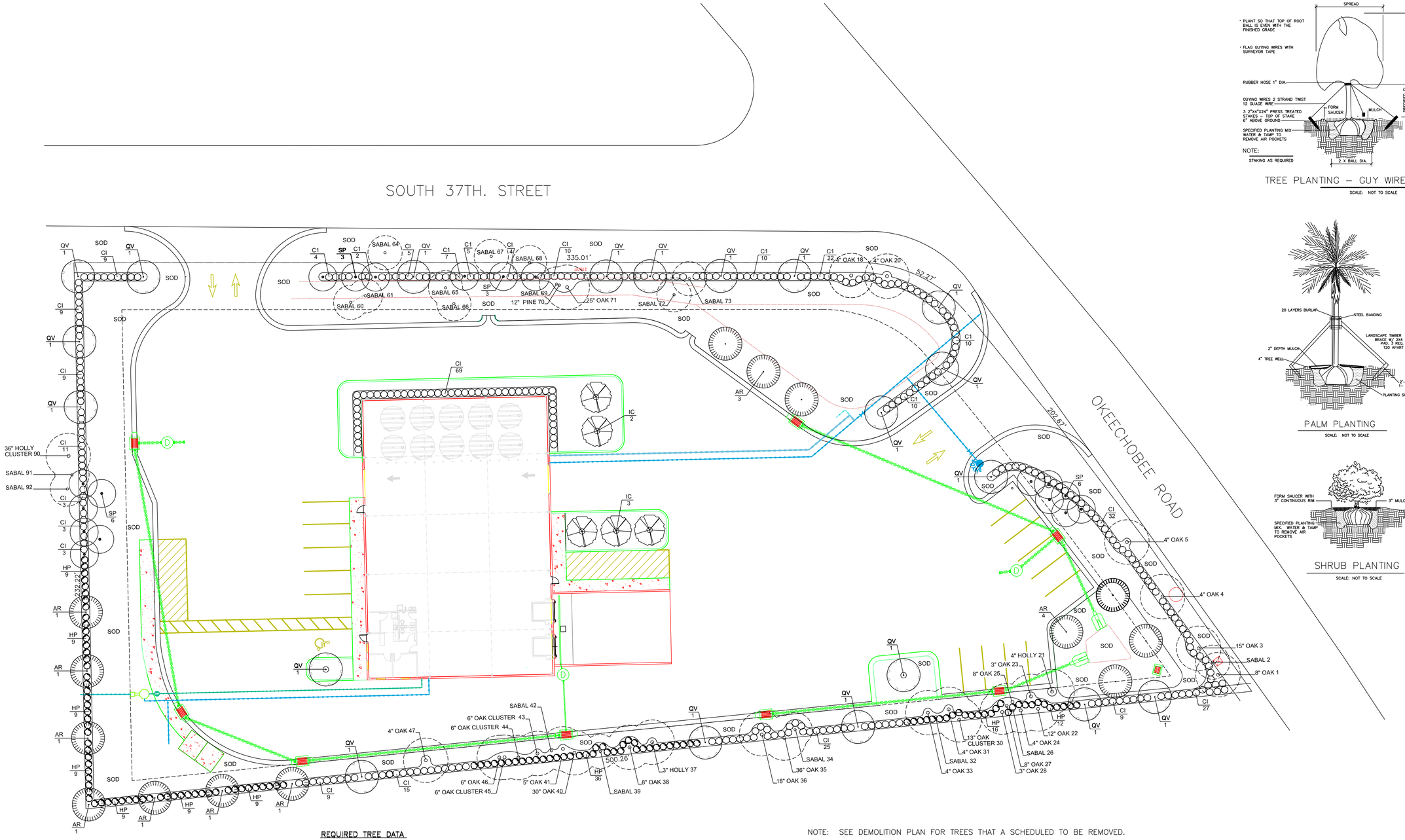
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710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24–035

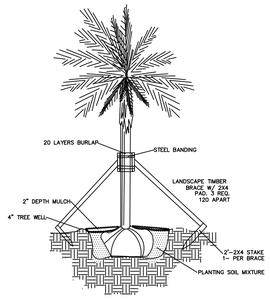
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TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



PALM PLANTING

SCALE: NOT TO SCALE

SHRUB PLANTING

SCALE: NOT TO SCALE

REQUIRED TREE DATA

PERIMETER LANDSCAPE BUFFER 1322.43 L. FT.-60' ACCESS WAY= 1262.43 L. FT.
DIVIDED BY 30 L. FT. - 42.08 TREES = 43 TREES REQUIRED

PERIMETER TREES

PROPOSED		EXISTING		TOTAL	
RED MAPLE	7	PINES	1	PINES	14
SABAL PALMS	30	SABAL PALMS	14	SABAL PALMS 44/31 =	14
LIVE OAKS	19	LIVE OAKS	24	LIVE OAKS	43
				TOTAL PERIMETER TREES	71

NOTE:
1. LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OF SUFFICIENT CAPACITY TO MAINTAIN THE LANDSCAPING IN A HEALTHY GROWING CONDITION. THE IRRIGATION SYSTEM SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN SUCH A MANNER AS NOT TO BE A PROBLEM OR NUISANCE TO ADJACENT PROPERTIES AND T0 THE GENERAL PUBLIC.
2. DESIGN PLANS FOR THE IRRIGATION SYSTEN MUST BE SUBMITTED WITH THE REQUIRED LANDSCAPE PLAN FOR THE REVIEW AND APPROVAL BY THE DEVELOPMENT DEPARTMENT.
3. THE IRRIGATION SYSTEM MUST INCLUDE A RAIN SWITCH TO MONITOR RAIN LEVELS AND IRRIGATION NEEDS.

NOTE: SEE DEMOLITION PLAN FOR TREES THAT A SCHEDULED TO BE REMOVED.

PLANT MATERIAL LIST

TREES & PALMS (* indicates native tree)

	Code Name	Quantity	Scientific Name	Common Name	Planting Size
*	AR	14	ACER RUBRUM	'FLORIDA FLAME' RED MAPLE	12' X 5', 4' CT 2 1/2"DBH
*	IC	5	ILEX CASSINE	DAHOON HOLLY	12' X 5', 4' CT 2 1/2"DBH
*	SP	18	SABAL PALMETTO	CABBAGE PALM	10'-15' OF CLEAR TRUMK
*	QV	19	QUERCUS VIRGINIANA	LIVE OAK	12' X 6', 4' CT 2 1/2"DBH

SHRUBS & GROUNDCOVERS (* indicates native shrub or ground cover)

	Code Name	Quantity	Scientific Name	Common Name	Planting Size
*	CI	0	CHRYSOBALANUS ICACO	COCCOPLUM	30" X 30" #3, 3' OC
*	HP	0	HAMELIA PATENS	FIREBUSH	30" X 28" #3, 3' OC

OTHER MATERIALS

MULCH	390	CU. YDS. ENVIRO MULCH (EST.)
SOD	26,700	SQ. FT. BAHIA SOD (EST.)

DATE: 6/16/25

DANIEL J. SUGG
LANDSCAPE ARCHITECT / SITE PLANNER
POST OFFICE BOX 335, JENSEN BEACH, FL 34958
PHONE: (772) 485-1776 danlandarch@gmail.com
MARTIN COUNTY BUSINESS LICENSE # 2013-101-0738

LANDSCAPE PLAN

5700 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA

SCALE: 1" = 20'

SHEET
L-1
OF ONE

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

710 SE Ocean Blvd
Stuart, FL 34994
772.888.9076

Written Narrative

Date:	May 15, 2025
To:	City of Fort Pierce Planning and Development Services Department
From:	Leo Giangrande, PE
Subject:	Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035
Distribution:	City of Fort Pierce, File, Client

Project Narrative: The proposed 1.73-acre site named; **New Tank Farm @ 3700 Okeechobee** is located at the northwest corner of S 37th St and Okeechobee Rd. The site consists of one metal industrial building used to store 8-10 8,000-10,000 gallon tanks, with 600 SF of office space and parking.

Application: This narrative is provided in order to satisfy minor site plan application requirements. The property owner is aware of all application fees and County impact fees.

Buildings: The proposed project consists of one building, which will provide office space and light industrial space used for storing oil tanks as shown on the preliminary site plan provided.

Driveways and Parking: The project proposes modifications to two existing concrete driveways connecting to Okeechobee Rd and S 37th St. The lot will have a truck well with loading docks for trucks. Also proposed, is off-street parking to accommodate the users. Parking spaces are typically designed with a size of 10' x 20'. ADA accessible parking spaces and sidewalks are provided on site and out to the adjacent road right of way. ITE Trip Generation and Parking Rates are provided on the preliminary site plan. No additional off-site improvements such as turn lanes are expected from the project's low traffic impact.

Environmental: This project does not intend on preserving any of the proposed project area. The environmental assessment which was conducted earlier this year has provided the Florida Wildlife Commission (FWC) with the reasonable assurance that the property is suitable for development without impact on any protected species of native animals or vegetation. Please refer to the environmental documentation provided with the minor site plan submittal.

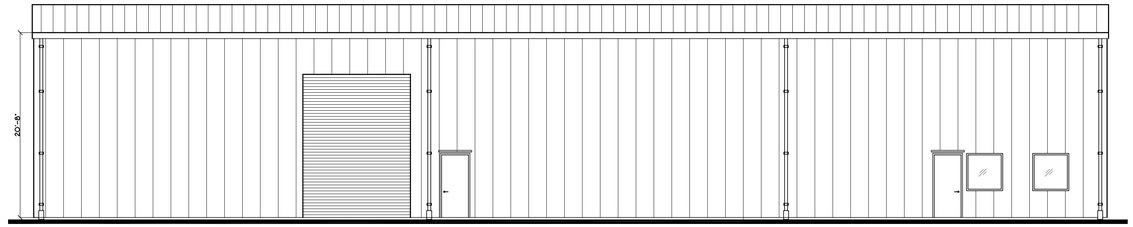
Vegetation Removal: A tree survey and topographic survey have been completed and are included for reference with this pre-app documents. A vegetation removal permit will be requested as part of the site plan application.

Utilities: Utilities within the service district of FPUA for water, sewer, electric and gas. Water and electric are available in the adjacent road right of way of Okeechobee Rd, sewer is available via manhole connection on Totten Rd.

Buffers: Landscaping will be provided as required along the parking, frontage, and sides. Screening will be provided for water service backflow preventers as well as trash dumpster receptacles.

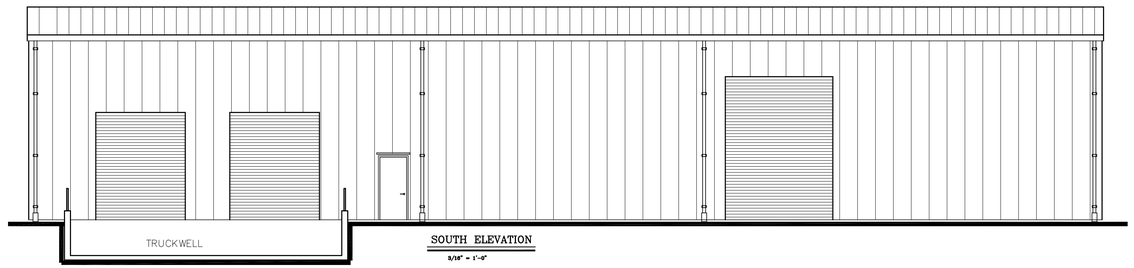
Drainage: Drainage for the project will consist of some underground drainage and a stormwater detention system around the boundaries of the site. It is anticipated that it will be dry detention. Stormwater quality will be provided on site in accordance with SFWMD criteria.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com



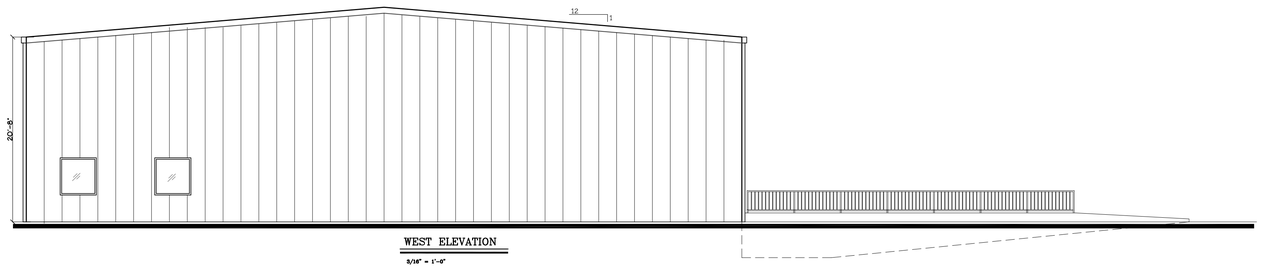
NORTH ELEVATION

3/16" = 1'-0"



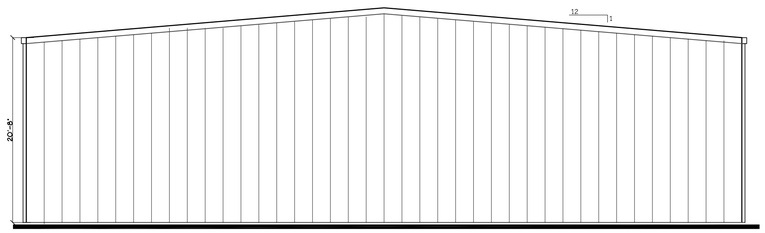
SOUTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

601 HERITAGE DRIVE, SUITE 410
JUPITER, FLORIDA 33458
(561) 331-5036
CERTIFICATE OF AUTHORIZATION #AA26003279
GUY C. PELLETIER #71060
GCPArchitecture@AOL.COM

GCP
ARCHITECTURE L.L.C.

SEAL

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TROIL SOUTH LLC

3700 OKEECHOBEE ROAD, FORT PIERCE, FLORIDA

ELEVATIONS

DATE: 2/11/25
DRAWN BY: G.P.
PROJ. NO. 2505
REVISED:

SHEET:

A-2

3700 OKEECHOBEE BUILDING COLOR SELECTIONS



COLORED IMAGE OF A GENERIC BUILDING

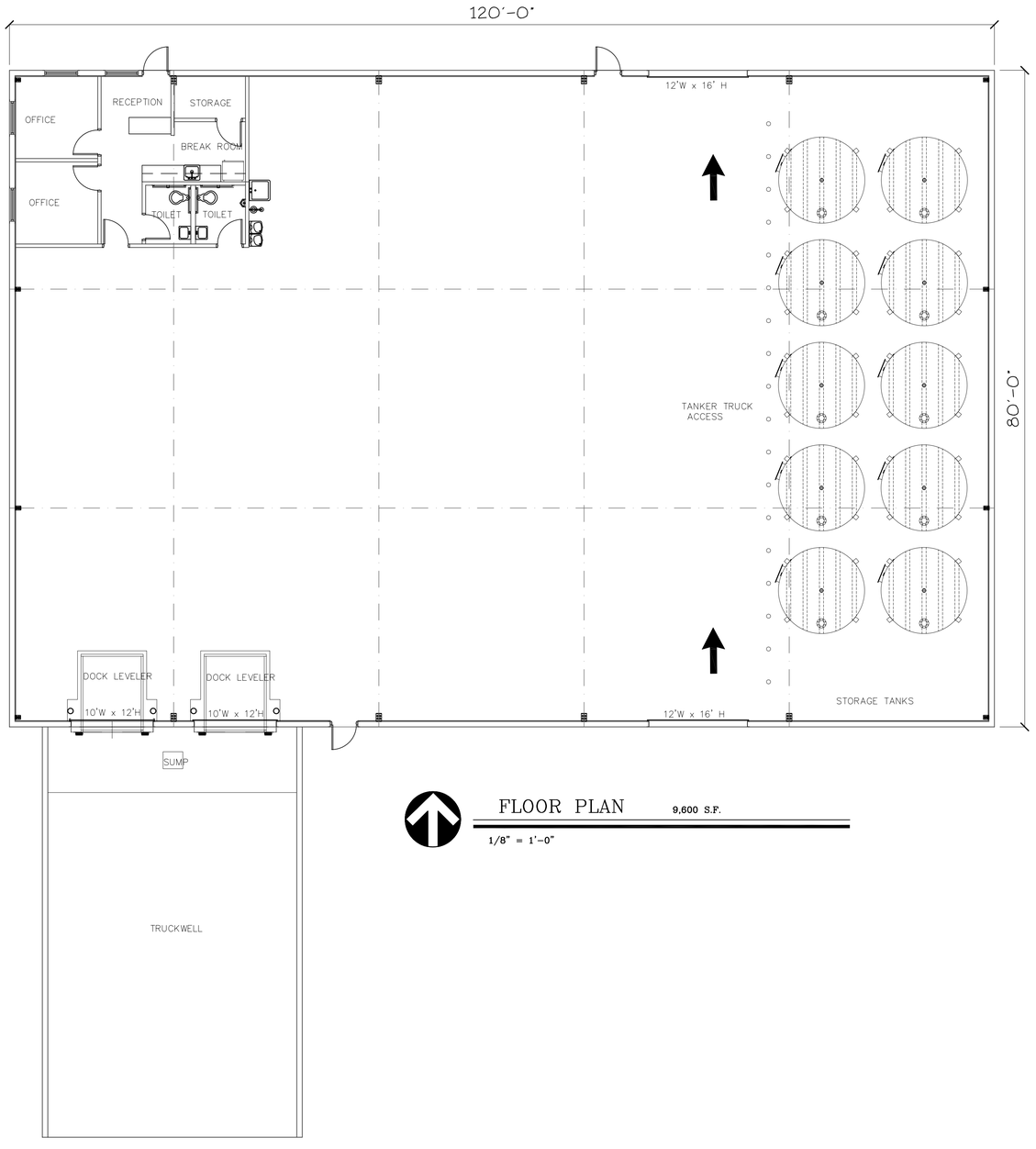
Roof: Galvalume

Walls & Downspouts: Pearl Gray

Wainscot: Slate Gray

Trim: Pearl Gray

PVDF (KYNAR) COLORS FROM
NUCOR COLOR CHART



FLOOR PLAN 9,600 S.F.

1/8" = 1'-0"

601 HERITAGE DRIVE, SUITE 410
JUPITER, FLORIDA 33458
(561) 331-5036
CERTIFICATE OF AUTHORIZATION #AA26003279
GUY C. PELLETIER #11060
GCPArchitecture@AOL.COM

GCP
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TROIL SOUTH LLC

3700 OKEECHOBEE ROAD, FORT PIERCE, FLORIDA

FLOOR PLAN

DATE: 2/12/25
DRAWN BY: G.P.
PROJ. NO. 2505
REVISED:

SHEET:

A-1

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

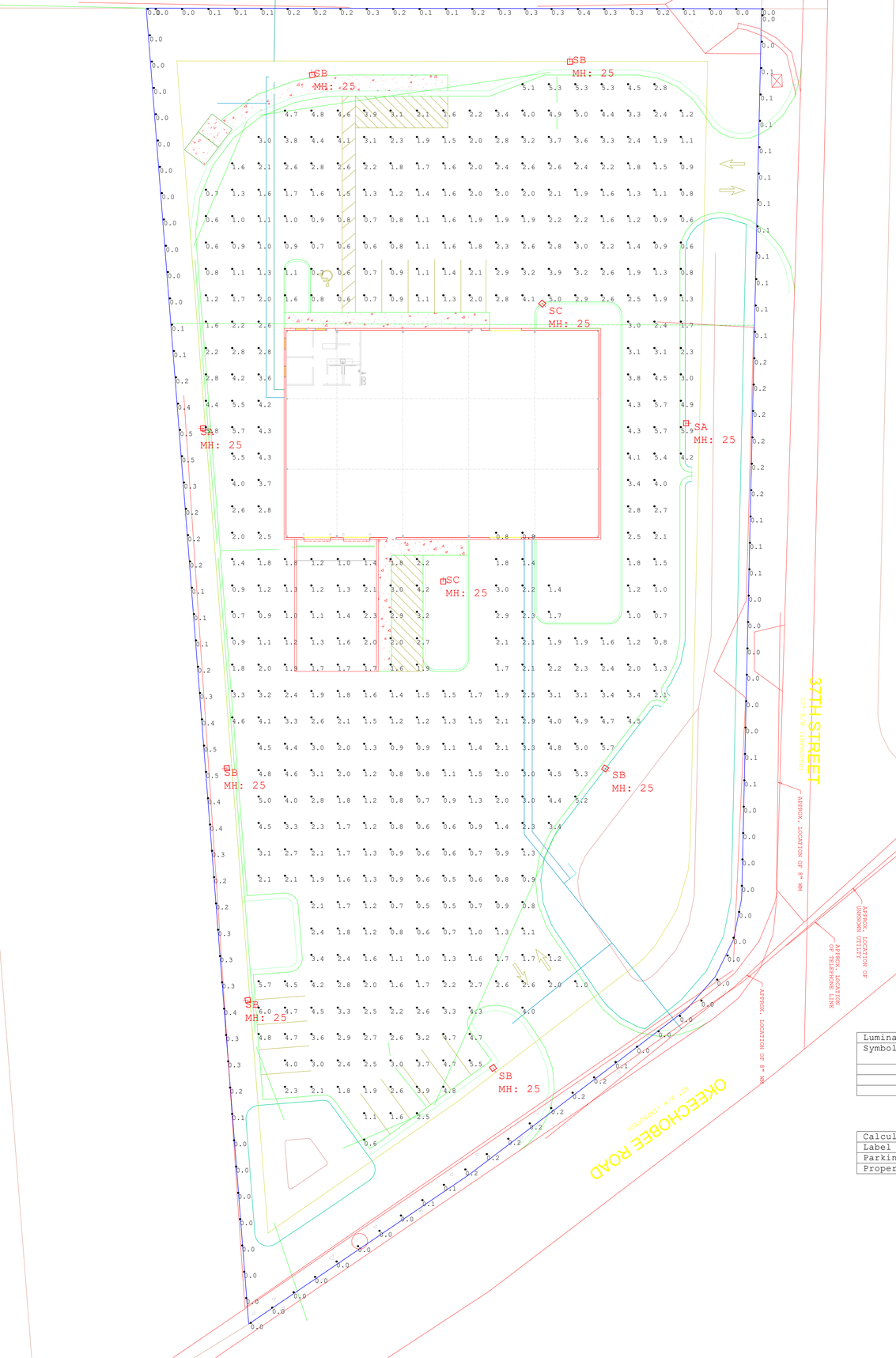
710 SE Ocean Blvd
Stuart, FL 34994
772.888.9076

Rendering of Signs

Date:	May 15, 2025
To:	City of Fort Pierce Planning and Development Services Department
From:	Leo Giangrande, PE
Subject:	Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035
Distribution:	City of Fort Pierce, File, Client

No signs have been proposed for this project.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	SA	Single	Cree Lighting OSQL-C-30L-40K7-3B-NM-XX-XX	0.900	19600	175	350
	6	SB	Single	Cree Lighting OSQL-C-30L-40K7-4B-NM-XX-XX	0.900	18000	175	1050
	2	SC	Single	Cree Lighting OSQM-C-16L-40K7-4M-NM-XX-XX	0.900	15200	97	194

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lanes	Illuminance	Fc	2.31	6.0	0.5	4.62	12.00
Property Line	Illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.

3700 OKEECHOBEE RD

FORT PIERCE, FL

LIGHTING FIXTURE SCHEDULE

TYPE	IMAGE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS TYPE	DIMMING	VOLTAGE	MOUNTING	REMARKS	INPUT WATTS
SA		CREE LIGHTING	OSQL-C-30L-40K7-3B-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT SITE FIXTURE W/ BACKLIGHT SHIELDING OPTIC	INTEGRATED LED	0-10V	TBC	TENON	MH: 25'-0" AFG	175W
SB		CREE LIGHTING	OSQL-C-30L-40K7-3B-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT SITE FIXTURE W/ BACKLIGHT SHIELDING OPTIC	INTEGRATED LED	0-10V	TBC	TENON	MH: 25'-0" AFG	175W
SC		CREE LIGHTING	OSQM-C-16L-40K7-4M-[VOLTAGE]-NM-[FINISH]	LED AREA / PARKING LOT SITE FIXTURE	INTEGRATED LED	0-10V	TBC	TENON	MH: 25'-0" AFG	97W

LIGHTING SCHEDULE NOTES:

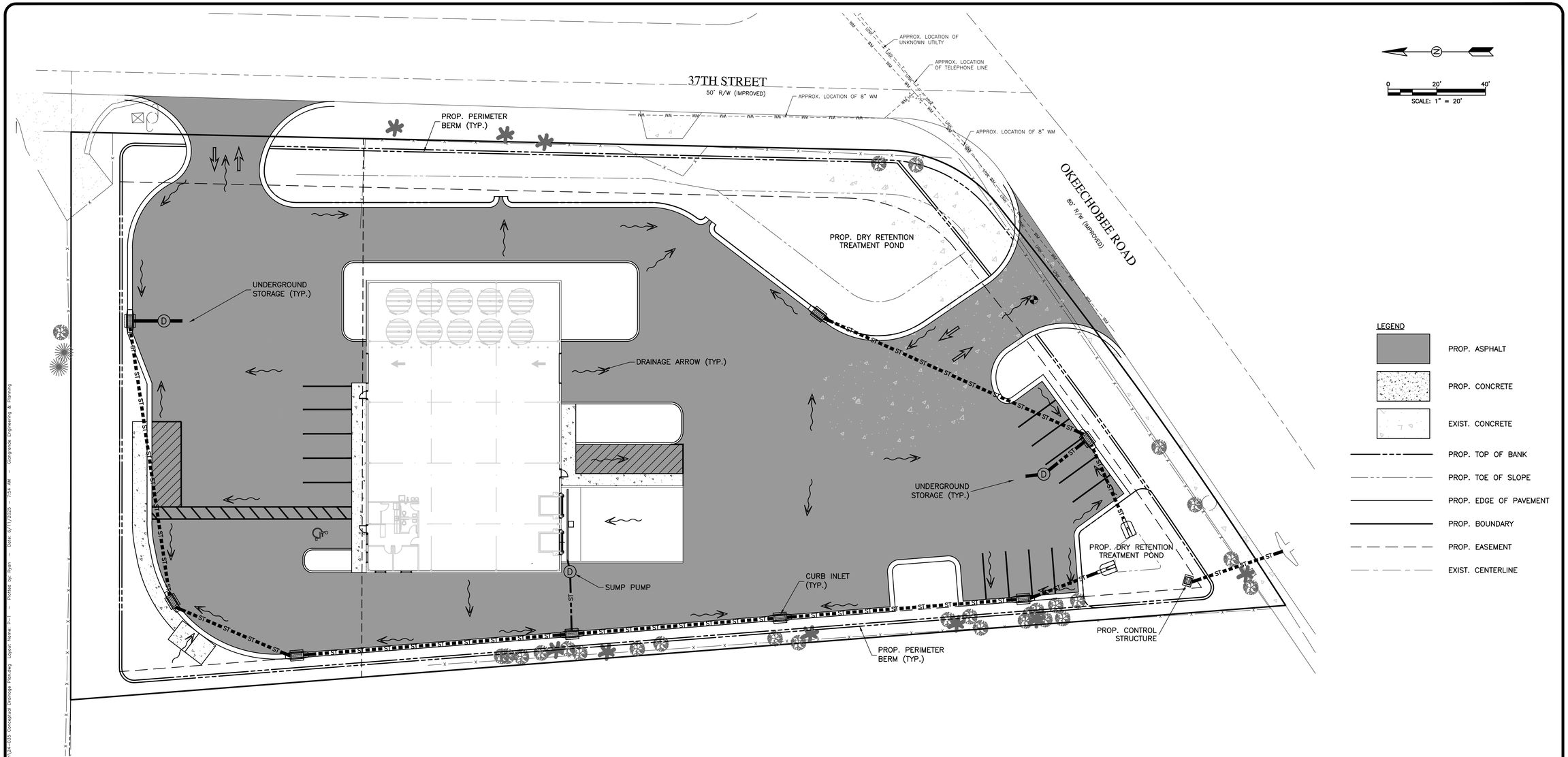
1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Brian Meneses @ 772-919-5670 (Bmeneses@genesislighting.net)

2. No substituions allowed without prior approval by architect, engineer or design team

3. Contractor to verify all voltages, mounting and run lengths prior to final bid and installation of fixtures

4. Verify correct mounting for each fixture with Architectural reflected ceiling plans and/or Site Plans

GENESIS LIGHTING



Drawing Name: S:\Shared Folders\GEP projects\2024\24-035 3700 Okeechobee\Design\24-035 Conceptual Drainage Plan.dwg Layout Name: P-1 — Plotted by: Ryan — Date: 6/17/2025 — 7:54 AM — Giangrande Engineering & Planning

DATE	BY	REVISIONS

Date: 11/26/2024
Scale: 1:20
Design By: JS
Drawn By: DCM
Check By: JS

3700 OKEECHOBEE RD
FORT PIERCE 34947
ST LUCIE COUNTY, FL

CONCEPTUAL GRADING PLAN

GIANGRANDE ENGINEERING AND PLANNING
710 SE OCEAN BLVD.
STUART, FLORIDA 34994
PH. (772) 888-9076
leo@gep.llc
Cert. No. 30901

LEO GIANGRANDE, P.E.
License No: 66387

PROJECT #: 24-035

CG-1

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

A Traffic Impact Analysis of:

Tank Farm at 3700 Okeechobee Rd

Located in:

St. Lucie County, Florida

Prepared for:
Troil South LLC

Prepared by:

GIANGRANDE
Engineering & Planning
Engineering Business License: 30901
710 SE Ocean Blvd.
Stuart FL, 34994
772.888.9076

Prepared:
May 2025

Leo D. Giangrande, PE
PE Reg #66387
Date: 4/29/2024

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Trip Distribution…… 3
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Concurrency Requirements……... 3
Project Access……3
Conclusion…… 4

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Table 2 – Build-out Calculation……3
Table 3 – Link Analysis……..... 3

APPENDICES

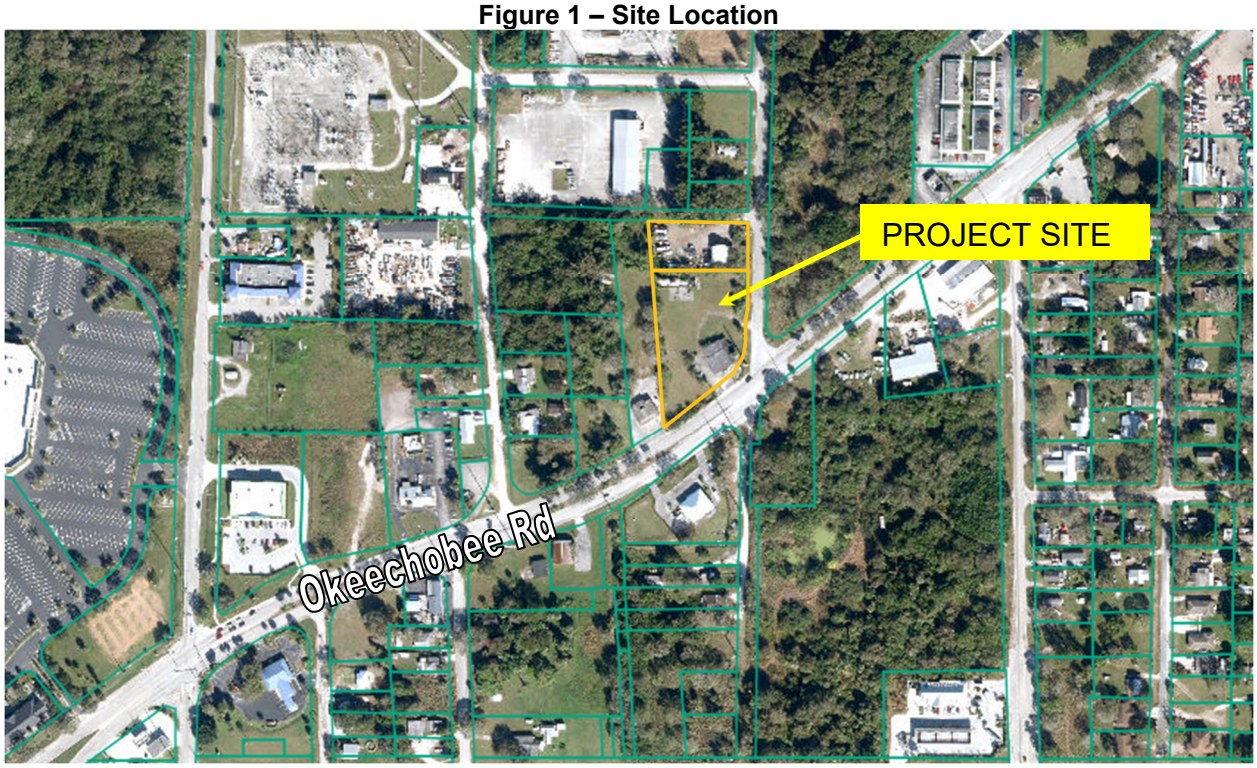
3700 Okeechobee Rd Schematic Site Plan
St. Lucie County 2024 Roadway Level of Service Inventory Report
ITE Trip Generation equations

Purpose and Applicability

Giangrande Engineering and Planning has been requested to perform a traffic impact analysis in support of the proposed Tank Farm at 3700 Okeechobee Rd in St. Lucie County, Florida. The development site is 1.73 acres in size located on the intersection of Okeechobee Rd and 37th St. This project proposes one building which will include one 9,600 SF industrial building which includes 600 SF of office space, all serviced by adjacent parking. A revised site plan has been included in the **Appendix**.

The site is located on the intersection of Okeechobee Road and 37th Street. The St. Lucie County Parcel Identification Numbers are 2417-331-0001-000-0, and 2417-331-0010-000-6. **Figure 1** below details the location of the site in relation to the surrounding roadway network.

Figure 1 – Site Location



TRIP GENERATION

The peak hour traffic generation for the site was available from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11[1h] Edition for Warehousing (ITE Code 150) and for Small Office Building (ITE Code 712). The full build-out development will replace an existing small office building with an industrial building used for warehousing and some office unit space as described in the *Introduction*. Pass-by reduction percentages were not utilized for this type of land use. The calculation of the trip generation is summarized below in **Table 1**.

Table 1 – Proposed Trip Generation

	Tank Farm at 3700 Okeechobee Rd									
	11th Generation ITE Generation Rates									
				AM			PM			ADT
	ITE Code	Type	Amount	In	Out	Total	In	Out	Total	Total
(+) Proposed	150	Light Industrial	9,600 SF	21	7	28	8	22	30	66
(-) Existing	712	Small Office Building	3,745 SF	5	1	6	5	7	12	54
			Total	**16**	**6**	**22**	**3**	**15**	**18**	**12**

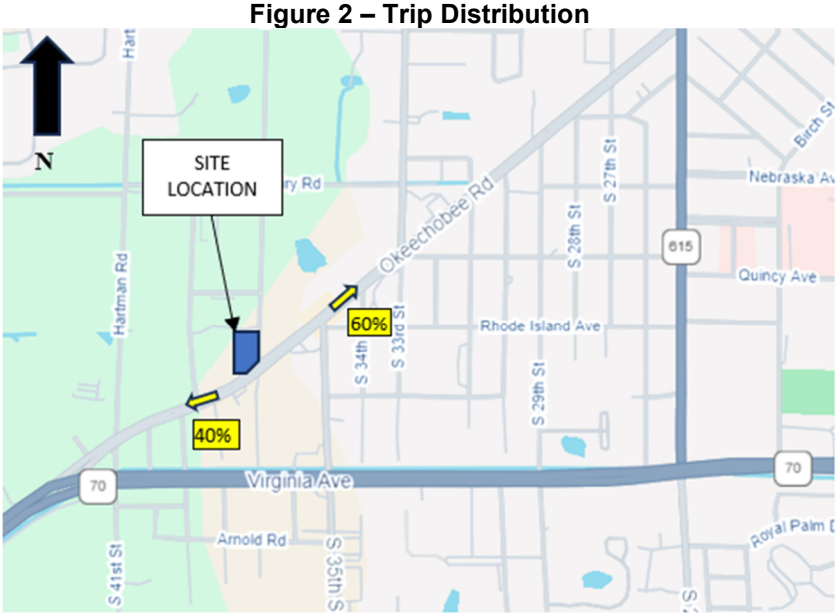
The equations utilized in the trip generation are provided in the appendix of this report.

TRIP DISTRIBUTION

The distribution of trips generally assumes that 60% of the traffic generated from the project will leave the site and travel eastbound on Okeechobee Rd, and 40% of the traffic heading westbound.

The development of the trip distributions from the project site to the surrounding communities were based on the location of population and major roadways within the vicinity of the project. Assumptions made in previous traffic studies in the area were also taken into account for the project. **Figure 2** is provided as a graphical representation of the trip distribution percentages to roadway links and intersections within the project vicinity. Project trip distribution can also be viewed in **Table 2**.

Figure 2 – Trip Distribution



BACKGROUND & BUILD-OUT CONDITIONS

Background conditions for the completion year, 2024, have been calculated using the annual growth percentages shown in **Table 2**. The growth factor of 2% was utilized with consideration of the information contained in the St. Lucie County 2023 Roadway Level of Service Inventory Reports. The recent LOS reports provide a negative short term growth rate. The applicable pages can be found in the ***Appendix***.

Table 2 – Build-out Calculation

Road Name	From	To	Type	2024 AADT	2024 PH (dir) Existing	2024 Gen. LOS	Annual Growth	2029 PH (dir) Growth	Project Assign.	Project Trips	2029 PH (dir) Build-out	Service Volume*	Project % of Service	2% Test	Concurrency Test
Okeechobee Rd (EB)	site	33rd St	2-ln	15,615	813	D	2.00%	898	60%	10	907	1,630	0.6%	33	OK
Okeechobee Rd (WB)	site	Hartman Rd	2-ln	13,178	681	C	2.00%	752	40%	6	758	1,630	0.4%	33	OK

CONCURRENCY REQUIREMENTS

The St. Lucie County has adopted a Concurrency Management System. Included in the ordinance are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2029 growth trips to determine build-out trips. Links must be included in the analysis if they consume at least 2% of the service volume for the link. **Table 3** is provided to show the concurrency analysis for each of the links potentially impacted by the project. As indicated in **Table 3**, all links will be below capacity in the 2029 build-out year.

Table 3 – Link Analysis

Road Name	From	To	Type	Project Assign.	Project Trips	2029 PH (dir) Build-out	Service Volume*	Project % of Service	2% Test	Concurrency Test
Okeechobee Rd (EB)	site	33rd St	2-ln	60%	10	907	1,630	0.6%	33	OK
Okeechobee Rd (WB)	site	Hartman Rd	2-ln	40%	6	758	1,630	0.4%	33	OK

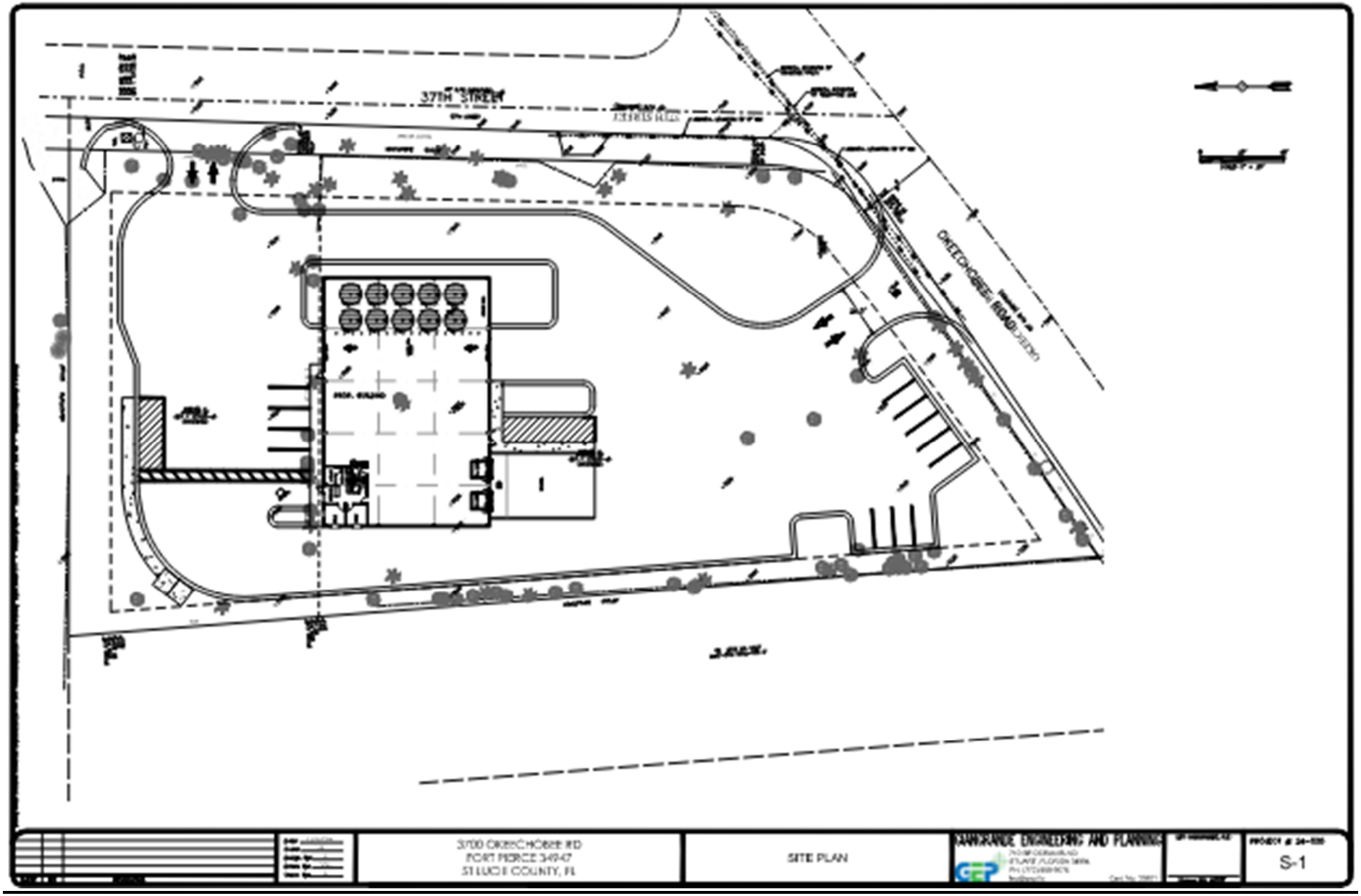
PROJECT ACCESS

The site is located on the intersection of Okeechobee Rd and 37th St. The site will be serviced by one driveway connection to Okeechobee Rd and one driveway connection to 37th St.

CONCLUSION

Based on this traffic analysis, the proposed development is not anticipated to have adverse impacts to the surrounding roadway network based on build-out conditions. The projected volumes generated by the anticipated uses indicate that the adjacent roadway links will operate at an acceptable Level of Service with no mitigation improvements. The existing roadway network is capable of accommodating the additional new vehicle trips the development is anticipated to generate.

APPENDIX


37TH STREET
CREEKSIDE ROAD
3700 CREEKSIDE RD
FORT PIERCE 34947
ST LUCIE COUNTY, FL
SITE PLAN
GIANGRANDE ENGINEERING AND PLANNING
S-1

St. Lucie Transportation Planning Organization

Traffic Counts and Level of Service Report
2024

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

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48

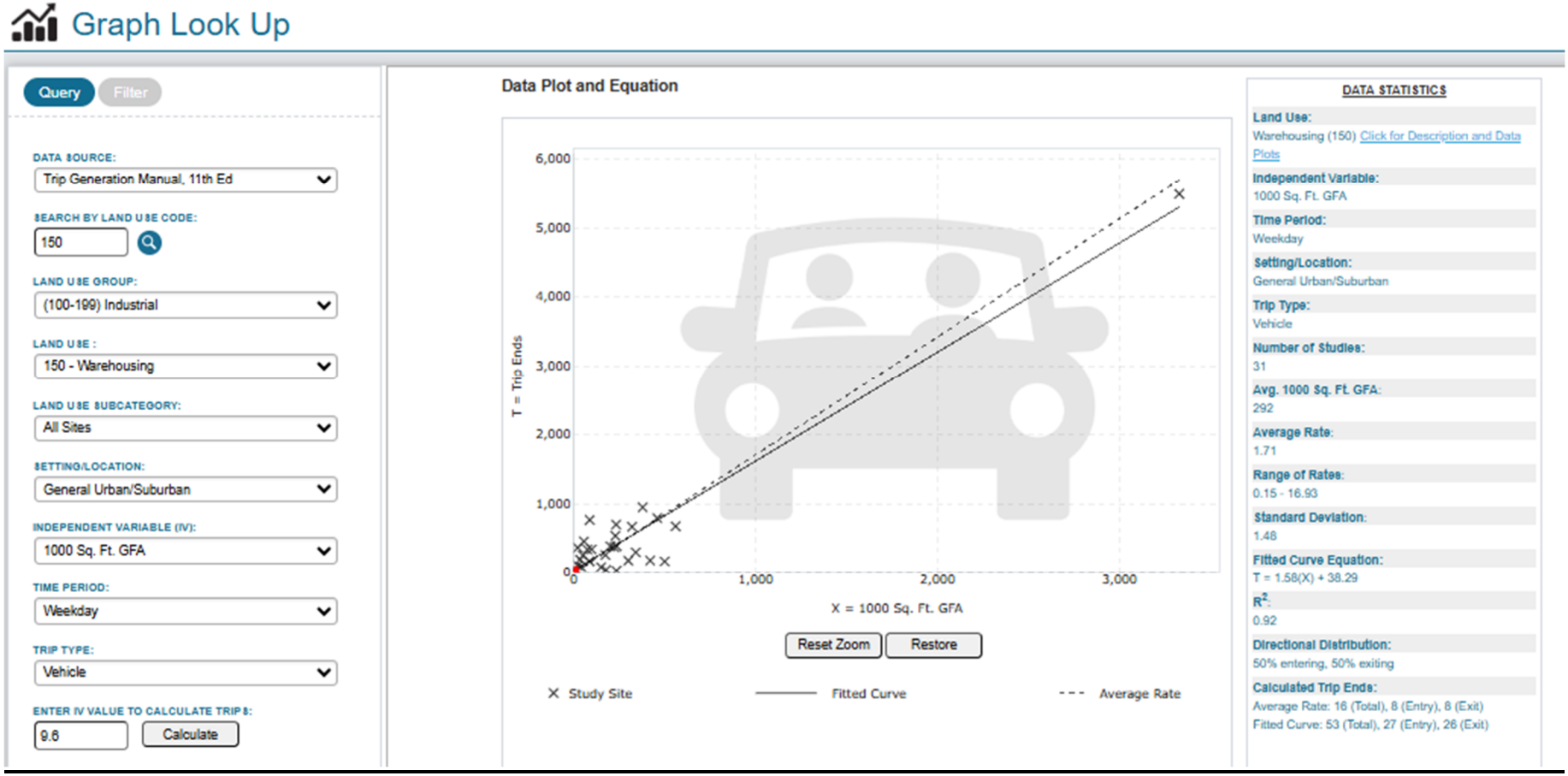
* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

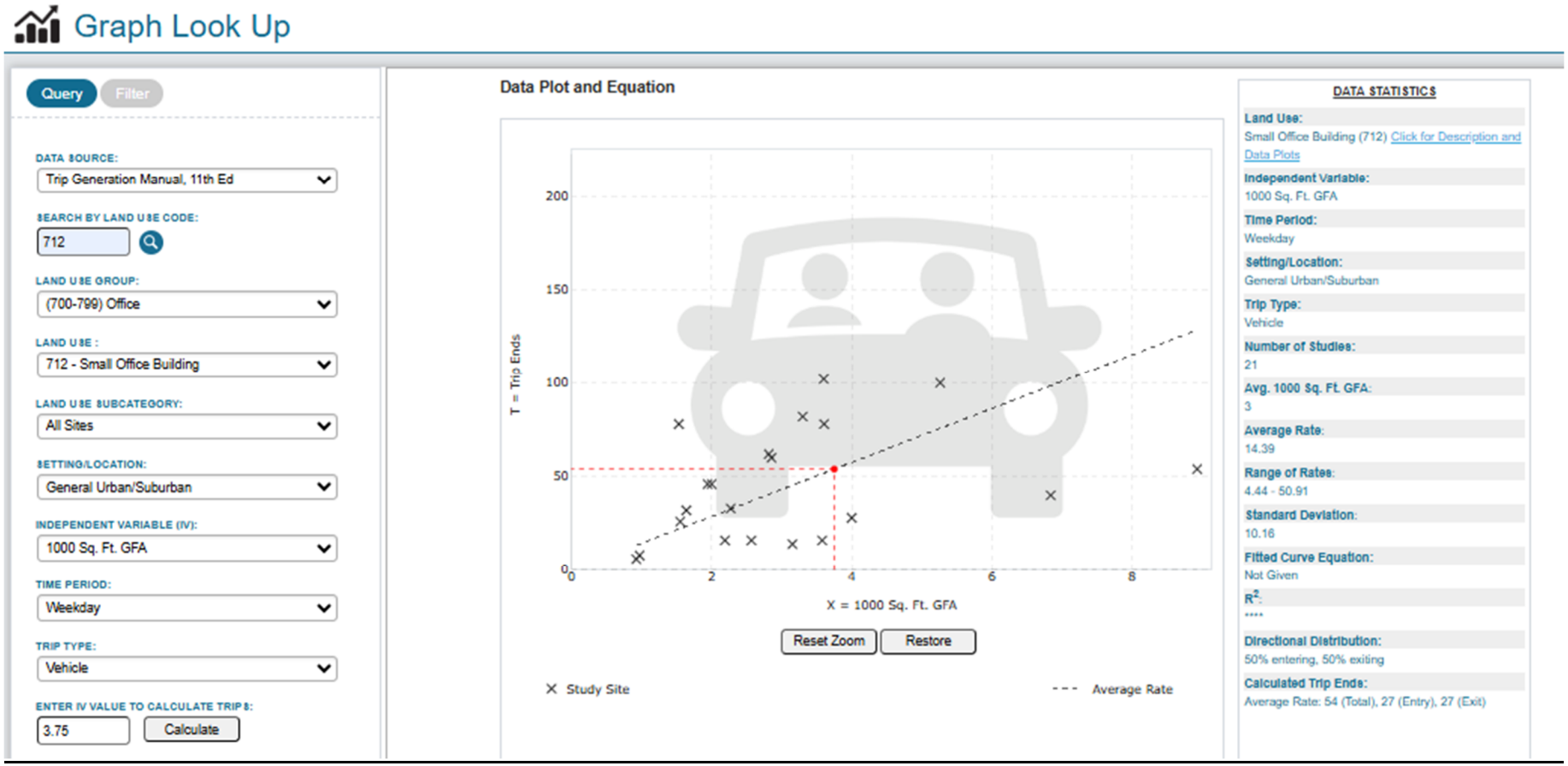
10



Proposed Use: Vehicles



Proposed Use: Trucks



Existing Use: Vehicles

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

710 SE Ocean Blvd
Stuart, FL 34994
772.888.9076

Environmental Impact Report

Date:	May 27, 2025
To:	City of Fort Pierce Planning and Development Services Department
From:	Leo Giangrande, PE
Subject:	Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035
Distribution:	City of Fort Pierce, File, Client

An Environmental Impact Report is not necessary for the project.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com

GIANGRANDE
Engineering & Planning
Consulting Civil Engineers

710 SE Ocean Blvd
Stuart, FL 34994
772.888.9076

Justification Statement

Date:	May 15, 2025
To:	City of Fort Pierce Planning and Development Services Department
From:	Leo Giangrande, PE
Subject:	Fort Pierce Minor Site Plan Submittal – 3700 Okeechobee – GEP Project No. 24-035

Distribution: City of Fort Pierce, File, Client

In accordance with the Code of Ordinances, Section 125-423, we are submitting the following statements:

The proposed development involves the construction of a 9,600 square foot industrial warehouse designed for the storage of oil tanks and associated logistics. The proposed site is replacing an existing office building with two roadway accesses on Okeechobee Rd and 37th St. Of the total area, approximately 600 square feet will be dedicated to office space for administrative use, with the remaining area allocated for compliant oil storage and operational functions.

In addition to the new building, the project includes a large parking lot area, as well as reconstruction and improvement of two driveway entries to enhance site access and accommodate truck deliveries. These improvements are intended to increase safety and efficiency while supporting the facility's industrial use. The site will be developed to meet all applicable environmental and fire safety standards, including secondary containment for oil storage and appropriate drainage management.

This redevelopment supports the economic revitalization of the area by replacing an outdated office facility with a modern, purpose-built warehouse that maximizes land use and provides critical infrastructure for oil logistics. The proposed layout and access improvements are designed to ensure operational efficiency while maintaining compliance with all regulatory requirements.

Should you have any questions, please contact Leo Giangrande at (772) 888-9076 or e-mail at Leo@GEP-LLC.com

Technical Review Committee - 10:00 AM **1. f.**

Meeting Date: 07/17/2025

REQUESTED ACTION

PZCON2025-00007

Conditional Use – Live Oak Detox Center - 912 Avenue I

SUMMARY

Project #: PZCON2025-00007

The applicant currently operates Live Oak Detox at this location and has conditional use approval for 14 clients from the 2/2016 city commission meeting. Requesting conditional use approval for 2 more clients for a total of 16 max clients. The facility has 8 bedrooms with 2 clients per bedroom. Currenly, only 7 of the 8 bedrooms is being utilized for the existing 14 clients. The request is to use the 8th bedroom to hold 16 clients max. No new construction will be done as the building was built with 8 bedrooms and the capacity for 16 clients.

If you have access to the City of Fort Pierce Tyler EPL system, please add comments to the appropriate project. If not, please send comments to: planning@cityoffortpierce.com

LOCATION

912 Avenue I

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 07/02/2025 04:37 PM

Final Approval Date: 07/03/2025

Detailed Narrative – Conditional Use Application

Request for Use of 8th Bedroom – No New Construction or Site Modifications

Namaste Recovery Center LLC, dba Live Oak Detox, respectfully submits this request to amend the previously approved conditional use at 912 Avenue I, Fort Pierce, FL 34950. This application proposes to utilize the facility's 8th bedroom to increase client capacity from 14 to 16. No new construction or site improvements are proposed, and no other modifications to the original conditional use approval are requested.

Facility Overview

- **Property Address:** 912 Avenue I, Fort Pierce, FL 34950
- **Zoning:** R4 – Medium Density Residential
- **Future Land Use:** RM – Medium Density Residential
- **Total Building Area:** ~5,258 sq. ft.
- **Parcel Size:** 0.56 acres
- **Total Bedrooms:** 8
- **Requested Occupancy:** 16 clients (2 per bedroom)
- **Existing Conditional Use Approval:** 14 clients

Live Oak Detox is a licensed, short-term residential detoxification facility offering medically monitored withdrawal services in a structured, secure environment. The facility provides medical detoxification and individualized and group-based therapeutic support during the initial stabilization period of recovery from substance use.

Clients and Staffing

- **Client Profile:** Adults 18 and older, voluntarily admitted; no court-ordered or forensic clients.
- **Gender:** Both male and female clients accepted, with same-gender room assignments and strict supervision to maintain compliance with licensure standards.
- **Staffing:**
    - 24/7 onsite supervision and care by licensed nurses and behavioral health technicians (support staff)
    - Daily clinical oversight by a physician or nurse practitioner, on call 24/7 and required to make daily rounds.
    - Additional staff: Clinical Director (Therapist), Case Manager, Chef
    - Max simultaneous staff on-site: 6
    - Staffing levels compliant with DCF Rule 65D-30.006(4)(d) for licensed detoxification facilities:
        - Beds 1–15: 1 nurse + 1 support staff per shift

- Beds 16–20: 1 nurse + 2 support staff per shift

Transportation and Parking

- Clients are not permitted to bring vehicles to the facility.
- All transportation to and from the facility is provided by facility staff.
- Visitors are restricted, only allowed under exceptional circumstances.
- On-site parking spaces: 8
- At peak staffing (with the proposed 16-client capacity), the number of vehicles remains within existing parking capacity.

Programs and Services Provided

- 24/7 medical monitoring for safe detoxification
- Individual and group therapy
- Relapse prevention planning
- 12-step facilitation
- Holistic services: meditation, nutrition education, art therapy
- Vocational and life skills support
- Case management and discharge planning
- Meals, housing, supervision, and transportation included
- This is not an assisted living facility

Licensing and Compliance

- The facility is licensed under the Florida Department of Children and Families (DCF)
- Accredited by **The Joint Commission**
- Compliant with all state and municipal regulations

Conditional Use History

- **October 23, 2015:** Original Conditional Use Application submitted by Water's Edge Recovery requesting Approval of a Conditional Use Application to Allow the Use of a 14-bed Detoxification Facility (hospital).
- **February 16, 2016: City Commission Unanimously approved** the Conditional Use Application with conditions:
    1. Provide or fund required parking
    2. Re-stripe parking stalls
    3. Install landscaping
    4. Resolve Special Magistrate violations

5. Construct a perimeter fence

Summary of Requested Addendum to Conditional- Use

We respectfully request approval to utilize the **8th bedroom** in the facility, thereby increasing the approved capacity from **14 to 16 clients**. There are **no proposed changes to the structure, site plan, or previously approved conditions**. The facility was originally built to accommodate 16 clients and is fully capable of doing so under current code and licensure standards.

Live Oak Detox is a respected provider in the community, employing local residents and providing a vital service to individuals seeking recovery in a safe, medically supervised environment. We remain committed to being a good neighbor and community partner in Fort Pierce.

Sincerely,

Haley Neeley
President
Namaste Recovery Center, LLC / dba Live Oak Detox

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/9/2025, 10:59 AM

Property Identification

Site Address: 912 AVENUE I
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-707-0009-000-6
Jurisdiction: Fort Pierce

Use Type: 7502
Account #: 16085
Map ID: 24/03S
Zoning: Medium Den

Ownership

FORT FLO HOLDINGS LLC

PO Box 278996
Miramar, FL 33027-8996



Legal Description

RICHARD EDWARDS S/D LOTS 9, 10 AND 11 AND S 10 FT OF VAC ALLEY ADJ ONN

Current Values

Just/Market Value:	$1,209,300
Assessed Value:	$484,000
Exemptions:	$0
Taxable Value:	$484,000

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	5,258
Gross Sketched Area (SF):	5,893
Land Size (acres):	0.56
Land Size (SF):	24,375

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
Jul 12, 2022	4859 / 2670	0001	WD	PC Hotel LLC	$1,285,000
May 15, 2015	3756 / 0520	0001	WD	Active Properties LLC	$125,000
May 15, 2015	3746 / 2626	0111	QC	Community Resource Inc	$100
May 14, 2015	3751 / 2065	0117	WD	Community Resource Inc	$60,000
Jan 14, 2015	3709 / 0515	0317	QC	Community Resource Inc	$100
Mar 31, 2014	3636 / 0368	0111	QC	Alpha Ministries Inc	$100
Dec 2, 2011	3360 / 2755	0111	QC	Alpha Ministries Inc	$0
Dec 2, 2011	3346 / 2297	0117	QC	JHDR Holdings LLC	$100
Jun 5, 2006	2610 / 0030	XX00	WD	New Horizons Of The Treas Cst	$251,429
Aug 1, 1989	0648 / 1221	XX00	WD	INDIAN RIVER FOUNDATION FOR	$281,300
Jan 1, 1988	0573 / 0863	XX00	CV		$285,000
Apr 1, 1987	0537 / 2979	XX02	CV		$35,000

Building Information (1 of 1)

Finished Area: 5,258 SF

Gross Sketched Area: 5,893 SF

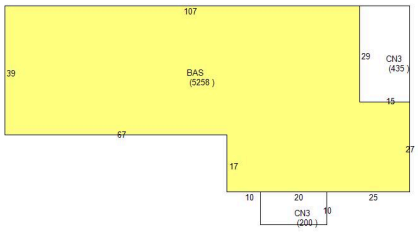
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: REHAB	Year Built: 1987	Frame:
Grade: Y_D	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5258	5258	356
CN3	CANOPY	635	0	148

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	4652	1987
CEMENT CURB	1	42	1987
Fen WoodSB 6'	1	314	2015

Current Year Values

Current Values Breakdown

Building and SFYI:	$1,027,000
Land:	$182,300
Just/Market:	$1,209,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$725,300
Assessed:	$484,000
Exemption(s):	$0
Taxable:	$484,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2015	0041	5.7	Fort Pierce Stormwater Charge	$393.30

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
2024	$1,209,300	$484,000	$0	$484,000
2023	$440,000	$440,000	$0	$440,000
2022	$446,000	$289,740	$0	$289,740
2021	$263,400	$263,400	$0	$263,400

Permits

Number	Issue Date	Description	Amount	Fee
F92-000624	Jun 10, 1992	Commercial New Construction	$20,000	$20,000
F92-00624A	Jun 10, 1992	Sprinkler System	$900	$900
MC2003-134	May 1, 2003	Air Conditioning Only	$1,975	$75
RF20051783	Apr 29, 2005	Roof	$20,000	$200
EXH20073	Mar 23, 2007	Alterations/Remodeling	$6,450	$140
BP16-1313	May 18, 2016	Demolition	$5,000	$0
BP16-1792	Jun 23, 2016	Fence	$3,800	$0
BP16-1579	May 27, 2016	Electric	$700	$0
BP16-2358	Sep 27, 2016	Alterations/Remodeling	$175,000	$0
BP16-2994	Nov 15, 2016	Plumbing	$9,220	$0
BP17-0278	Feb 7, 2017	Concrete	$1,800	$0
BP17-1876	Aug 18, 2017	Fence	$4,400	$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 # 5071264 OR BOOK 4859 PAGE 2670, Recorded 07/18/2022 02:14:27 PM Doc Tax: $8995.00

This Instrument Prepared: Law Offices of Florido & Associates, P.A.
PO Box 278996
Miramar, FL 33027

Parcel ID: 2403-707-0009-000-6

{Space Above This Line for Recording Data}

WARRANTY DEED (STATUTORY FORM- SECTION 689.02 F.S.)

This indenture made this 12 day of **July 2022**, BETWEEN **PC Hotel LLC, a Florida Limited Liability Company**, whose post office address is **8831 S Redwood Road, Ste D2, West Jordan, UT 84088**, grantors, and **Fort Flo Holdings LLC, a Delaware Limited Liability Company** whose post address is: **PO Box 278996, Miramar, FL 33027**, grantees.

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten and 00/100's ($10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying in St. Lucie County, Florida, to-wit:

Lots 9, 10, and 11 and ½ of the vacated alley adjoining on the North, Richard Edwards Subdivision, according to the map or plat thereof as recorded in Plat Book 10, Page 1, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2403-707-0009-000-6

Subject to Real Estate taxes for the year 2022 and thereafter.

Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, re-imposing the same.

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

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

IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PC Hotel LLC,
a Florida Limited Liability Company

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
TRENT PEARCE, Member

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
BRENT PEARCE, Member

STATE OF ~~FLORIDA~~ UTAH)
) SS
COUNTY OF SALT LAKE **)**

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared **TRENT PEARCE, as Member of PC Hotel LLC, a Florida Limited Liability Company,** who has produced a ~~Florida~~ Utah **Driver's License** as identification and who did take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State has aforesaid this 12th day of **July 2022**.

My Commission Expires: 1/25/2023

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
ANUARY 25, 2023
STATE OF UTAH

STATE OF ~~FLORIDA~~ UTAH)
) **SS**
COUNTY OF SALT LAKE)

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared **BRENT PEARCE, as Member of PC Hotel LLC, a Florida Limited Liability Company,** who has produced a **~~Florida~~ Driver's License** as identification and who did take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State has aforesaid this 27th day of **July 2022**.

My Commission Expires: 1/25/2023

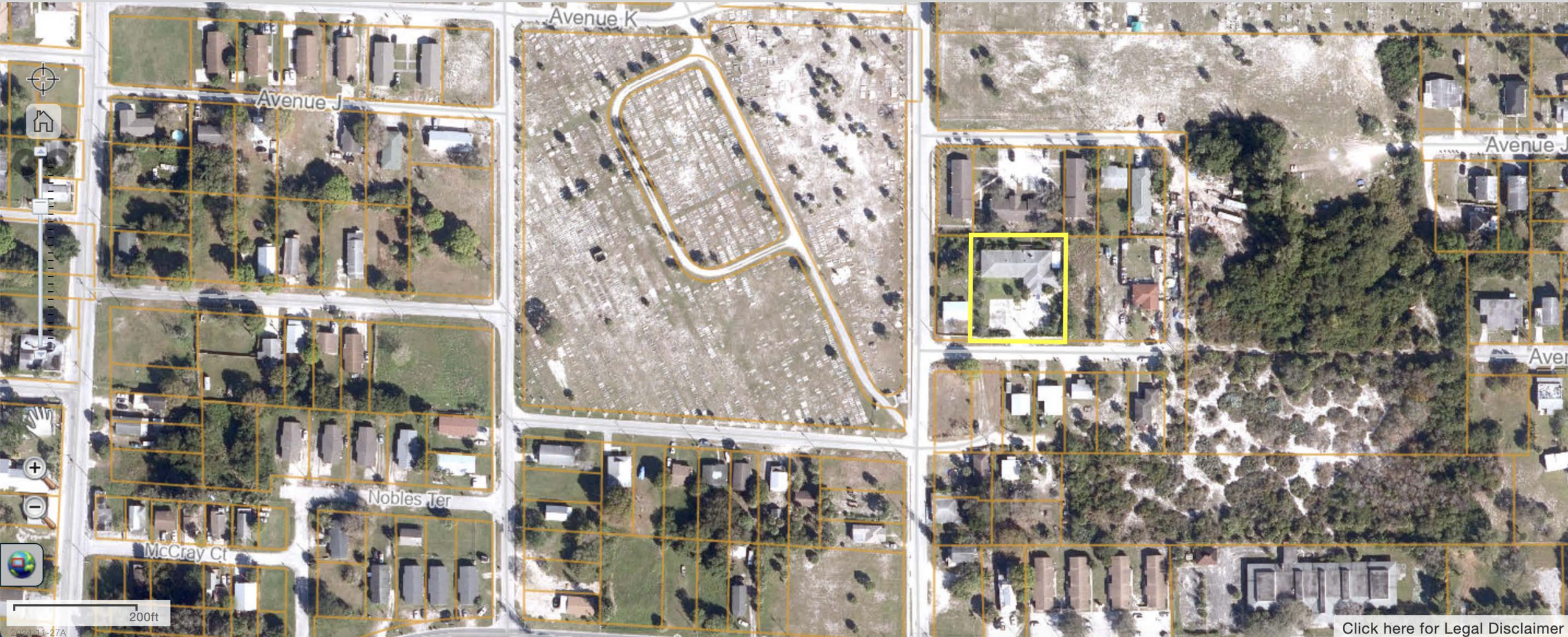
Patty Pasaye

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
JANUARY 25, 2023
STATE OF UTAH

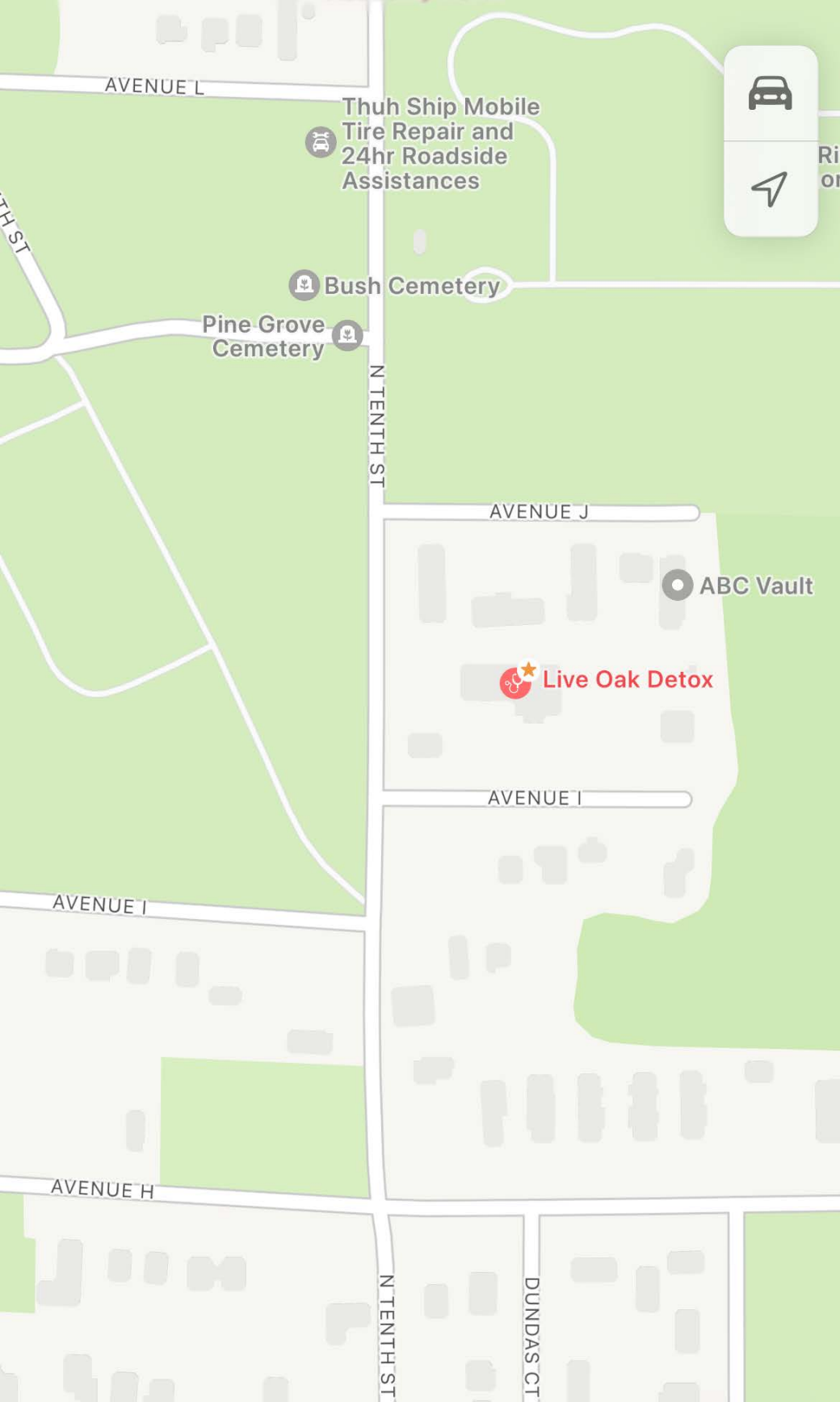
Saint Lucie County Property Appraiser
Michelle Franklin CFA

Basic Search | Advanced Search | Sales Search | View Search Results | Layers | Map | Tools | Help



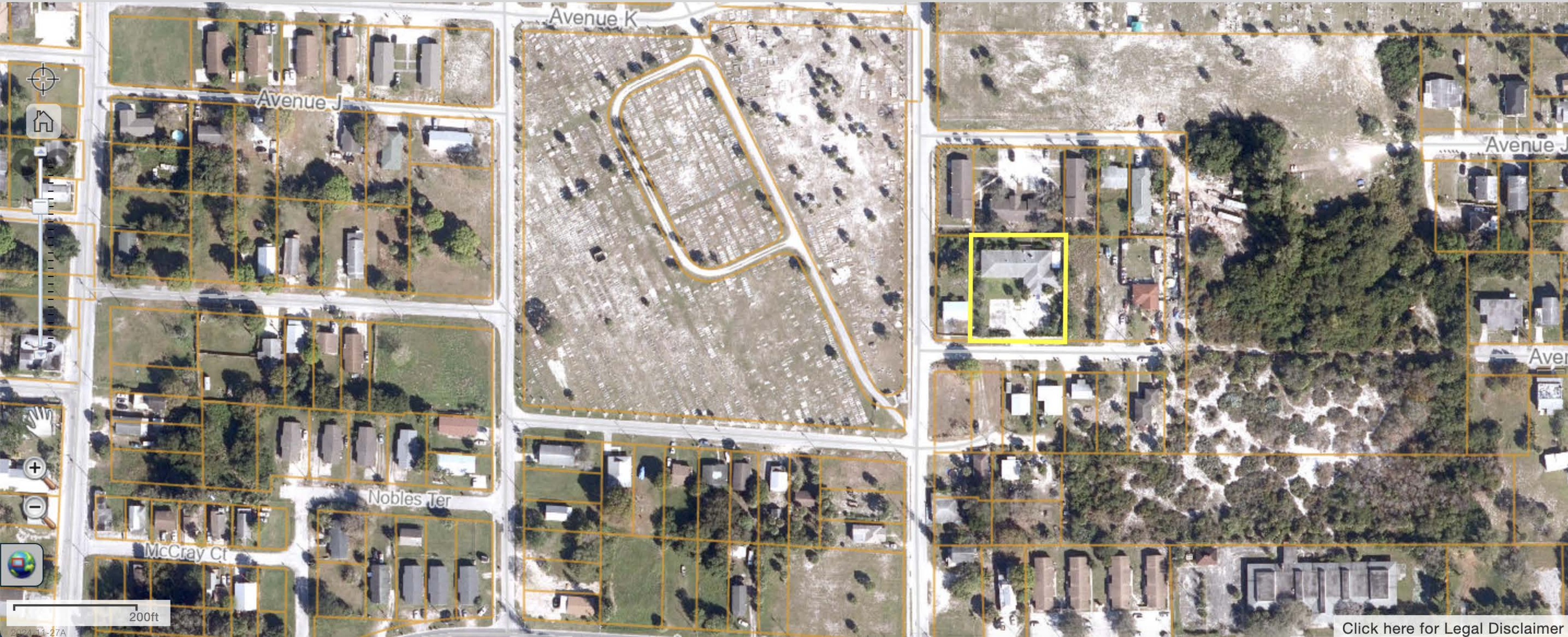
GENERAL LOCATION MAP




AVENUE L
Thuh Ship Mobile Tire Repair and 24hr Roadside Assistances
Bush Cemetery
Pine Grove Cemetery
N TENTH ST
AVENUE J
ABC Vault
Live Oak Detox
AVENUE I
AVENUE I
AVENUE H
N TENTH ST
DUNDAS CT

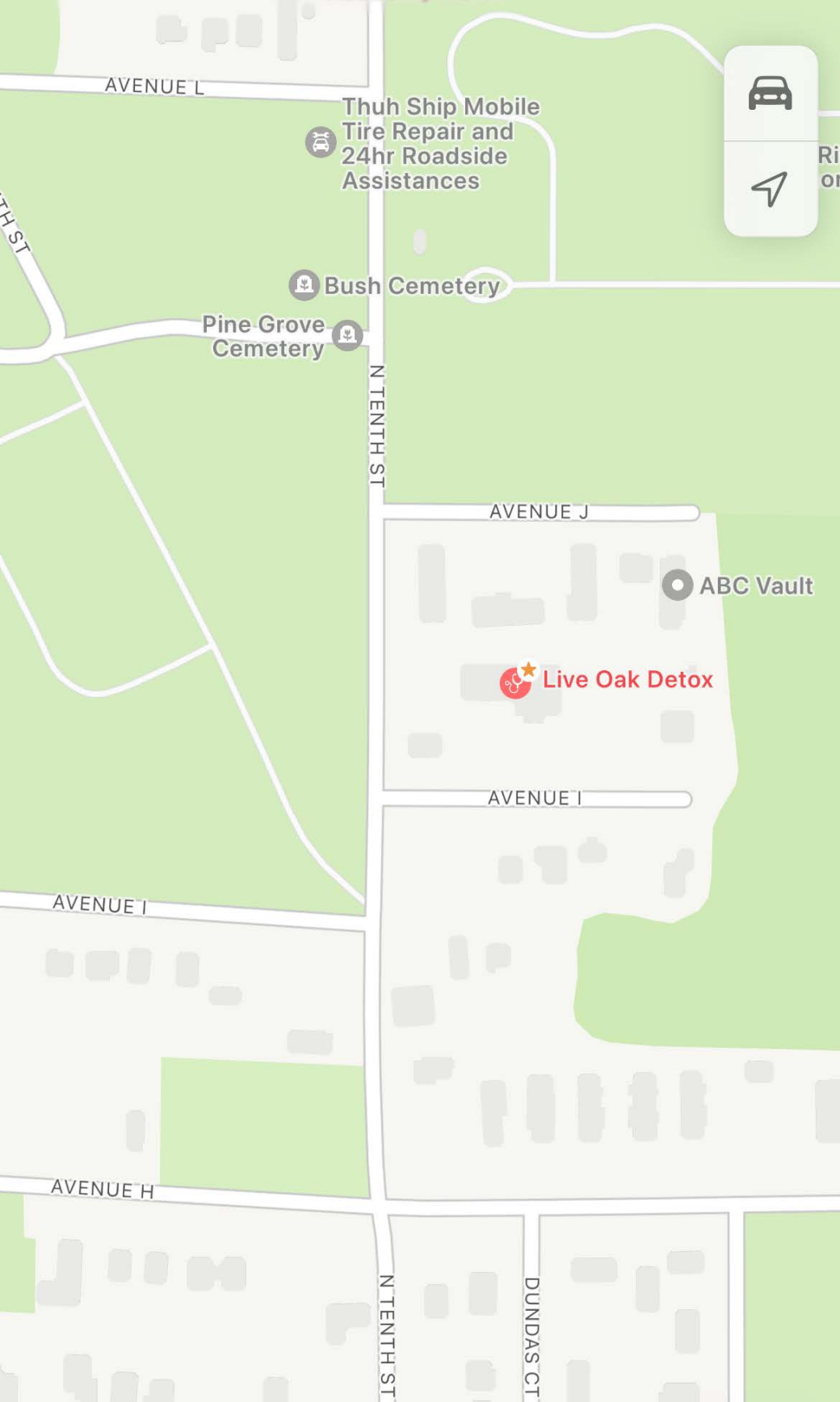
Saint Lucie County Property Appraiser
Michelle Franklin CFA

Basic Search | Advanced Search | Sales Search | View Search Results | Layers | Map | Tools | Help



GENERAL LOCATION MAP




AVENUE L
Thuh Ship Mobile Tire Repair and 24hr Roadside Assistances
Bush Cemetery
Pine Grove Cemetery
N TENTH ST
AVENUE J
ABC Vault
Live Oak Detox
AVENUE I
AVENUE I
AVENUE H
N TENTH ST
DUNDAS CT

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/9/2025, 10:59 AM

Property Identification

Site Address: 912 AVENUE I
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-707-0009-000-6
Jurisdiction: Fort Pierce

Use Type: 7502
Account #: 16085
Map ID: 24/03S
Zoning: Medium Den

Ownership

FORT FLO HOLDINGS LLC

PO Box 278996
Miramar, FL 33027-8996



Legal Description

RICHARD EDWARDS S/D LOTS 9, 10 AND 11 AND S 10 FT OF VAC ALLEY ADJ ONN

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

Total Areas

Finished/Under Air (SF):	5,258
Gross Sketched Area (SF):	5,893
Land Size (acres):	0.56
Land Size (SF):	24,375

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
Jul 12, 2022	4859 / 2670	0001	WD	PC Hotel LLC	$1,285,000
May 15, 2015	3756 / 0520	0001	WD	Active Properties LLC	$125,000
May 15, 2015	3746 / 2626	0111	QC	Community Resource Inc	$100
May 14, 2015	3751 / 2065	0117	WD	Community Resource Inc	$60,000
Jan 14, 2015	3709 / 0515	0317	QC	Community Resource Inc	$100
Mar 31, 2014	3636 / 0368	0111	QC	Alpha Ministries Inc	$100
Dec 2, 2011	3360 / 2755	0111	QC	Alpha Ministries Inc	$0
Dec 2, 2011	3346 / 2297	0117	QC	JHDR Holdings LLC	$100
Jun 5, 2006	2610 / 0030	XX00	WD	New Horizons Of The Treas Cst	$251,429
Aug 1, 1989	0648 / 1221	XX00	WD	INDIAN RIVER FOUNDATION FOR	$281,300
Jan 1, 1988	0573 / 0863	XX00	CV		$285,000
Apr 1, 1987	0537 / 2979	XX02	CV		$35,000

Building Information (1 of 1)

Finished Area: 5,258 SF

Gross Sketched Area: 5,893 SF

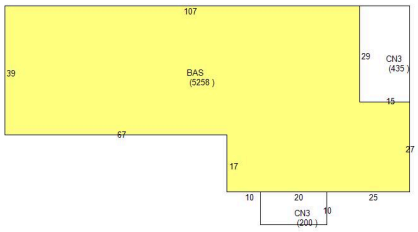
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: REHAB	Year Built: 1987	Frame:
Grade: Y_D	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5258	5258	356
CN3	CANOPY	635	0	148

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	4652	1987
CEMENT CURB	1	42	1987
Fen WoodSB 6'	1	314	2015

Current Year Values

Current Values Breakdown

Building and SFYI:	$1,027,000
Land:	$182,300
Just/Market:	$1,209,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$725,300
Assessed:	$484,000
Exemption(s):	$0
Taxable:	$484,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2015	0041	5.7	Fort Pierce Stormwater Charge	$393.30

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
2024	$1,209,300	$484,000	$0	$484,000
2023	$440,000	$440,000	$0	$440,000
2022	$446,000	$289,740	$0	$289,740
2021	$263,400	$263,400	$0	$263,400

Permits

Number	Issue Date	Description	Amount	Fee
F92-000624	Jun 10, 1992	Commercial New Construction	$20,000	$20,000
F92-00624A	Jun 10, 1992	Sprinkler System	$900	$900
MC2003-134	May 1, 2003	Air Conditioning Only	$1,975	$75
RF20051783	Apr 29, 2005	Roof	$20,000	$200
EXH20073	Mar 23, 2007	Alterations/Remodeling	$6,450	$140
BP16-1313	May 18, 2016	Demolition	$5,000	$0
BP16-1792	Jun 23, 2016	Fence	$3,800	$0
BP16-1579	May 27, 2016	Electric	$700	$0
BP16-2358	Sep 27, 2016	Alterations/Remodeling	$175,000	$0
BP16-2994	Nov 15, 2016	Plumbing	$9,220	$0
BP17-0278	Feb 7, 2017	Concrete	$1,800	$0
BP17-1876	Aug 18, 2017	Fence	$4,400	$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 # 5071264 OR BOOK 4859 PAGE 2670, Recorded 07/18/2022 02:14:27 PM Doc Tax: $8995.00

This Instrument Prepared: Law Offices of Florido & Associates, P.A.
PO Box 278996
Miramar, FL 33027

Parcel ID: 2403-707-0009-000-6

{Space Above This Line for Recording Data}

WARRANTY DEED (STATUTORY FORM- SECTION 689.02 F.S.)

This indenture made this 12 day of **July 2022**, BETWEEN **PC Hotel LLC, a Florida Limited Liability Company**, whose post office address is **8831 S Redwood Road, Ste D2, West Jordan, UT 84088**, grantors, and **Fort Flo Holdings LLC, a Delaware Limited Liability Company** whose post address is: **PO Box 278996, Miramar, FL 33027**, grantees.

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten and 00/100's ($10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying in St. Lucie County, Florida, to-wit:

Lots 9, 10, and 11 and ½ of the vacated alley adjoining on the North, Richard Edwards Subdivision, according to the map or plat thereof as recorded in Plat Book 10, Page 1, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2403-707-0009-000-6

Subject to Real Estate taxes for the year 2022 and thereafter.

Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, re-imposing the same.

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

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

IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PC Hotel LLC,
a Florida Limited Liability Company

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
TRENT PEARCE, Member

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
BRENT PEARCE, Member

STATE OF ~~FLORIDA~~ UTAH)
) SS
COUNTY OF SALT LAKE **)**

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared **TRENT PEARCE, as Member of PC Hotel LLC, a Florida Limited Liability Company,** who has produced a ~~Florida~~ Utah **Driver's License** as identification and who did take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State has aforesaid this 12th day of **July 2022**.

My Commission Expires: 1/25/2023

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
ANUARY 25, 2023
STATE OF UTAH

STATE OF ~~FLORIDA~~ UTAH)
) **SS**
COUNTY OF SALT LAKE)

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared **BRENT PEARCE, as Member of PC Hotel LLC, a Florida Limited Liability Company,** who has produced a **~~Florida~~ Driver's License** as identification and who did take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

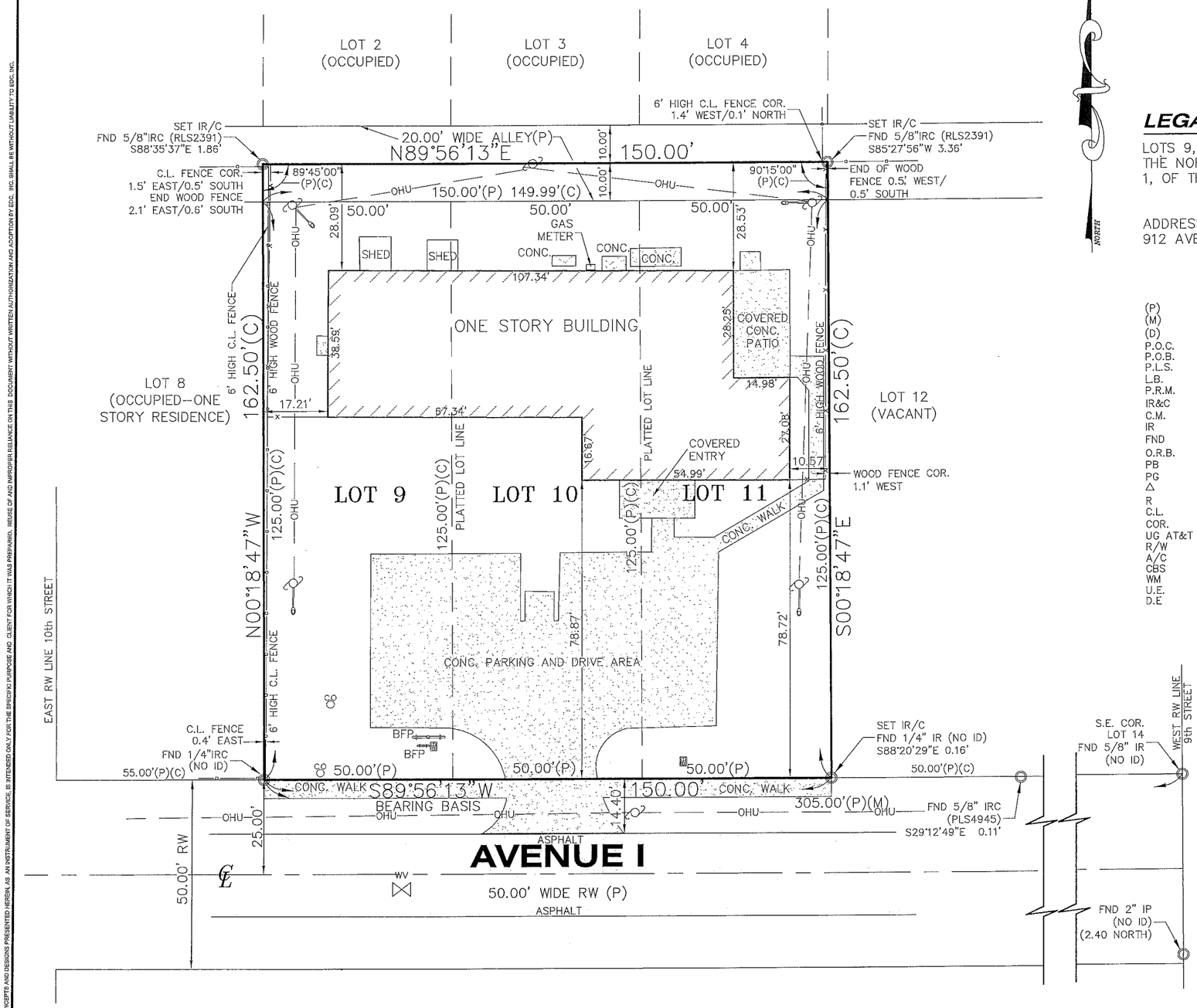
WITNESS my hand and official seal in the County and State has aforesaid this 27th day of **July 2022**.

My Commission Expires: 1/25/2023

Patty Pasaye

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
JANUARY 25, 2023
STATE OF UTAH



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

LOTS 9, 10 AND 11, AND 1/2 OF THE VACATED ALLEY ADJOINING ON THE NORTH OF RICHARD EDWARDS SUBDIVISION, PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDRESS:
912 AVENUE I, FT. PIERCE, FLORIDA

LEGEND

(P)	PLAT DATA
(M)	CALCULATED FROM FIELD MEASUREMENTS
(D)	DEED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
IR&C	5/8" IRON ROD & CAP
C.M.	CONCRETE MONUMENT
IR	IRON ROD
FND	FOUND
O.R.B.	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
Δ	CENTRAL ANGLE
R	RADIUS
C.L.	CHAIN LINK
COR.	CORNER
UG AT&T	UNDERGROUND AT&T
R/W	RIGHT OF WAY
A/C	AIR CONDITIONING
CBS	CONCRETE BLOCK STRUCTURE
WM	WATER MAIN
U.E.	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT

℄	CENTERLINE
	PROPERTY LINE
No.	NUMBER
TYP	TYPICAL
CONC	CONCRETE
CATV	CABLE TELEVISION
SQ.	SQUARE
FT.	FEET
TOB	TOP OF BANK
OHU	OVERHEAD UTILITIES
	WOOD POWER POLE
	FIRE HYDRANT
	VALVE
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	TELEPHONE JUNCTION BOX
	WOOD POWER POLE
	CONCRETE POWER POLE
	WELL
	CABLE TV JUNCTION BOX
	SIGN
	SANITARY CLEAN OUT
	WATER METER
	LIGHT POLE
F.F.E.	FINISH FLOOR ELEVATION
	WOOD LIGHT POLE

NOTES

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) ADDITIONS OF DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING SURVEYOR.
3) DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT AND/OR THEIR AGENT.
4) SUBJECT PROPERTY CONTAINS 0.560 ACRES, MORE OR LESS.
5) THE LAST DATE OF FIELD WORK WAS NOVEMBER 6, 2015.
6) THE NORTH RIGHT OF WAY LINE LINE OF AVENUE I IS ASSUMED TO BEAR S89°56'13"W AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO. BEARINGS SHOWN ARE BASED ON NORTH AMERICAN DATUM, ADJUSTMENT OF 1983, FLORIDA STATE PLANE, EAST ZONE.
7) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
8) DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 12111C0179J, COMMUNITY NO. 120286 (CITY OF FT. PIERCE) HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012 IN ST. LUCIE COUNTY, FLORIDA.
9) BEARINGS AND DISTANCES SHOWN ARE PER RECORD PLAT AND CALCULATED UNLESS SHOWN OTHERWISE.

CERTIFIED TO:

WATERS EDGE RECOVERY

11-9-2015
MICHAEL T. OWEN DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

EDC/GSI PROJECT # 15-300

ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454
BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS
CERTIFICATE OF AUTHORIZATION NUMBER 9335 (ENGINEERING)
CERTIFICATE OF AUTHORIZATION NUMBER 6956 (SURVEYING)

MTO — CHECKED BY
MDP — DRAWN BY
15-300MAP1 — FILENAME
SHEET 1 LAYOUT
1"=30' — SCALE
11-9-2015 — DATE

REVISION COMMENTS — DATE

912 AVENUE "I"
FT. PIERCE, FLORIDA

BOUNDARY SURVEY

ST. LUCIE COUNTY, FLORIDA

MICHAEL T. OWEN, P.S.M.
#5556
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

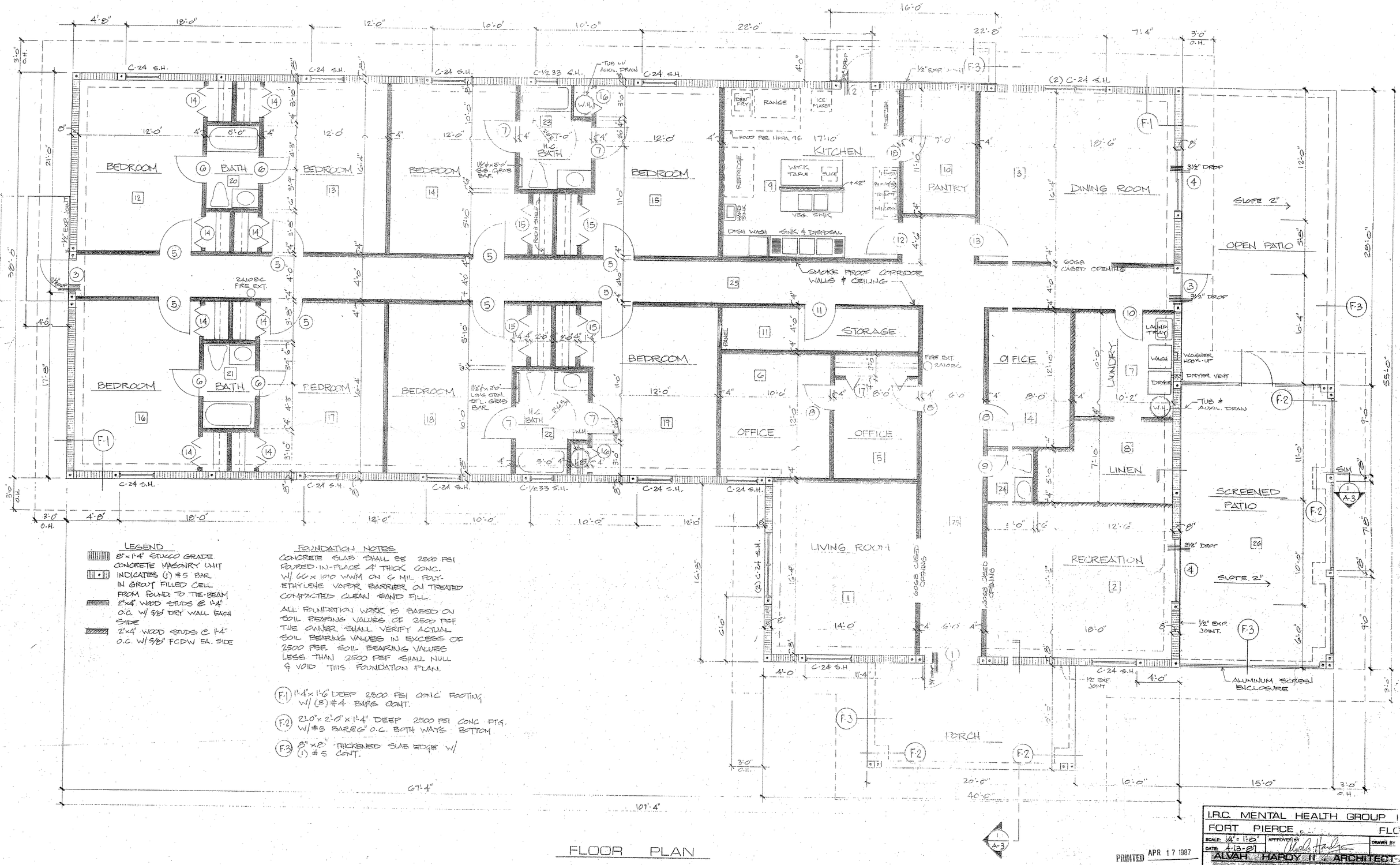
JOB #15-300

1 OF 1

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

Z:\15 Projects\15-300 912 Avenue I FP\LD 15-300\dwg\15-300 MAP1.dwg, 11/9/2015 8:04:06 AM, Adobe PDF (temporary)8356.pc3

THESE PLANS PREPARED F
KEN DRUMMOND/ BUILDER D



LEGEND

- 8"x1'-4" STUCCO GRADE CONCRETE MASONRY UNIT
- INDICATES (1) #5 BAR IN GROUT FILLED CELL FROM FOUND. TO TIE-BEAM
- 2"x4" WOOD STUDS @ 1'-4" O.C. W/ 5/8" DRY WALL EACH SIDE
- 2"x4" WOOD STUDS @ 1'-4" O.C. W/ 5/8" FCDW EA. SIDE

FOUNDATION NOTES

CONCRETE SLAB SHALL BE 2500 PSI POURED-IN-PLACE 4" THICK CONC. W/ 66 x 1010 WWM ON 6 MIL POLY-ETHYLENE VAPOR BARRIER ON TREATED COMPACTED CLEAN SAND FILL.

ALL FOUNDATION WORK IS BASED ON SOIL BEARING VALUES OF 2500 PSF THE OWNER SHALL VERIFY ACTUAL SOIL BEARING VALUES IN EXCESS OF 2500 PSF. SOIL BEARING VALUES LESS THAN 2500 PSF SHALL NULL & VOID THIS FOUNDATION PLAN.

(F.1) 1'-4" x 1'-6" DEEP 2500 PSI CONC FOOTING W/ (3) #4 BARS CONT.

(F.2) 2'-0" x 2'-0" x 1'-4" DEEP 2500 PSI CONC FTG. W/ #5 BAR @ 6" O.C. BOTH WAYS BOTTOM.

(F.3) 8" x 8" THICKENED SLAB EDGE W/ (1) #5 CONT.

FLOOR PLAN

I.R.C. MENTAL HEALTH GROUP
FORT PIERCE FLO
SCALE: 1/4" = 1'-0" APPROVED BY DRAWN BY
DATE: 1-13-87
ALVAH HARDY II ARCHITECT
P.O. BOX 848 FORT PIERCE
DRAWING NO. A

PRINTED APR 17 1987